



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes – April 28, 2026

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

Absent: Alternate- Pat Liddle

Others Present: Brenda Dorato, Zoning Board of Appeals clerk, Appellant, Jonathan Harty, Attorney
Christina Meier and 5 audience members

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 March 31, 2026 meeting were approved by a motion made by Spee Braun and seconded by Craig Dillon. The vote carried, as follows:

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

Motion carries.

III. 7:03 pm-Public Hearing, Appeal Case 2026-01, Interpretation, Jonathan Harty 13149-1 State Route 22, Canaan, Tax ID 60.-1-34.3

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- Chairman Read the Public Notice
- Chair asks Appellants if there is anything to be added to the file and Christina Meier who represents John Harty gave the Board copies of the Certificate of Origin and Manufacturer’s Inspection Label for the manufactured home.
- Board member Craig Dillon asks Chair where file stands with Planning Boards and the answer is that the County doesn’t need it and that the Town Planning Board isn’t involved now, but if the Zoning Board of Appeals decides to reverse the decision of the Zoning Officer, the Appellant will then need to apply for a Special Permit which will require Site Plan Review by the Canaan Planning Board.
- Audience member Carey Miller asked if this is a modular home or a trailer on wheels. Chair states that the Federal and State Law refers to the industry standard that was adopted in 1976 and that we

no longer use the term trailer to reference a manufactured home that is transported to a site on wheels, but then has the wheels removed. To then be considered a single-family residence, it has to conform to the municipal zoning regulations and be put on a permanent foundation per the specifications of the manufacturer.

- Craig Dillon states that what the Appellant plans to install looks like a house.
- Audience member Alyson Vivattanapa asked for clarification as to whether the County wanted to see this file. Chair stated that the County did not want to see a file for an interpretation.
- Alyson then asked that if the Board reversed the Zoning Officers Decision could anyone just put a manufactured home on a property in the C2 zone. The answer was that anyone who would want to put a manufactured home in this district would have to apply for a Special Permit and also have a Site Plan Review done by the Canaan Planning Board.
- Chair makes Motion to Close the public hearing, seconded by Craig Dillon

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

IV. Deliberation 7:37pm

- Chair states that especially in light of the builder plate and the manufacturing date, this qualifies as manufactured housing within the NYS executive law, Article 21-B, Title 2.
- Board member Craig Dillon states this is black and white.
- Board member Spee Braun states there is not much room for debate.
- Chair states federal law was organized in 1976 and the standards were established to make these homes much safer and went to the trouble of making sure installers were licensed and that anyone working on these structures were compliant with industry standards. Concerned that this issue hasn’t come up much sooner.
- Motion by Chairman Cooper to formulate a resolution and write a decision overturning the decision of the Zoning Officer and turn it over to him with the information that we have gathered, along with copies of the manufacturers plate and the certificate of origin. Second Heather O’Grady

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

V. Meeting Adjourned

Meeting was adjourned at 7:49 with Motion by Chairman Cooper and seconded by Craig Dillon.

. Respectfully submitted by
Heather O'Grady