



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes – December 18, 2025

Present: David Cooper, Chair
Craig Dillon
Heather O’Grady
Spee Braun
Kevin Mulholland
Pat Liddle: Alternate

Absent: none

Others Present: Audience: Applicant: Sandra Fila; Lind; Ginny Nightingale, Town Liaison; Marlene Moshimer, Resident

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 November 25, 2025 meeting were approved by a motion made by Spee Braun and seconded by Craig Dillon. The vote carried, as follows:

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

Motion carries.

III. Appeal Case 2025-05, Area Variance for a front yard setback to build a two-car garage, Sandra Fila, 54 Upper Queechy Road, Canaan, Tax ID 49.-2-1.100.

IV.

Public Hearing: 7:03 p.m.

- Chair reads public notice.
- Chair Reads response from the Columbia County Planning Board which states that this project has no significant county wide or inter community impact, however offers the informal comment that wetlands appear to be present on this site.
- Chair read the SEQR Part II and III: The SEQR had a negative declaration, so no further review is required. Chair did note that the project as presented does not encroach on the wetland. It was further noted that the project would keep any construction from the wetland and the buffer area.
- Audience member Marlene Moshimer asked approximately where the project site was located. This was explained to her.

7:14 p.m. Chair makes motion to close public hearing, seconded by Heather O’Grady.: Motion Passes

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

Deliberation:

- Chair says that the board has 60 days to deliberate.
- Heather O’Grady stated that the Appellant answered all of the questions pertaining to an area variance in her narrative so she had nothing further to add.
- Craig Dillon states he sees nothing to be asked or answered which was met with agreement from other board members.
- Craig Dillon makes motion to approve the project as submitted, seconded by Spee Braun.
- Motion passes:

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

- Sandra Fila submitted a check for \$25.00.

V. Meeting Adjourned

Meeting was adjourned at 7:19 p.m., motion by David and seconded by Heather O’Grady, all in favor.

Submitted by Heather O’Grady, Substitute Clerk