

Minutes of May 27, 2025 Meeting

Canaan Zoning Board of Appeals

Present: Chairperson David Cooper, members Heather O'Grady and Patricia Liddle

Chairperson Cooper called the meeting to order at 7:01

Approval of the April meeting minutes was postponed to next meeting as only Heather O'Grady had been at that meeting.

File 2025-02 for William Sheppard and Margarita Delgato was reviewed. Applicants were present. They are requesting area variance for front and side yard setbacks for an addition to existing house. Minor corrections were made to SEQR and a survey of property was added to the file. Chairperson Cooper made a motion to accept the file, Heather O'Grady seconded. All voted in favor. Chairperson Cooper explained to the applicants the public hearing would be held June 24. He also gave the applicants a copy of the 5-part area variance test for their review and possible additional file information. Notice to abutters was also explained.

File 2025-03 for Maureen Lindahl was reviewed. Applicant was present and is requesting an area variance for a side yard setback for an addition. The board determined the applicant needed to be precise on the setback request and to submit that in writing within 7 days. It was also requested that stakes be set to show the corners of the proposed addition. Information regarding public hearing and notification of abutter was explained. Chairperson Cooper motioned to accept the file conditionally. Applicant will need to complete the two requests. Heather O'Grady seconded motion and motion passed with all in favor.

Patricia Liddle motioned to adjourn the meeting, Heather O'Grady seconded, motion passed with all in favor at 8:33 PM

Respectfully submitted

Patricia Liddle, substitute secretary