

ZONING BOARD OF APPEALS  
TOWN OF CANAAN  
COLUMBIA COUNTY, NEW YORK  
March 27<sup>th</sup>, 2021

Present: David Cooper, Pat Liddle, Craig Dillon, Brian Lossow, Christine (Spee) Braun

The meeting was held via Zoom. Chairman Cooper opened the meeting at 7:01 PM. There was one item on the agenda; The review of the submission for an area variance made by Ellen Austin of 1584 County Rt 5 Canaan NY, Tax Map #49.1-1-6 File # 2021-2. There were 5 people in the audience; the appellant, her representative, and 3 other observers.

Chairman Cooper extended a welcome to Spee Braun, the new alternate to the Zoning Board of Appeals.

A motion to approve the February minutes as submitted was made by Pat Liddle. 2<sup>nd</sup> by Craig Dillon. All in favor.

The review of submission #2021-2 commenced. The application is for an area variance in relation to the appellant's fence. There is currently a standing on the violation notice for the fence due to her appeal for an interpretation File#2021-1. David Cooper asked the board if they found the file complete or if they had any questions for the appellant or her representative. Pat Liddle requested clarification of the representative's letter, which mentioned that the fence had a slight modification. The appellant provided a history of the fence and the changes made to it. The fence was originally erected in 2002. It consisted of a picket fence in the front of the house along County Rt. 5, a picket fence on the side of the house along O'Grady Road (formally Hamilton-Schilling Lane) which began at the front fence going back to where the porch began, with a gap of about 38 feet alongside of the house before the fence resumed going to the back fence. The back fence is stockade and was erected at the same time in 2002. In 2017 the fence was modified to protect her property along O'Grady Road (formally Hamilton-Schilling Lane). The fence was changed from picket to stockade, the gap in the fence alongside of the house was filled in, and it was bumped out by 6 inches to a foot closer to the lane. There were no changes to the fence to the front or back of the house.

David Cooper read the first page of the application. The rationale for why the fence is needed is provided in the submission along with a certified survey and short form SEQRA.

A motion was made by Craig Dillion to accept the file as submitted. 2<sup>nd</sup> by Brian Lossow. All in Favor.

The Public Hearing for File#2021-2 was set for May 25<sup>th</sup> 2021 at 7:00pm at the Canaan Town Hall. This may change to Zoom if not possible to meet in person. The Board will submit the application to be reviewed by the Columbia County Planning Board prior to the Public Hearing.

David Cooper asked if there were any other questions of matters to come before the board. There were no additional questions or items.

A motion was made to close the meeting by Pat Liddle. 2<sup>nd</sup> by Brian Lossow. All in favor. The meeting was closed at 7:15.

For the Board,

Adrienne Fletcher, ZBA Clerk