

ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK
November 17, 2020

Present: David Cooper, Heather O'Grady, Pat Liddle, Jack Steffek, Craig Dillon

Others Present: Ginny Nightingale (Town Board Liaison)

Chairman Cooper opened the meeting at 7:01 p.m. with 2 people (the appellants) in the audience. There was one item on the agenda for the meeting, the deliberation for file #2020-02.

Motion made by Heather O'Grady to accept as submitted the October meeting minutes. 2nd was made by Jack Steffek. All in favor.

Discussions began for file #2020-02 an appeal by Peter Bartlett for property located at: 146 Flints Crossing Road, Canaan, NY.

The Board had not received information from the Planning Board, however the board felt that they could continue with the proceedings. David Copper discussed the process for a Use Variance should appellants ever wish to make a camp ground in the future. It was noted that Code Enforcement Officer had made a determination that this use did not meet the criteria for a campground. The Board discussed the if the application fit the General Standards as set out in the Zoning Laws for a Special Use Permit, reviewed the items one by one (with discussion) and found that it met the criteria.

The Appellants provided updated site plans which were requested by the planning board and reviewed at their meeting. The site plan included 2 oversized parking spots which could be used for self-contained RVs, with a limited stay of 24 hours. In addition, the Appellants plan to have Special Events possibly one a month when open which will be regulated by their current NYS Farm Winery License.

Deliberation on file #2020-2 Special Permit: resulted in a motion made by Chairman Copper. 2nd by Pat Liddle to add up to 3 oversized parking spaces. The ability to operate the tasting room seasonally (April through November), with a closing time of 7:00 PM and the ability to hold special events as permitted by the appellants NYS Farm Winery License.

The clerk polled the Board:

David Cooper:	Yes
Heather O'Grady:	Yes
Pat Liddle:	Yes
Jack Steffek:	Yes
Craig Dillon:	Yes

Approved unanimously.

Motion to adjourn made by David Copper. 2nd was made by Craig Dillon. All in favor. Adjourned at 7:49.

For the Board,

Adrienne Fletcher