



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes – **APPROVED**

June 21, 2022

Present: David Cooper
Brian Lossow
Patricia Liddle
Craig Dillon
Alternate: Spee Braun

Absent: Heather O’Grady

Others Present: Jillian Kasow, Zoning Board of Appeals Clerk; Ginny Nightingale, Town Board Liaison;
Audience: 1

I. Meeting Call to Order

- Chairman David Cooper called the Regular Meeting of the ZBA to order at 7:00 p.m.

II. Minutes Review/Approval

The minutes of the May 31, 2022 meeting were reviewed and the minutes were approved by a motion made by David Cooper and seconded by Pat Liddle. The vote carried, as follows:

David Cooper, Chair	Aye
Brian Lossow	Aye
Patricia Liddle	Aye
Heather O’Grady	Absent
Craig Dillon	Aye
Spee Braun	Aye

III. Appeal Number 2022-01: Area Variance for 80 McNamee Road, Tax ID 50.1-1-49

- Reading of the public notice made by Chair.
- Applicant notes one discussion with a neighbor to answer questions. No issues raised.
- Chair requested the history of the right of way on the property.
- Motion to close public hearing. Craig Dillon motions, Brian Lossow seconds. Carried as follows:

David Cooper, Chair	Aye
Brian Lossow	Aye
Patricia Liddle	Aye
Heather O’Grady	Absent
Craig Dillon	Aye
Spee Braun	Aye

Motion is approved.

- Motion to grant area variance. David Cooper motions, Craig Dillon seconds. Carried as follows:

David Cooper, Chair	Aye
Brian Lossow	Aye
Patricia Liddle	Aye
Heather O’Grady	Absent
Craig Dillon	Aye
Spee Braun	Aye

Motion is approved.

- Applicant provided Clerk with check for fee of \$25.

IV. Appeal Number 2021-02, Ellen Austin Interpretation, 1584 County Rte 5, Tax ID 49.1-1-6RA1

- Discussion on timeline, including notice of violation by the zoning officer, which is still outstanding and enforceable, and thus the matter needs to be settled. Chair seeking interpretation to address the possible ambiguity with starting point of the fence on county route 5.
- Chair will provide transcript for deliberations, will not be rehearing or make alterations to determination. Question/focus is on where fence was to start from on county route 5.
- Brian Lossow question: requesting background on issue to clarify understanding, where is the confusion?
- Chair discusses skew point as second post. Chair: this is not a rehearing, but will be looking at holding a hearing to clarify any ambiguity about that specific issue. Chair narrated applicant’s appeal letter and most recent letter from the board to the applicant.
- Motion by Chair to accept the file with conditions: take up as an interpretation and the purpose of the interpretation is to clarify any possible ambiguity about the starting point for the fence along county route 5. No notification to abutters but must be noticed five days before hearing. Seconded by Brian Lossow:

David Cooper, Chair	Aye
Brian Lossow	Aye
Patricia Liddle	Aye
Heather O’Grady	Absent
Craig Dillon	Aye
Spee Braun	Aye

Motion carried.

- To be taken up at next regular meeting.

V. Meeting Adjourned

Meeting was adjourned at 7:34pm, motion by Pat Liddle and seconded by David Cooper, all in favor.

Submitted by Jillian Kasow, Clerk