



Town of Canaan

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

August 29, 2023

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

Absent: none

Others Present: Jillian Kasow, Zoning Board of Appeals Clerk; Audience: 1 (G. Nightingale)

I. Meeting Called to Order

- Chair called the Regular Meeting of the ZBA to order at 7:01 p.m.

II. Minutes Review/Approval

- The minutes of the June 22, 2023 meeting were approved by a motion made by Brian Lossow and seconded by Pat Liddle. The vote carried, as follows:

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

III. Appeal Case 2023-02, Special Permit, Farm East, LLC, 106 and 61 Flints Crossing Road, Tax ID Nos. 70.-1-11.21 & 70.-1-11.22

- Seeking commercial parking lot in the C-2 Zone
- Previous appeal was made for these parcels.
- Chair reviews contents of application.
- Question about continuity of addresses.
- Short environmental assessment form completed.
- Seeking to allow five-six milk trucks or trailers to park in unused area of existing woodyard overnight.
- Chair notes Project Denial form and recites letter sent to applicant by Chair.
- Discussion
 - Some answers in SEQRA are contradictory.
 - Unsure under what permit trucks have been parking across the street—identified as a truck terminal.
 - Unsure whether file is ready for county review.
 - Applicant not present at this meeting.

- v. Chair suggests hold file, take up next meeting, Chair to send letter to applicant notifying of file's incompleteness. What is needed:
 - 1. Better site plan
 - 2. Plot plan (more than blowing up a google map, do not need survey)
 - 3. Need a more detailed narrative
 - 4. Need to address applicable sections to be used to evaluate the appeal.
- vi. Chair motions to continue review until application is complete. Tabling for at least one meeting to allow applicant opportunity to update file. No public hearing yet until complete and applicant needs a better plot plan and site plan, and update narrative to explain the significance of the various areas for use, and also address inconsistency in number of trucks as cited throughout application and planned movement of trucks and any other activities such as cleaning to trucks or refrigeration needs.
 - 1. Seconded by Pat Liddle
 - 2. Motion carries:

David Cooper	Aye
Patricia Liddle	Aye
Heather O'Grady	Aye
Craig Dillon	Aye
Brian Lossow	Aye
Spee Braun	Aye

IV. Meeting Adjourned

Meeting was adjourned at 7:35pm, motion by Chair and seconded by Craig Dillon, all in favor.

Submitted by Jillian Kasow, Clerk