



**Town of Canaan**

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

February 27, 2024

**Present:** David Cooper, Chair  
Patricia Liddle (later recused)  
Heather O’Grady  
Craig Dillon  
Christine (Spee) Braun

**Absent:** none

**Others Present:** Jillian Kasow, Zoning Board of Appeals Clerk; Audience: 3, including Town Board representative Ginny Nightingale

**I. Meeting Called to Order**

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

**II. Minutes Review/Approval**

- The minutes of the January 30, 2024 meeting were approved by a motion made by Pat Liddle and seconded by Craig Dillon. The vote carried, as follows:

David Cooper	Aye
Heather O’Grady	Aye
Brian Lossow	Aye
Patricia Liddle	Aye
Craig Dillon	Aye
Spee Braun	Abstain (not present during last meeting)

Motion passes.

**III. Appeal Case 01-2024, Peter Gray, 1843 State Route 295, Tax ID #38.-1-33.200**

- Pat Liddle recused from hearing and matter, as abutter.
- Public hearing, legal notice was read, no additional attendees. Appellants are present.
- Appellants represent that notices for the hearing were sent.
- Discussion of SEQR type II action. County has an interest in reviewing all appeals, recommending Columbia County Planning Board found no adverse impacts, noting that the parcel is adjacent to a parcel in an AG district, which may require an ag statement but area variances do not require an ag review and defers to Town of Canaan Zoning Board of Appeals for final disposition. ZBA has not conducted an ag statement for this appeal.
- Motion to close public hearing: Spee Braun. Second: Craig Dillon.
- Discussion. Chair on due diligence of Appellant, project was well explained and clearly visible need at sight. Chair motions to approve as submitted with setback of 35 feet. Seconded by Spee Braun:

David Cooper	Aye
Heather O'Grady	Aye
Craig Dillon	Aye
Spee Braun	Aye

Motion passes.

- Appellants must pay \$25 to finalize, which they intend to deliver at a future date.

#### **IV. Meeting Adjourned**

Meeting was adjourned at 7:15pm, motion by Pat Liddle and seconded by Heather O'Grady, all in favor.

Submitted by Jillian Kasow, Clerk