



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes – Approved
November 25, 2025

Present: David Cooper
Craig Dillon
Heather O’Grady
Spee Braun

Absent: Kevin Mulholland, Patricia Liddle

Others Present: Audience: Margaret Norway, Zoning Board of Appeals Clerk; Applicant: Sandra Fila;
Ginny Nightingale, Town Liaison

I. Meeting Called to Order

- Chair calls the Regular Meeting of the ZBA to order at 7:02 PM.

II. Minutes Review/Approval

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

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

Motion carries.

III. Appeal Case #2025-005, Area Variance to the Zoning Ordinance, Sandra Fila, 54 Upper Queechy Road, Canaan, Tax ID 49.-2-1.100.

- Chair reads aloud the application and reviews the attached materials, including the building permit denial and referral form.
- Applicant is seeking an area variance for a front yard setback of 50’ for the construction of a 24’ x 36’ detached garage.
- Chair reads aloud the SEQR and the following amendments are made:
 - Item 4: “commercial” is stricken from the SEQR; Applicant selected the same in error;
 - Item 9 clarification is that the LED lights will be interior;
 - Item 14: Board recommends the selection of “wetlands” and “shoreline”
 - Item 15: may be “yes” due to the possible presence of the Long Eared Bat, a protected species with habitats in Canaan.

- Applicant explains that the garage is prefabricated in Pennsylvania in the sense that the parts are built to the selected specifications, and the garage will be constructed on the site indicated on the map.
- Board reviews the maps provided, clarifies that the garage will be 50' from the centerline of the roadway and the front entrance of the garage will face the driveway.
- Chair reads the narrative submitted by the Applicant and made part of her Application.
- Applicant distributes photographs of the proposed build site along with pictures of other properties in the area that likewise have garages with setbacks similar to what she is requesting.
- Chair inquires of the Board if there is anything missing from the Application, to which the Board does not indicate missing items.
- Chair informs the Applicant that a referral is required to be made to the County Planning Board, who meets on December 16, 2025. The Clerk will send a request to the County for a quick turnaround response, and the ZBA Public Hearing is scheduled for December 18, 2025 at 7:00PM at the Canaan Town Hall.
- Chair informs the Applicant that this hastens the deadline for her to send notices to abutters, and she agrees. Chair explains how she may inform abutters in person and by mail via Certified Mailings.
- A motion is made by Spee to accept the file and set the public hearing date, and is seconded by Heather. The vote carries, as follows:

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

IV. Meeting Adjourned

- Meeting is adjourned at 7:40PM, motion by Spee and seconded by Heather, all in favor.

Submitted by Margaret Norway, ZBA Clerk