

**ZONING BOARD OF APPEALS  
TOWN OF KNOX  
MEETING MINUTES  
January 24, 2013**

In attendance: John DeMis; Ken Kirik; Gayle Burgess; Sue Mason; Carol Barber,  
Recording Secretary

The meeting was called to order at 7:35 p.m. by Ken Kirik. The minutes of the December meeting were read. A motion was made by John DeMis, seconded by Gayle Burgess to accept the minutes as read. Motion carried.

Bill Coton of Old Stage Road was in attendance. He came with questions and concerns pertaining to his neighbor and whether his neighbor, Mr. Quinn, had been issued a special use permit for the construction of a dog kennel. Mr. Coton noted that the property was now up for sale and wondered whether a new owner could build a kennel. Mr. Coton was informed that no one has made any such requests of this Board as they would need to do. Also, he was assured that a special use permit was not transferrable to a new property owner.

Vince Virano, Singer Road property owner was in attendance to express his concerns about his neighbor's potential request for an area variance for his swimming pool. He stated that the neighbors, the Hackstadts, have moved property markers and brought photos to illustrate this assertion. He believes that the Hackstadts' have three different violations: the location of the house, the location of the pool and that he is using his property for the conduct of his business. Mr. Virano questioned if there is a building permit for the pool. John DeMis and Ken Kirik both stated that this Board does not know and is awaiting further information from the Hackstadts. Mr. Virano wants the pool removed. It is Mr. Virano's belief that the Hackstadts want his property and that the Town is helping them to get it. He wants the Hackstadts brought to court on zoning violations. He is unhappy that a variance for the house was granted and that no tickets were issued. Mr. Virano also brought photos to show that Mr. Hackstadt was keeping equipment for his businesses, Jakes Towing, Eastern Building Corp., and GWH Construction in his pole barn. It was noted that the Board would raise these issues with Mr. Hackstadt if and when he came before the Board for the variance. The Board also noted that the earliest that Mr. Hackstadt could have a hearing on the variance would be March and that Mr. Virano should note his concerns and how such a variance would impact him at the hearing.

Michael Martin of 303 Witter Road was in attendance. He would like a special use permit for more than two large farm animals (horses). His girlfriend currently has three horses which are housed off the property. They would like to move the horses to his property and possibly increase the number to five or six. He owns five acres of land. There is no barn or fence as yet. Mr. Martin was given an application.

Vasilios Lefkaditis of West Road was in attendance. He requested a new area variance application. He was given the application.

A motion to adjourn was made by John DeMis, seconded by Gayle Burgess. Motion carried. The meeting adjourned at 9:28 p.m.

Respectfully submitted,

Carol Barber  
Recording Secretary