



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes – **Approved**
June 24, 2025

Present: Craig Dillon, Acting Chair
Heather O’Grady
Spee Braun
Kevin Mulholland

Absent: David Cooper, Chair, Patricia Liddle

Others Present: Audience: Margaret Norway, Zoning Board of Appeals Clerk; Applicants: Margarita Delgado and William Sheppard; Applicants: Maureen Lindahl and Daniel King; Ginny Nightingale, Town Liaison

I. Meeting Called to Order

- Craig, as Acting Chair, calls the Regular Meeting of the ZBA to order at 6:59 PM.
- Craig reads aloud the public notice for Appeal Case #2025-002 and motions to open the public hearing, seconded by Heather. Public Hearing is opened at 7:00 PM.

II. Appeal Case #2025-002, Area Variance to the Zoning Ordinance, Maureen Lindahl, 80 McNamee Rd, Canaan, Tax ID 50.1-1-49.

- Applicants submit notices to abutters.
- Craig doesn’t have septic and well locations; Heather distributes the map to the Board.
- Applicant notes that the well is under the house.
- Craig notes that the amendments to the SEQR, previously emailed by Heather, will be entered into the file by the Clerk.
- Craig motions to close the public hearing and is seconded by Heather. Public Hearing closes at 7:04 PM.
- Returning to deliberations, Craig recites “Guidelines for Applicants” form, and items 1-5 are read aloud and decided upon as follows:
 - Item (1) No
 - Item (2) No
 - Item (3) meets the setback requirements for Queechy Shores Beach Association
 - Item (4) None
 - Item (5) No
- Heather motions to grant the area variance and is seconded by Spee. The vote carries as follows:

David Cooper	Absent
Patricia Liddle	Absent
Heather O’Grady	Aye

Craig Dillon	Aye
Spee Braun	Aye
Kevin Mulholland	Aye

- The area variance is approved.
- Applicants will need to submit the \$25 fee.

III. Appeal Case #2025-003, Area Variance to the Zoning Ordinance, Margarita Delgado and William Sheppard, 62 Queechy Shores Beach Rd, Canaan, Tax ID 50.1-1-15.

- Craig asks if there are any amendments. There are none.
- Applicants submit notices to abutters.
- Heather motions to open the public hearing, seconded by Kevin, and the public hearing is opened at 7:06 PM.
- Craig questions if there are comments from the board. There are none.
- Kevin motions to close the public hearing, seconded by Spee. Public Hearing is closed at 7:08 PM.
- Returning to deliberations, Craig recites “Guidelines for Applicants” form, and items 1-5 are read aloud and decided upon as follows:
 - Item (1) No
 - Item (2) No
 - Item (3) Very Moderate
 - Item (4) None
 - Item (5) No
- Heather motions to grant the area variance, seconded by Spee, and the vote carries as follows:

David Cooper	Absent
Patricia Liddle	Absent
Heather O’Grady	Aye
Craig Dillon	Aye
Spee Braun	Aye
Kevin Mulholland	Aye

- The area variance is granted.

IV. Minutes Review/Approval

- The minutes of the April 2025 meeting are approved by a motion made by Spee and seconded by Heather. The vote carries, as follows:

David Cooper	Absent
Patricia Liddle	Absent
Heather O’Grady	Aye
Craig Dillon	Aye
Spee Braun	Aye
Kevin Mulholland	Aye

Motion carries.

- The May 2025 minutes will be voted on at the next ZBA meeting.

V. Meeting Adjourned

- Meeting is adjourned at 7:11 PM, motion by Craig and seconded by Spee, all in favor.

Submitted by Margaret Norway, ZBA Clerk