



Town of Canaan

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

March 26, 2024

Present: David Cooper, Chair
Patricia Liddle
Heather O’Grady
Craig Dillon
Kevin Mulholland
Christine (Spee) Braun
Kevin Mulholland, Alternate

Absent: none

Others Present: Jillian Kasow, Zoning Board of Appeals Clerk; Audience: 2, 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 February 27, 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
Kevin Mulholland	Aye
Patricia Liddle	Aye
Craig Dillon	Aye
Spee Braun	Aye

Motion passes.

III. Appeal Case 02-2024, Janet Dickinson, 35 Pine Tree Lane, Canaan, Tax ID #50.1-2-12

- Denial occurred 1/9/24; appeal is to seek an area variance. Zoning district RA-2.
- Chair reads out application and describes maps.
- SEQRA short form (one correction: connected to private water supply is now indicated on the form, as well as on-site septic). Applicant clarifies that property is approx. more than 200 feet away. Chair will confirm and clarify on short form.
- Chair reads out narratives.
- Applicant explains the well is at bottom of driveway and septic (cesspool, leach field goes down the hill) is on nonconforming side.
- Chair requests copy of survey on map (Shane’s survey, which was provided for layout of land). Applicant states can provide a copy for file (just one copy for master file).
- For board visits, applicant clarifies where parking is, which is down below at bottom of drive.

- Craig Dillon asks if it is a 1320 square ft extension, not 600, because it is two stories. Applicant clarifies it is likely 1000 or less once done. Bathroom and Bedroom would be upstairs. There would still be a bathroom on the first floor. Foundation is pilings and building is currently 500 square feet mins screened porch. Dillon requests correction explaining exactly what is being added.
- Chair motions to accept file conditionally, three items requested: (1) thorough description of intended addition, (2) better copy of the map, (3) location of septic and well.
 - i. Spee seconds, all ayes. Motion is passed
 - ii. Hearing date: April 30.
 1. Applicant will receive instructions for hearing, including notification requirements for all abutters within 500 feet of metes and bounds, including across lake. Mailing and in-person instructions on service were provided to applicant.
- Chair will send application to county, as well.

IV. Other business

- Chair introduces Kevin Mulholland is new alternate and now Spee is a general/permanent member.

V. Meeting Adjourned

Meeting was adjourned at 7:45pm, motion by Heather O’Grady and seconded by Pat Liddle, all in favor.

Submitted by Jillian Kasow, Clerk