

General Municipal Law 239 (l) & (m) Zoning Referral Form

From: Town Village City of Canaan
Legislative Body _____ Z.B.A. X Planning Board _____

To: Columbia County Planning Board
401 State Street
Hudson, New York 12534

Appeal: Applicant's Name: Jonathan Hart
Mailing Address: 13149 State Route 22 Canaan, NY 12029 Zip _____

Subject: Area Variance _____ Use Variance _____ Special Permit X Site Plan Review _____
Zoning Ordinance Amendment _____ Zoning Map Amendment _____
Other _____

Property Location (describe accurately) _____

For all referrals other than Zoning Ordinance & Map Amendments, the following information must be provided or the referral may be deemed incomplete:

1. Completed Building/Zoning Permit Application with reason for denial
2. Completed application form as required by the local Z.B.A. or Planning Board
3. A Plot Plan or plat containing all information required by your municipal Zoning Ordinance or Site Plan Review Local Law
4. The parcel's tax map number: 60.-1-34.5 (Portion of 60.-1-34-1)
5. Zoning District in which the parcel is located: C2
6. The date the property was acquired by the applicant(s): ____/____/____
7. The date that the public hearing will be held: June 30, 2026
8. A completed Environmental Assessment Form Part 1 or Draft Environmental Impact Statement if required

This action has been referred to the County Planning Board because the property in question is within 500' of:

- _____ A municipal boundary
_____ County or State Park or recreation either existing or proposed
X _____ State or County road or right-of-way, either existing or proposed
_____ State or County owned building or institution
_____ Stream or drainage channel owned by the County or for which channel lines have been established
_____ Active farm operation within an Agricultural District (A910-60-1-13 *any millen The Farm*)
_____ Other: _____

It is understood that if no action is taken on this referral within thirty days (or mutually agreed extension of time), of the receipt of a complete referral by the County Planning Board, we may proceed without its recommendation.

Date: 6/04/2026 Signature David J. Cooper Title Chair

If you would like the Board's response to this referral forwarded via email, please provide your email

address: on file

Please remember that all referrals must be postmarked or received twelve days prior to the Board's regular meeting day of the third Tuesday of each month.

TOWN OF CANAAN
Building Department
PO Box 459
Canaan, New York 12029
codeofficer@canaannewyork.org

Building Permit Denial & Zoning Board Referral

5/15/2026

Re: New Single Family Home
13149 State Route 22
60.-1-34.5
Zoning district: C-2
Owner: Jonathan Harty

The building permit application has been denied and referred to the Zoning Board in accordance with Zoning Article V, B (Use Regulations). *Single Family Homes in the C-2 zoning district need a Special Permit approval.*

Tow of Canaan
Code Enforcement Officer
Lee Heim



**TOWN OF CANAAN
BUILDING PERMIT APPLICATION**

TAX MAP #

60-1-34.5 - Portion of 60-1-34-1.

Expiration Date: _____

Permit # _____

Permit fee _____

1. LOCATION:

House No. 13149 Road Name State Route 22

Subdivision Name & Lot No. (if any) _____

2. PROPERTY OWNER Jonathan Harty **PHONE** 518 965-5129

CURRENT ADDRESS 13149-1 State Route 22

CITY & STATE Canaan NY **ZIP** 12029

3. CONTRACT OR BUILDER Self **PHONE** _____

CURRENT ADDRESS _____

CITY & STATE _____ **ZIP** _____

4. ZONING DISTRICT ☐ R-A1 ☐ R-A2 ☐ R-A3 ☐ R-A4
☐ C-I General Business ☒ C-II General Commercial ☐ C-III Light Industrial

** See ZBA
Appeal Decision
2024-01
attached*

5. CURRENT EXISTING USE & OCCUPANCY:

Vacant

6. INTENDED USE & OCCUPANCY: Residence - Farm - cattle

7. NATURE OF WORK: ☒ NEW BUILDING ☐ ADDITION ☐ ALTERATION ☐ DECK ☐ SHED ☐ SWIMMING POOL

☐ DEMOLITION ☐ ROOFING ☐ OTHER _____

8. ADDITIONAL DESCRIPTION Complete House site, new power,
well & septic.

9. WILL THIS PROPOSAL: (Please answer yes or no to each question)

a. Involve new, or alterations to, electrical wiring? yes

b. Involve new, or alterations to, or additional use of, a sewage disposal system? yes

c. Require installation, or changes in location, of a driveway? yes

d. Involve a change in use or occupancy? yes

10. SIZE OF BUILDING - NUMBER OF STORIES 1 **DEPTH** 50' **WIDTH** 30' **HEIGHT** 20' approx.

11. LOT DIMENSIONS _____ **WIDTH** _____ **DEPTH** _____

12. ESTIMATED COST

\$ 35,000

over

REAR YARD

PDF Survey Map
Prepared by Frederick
Halley, PLS LLC
Attached.

FRONT YARD

12. SET BACKS - LEFT YARD _____ RIGHT YARD _____ REAR YARD _____ FRONT YARD _____

13. Please sketch and locate structure or object within grid showing front, back and side setbacks.

14. APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit pursuant to the New York State Uniform Fire Prevention and Building Code (Title 9 NYCRR) for the construction of buildings, additions or alterations, or for removal or demolition as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations, including New York State Energy Code requirements, and the Town of Canaan Zoning Ordinance.

Signature of Applicant _____ Date 6-3-26

Approved ☐ YES ☐ NO By _____ Date _____ Title _____

Permit Fee \$ _____ + C/O C/C Fee \$ _____ = Total Fee \$ _____ Check# _____

ZONING PERMIT

THIS IS TO CERTIFY THAT THE PROPOSED STRUCTURE IS IN COMPLIANCE WITH THE ZONING ORINANCE AND THE BUILDING CODE OF THE STATE OF NEW YORK AND THE TOWN OF CANAAN, NY

DATE _____ DISRICT _____ SIGNED _____

Zoning Enforcement officer

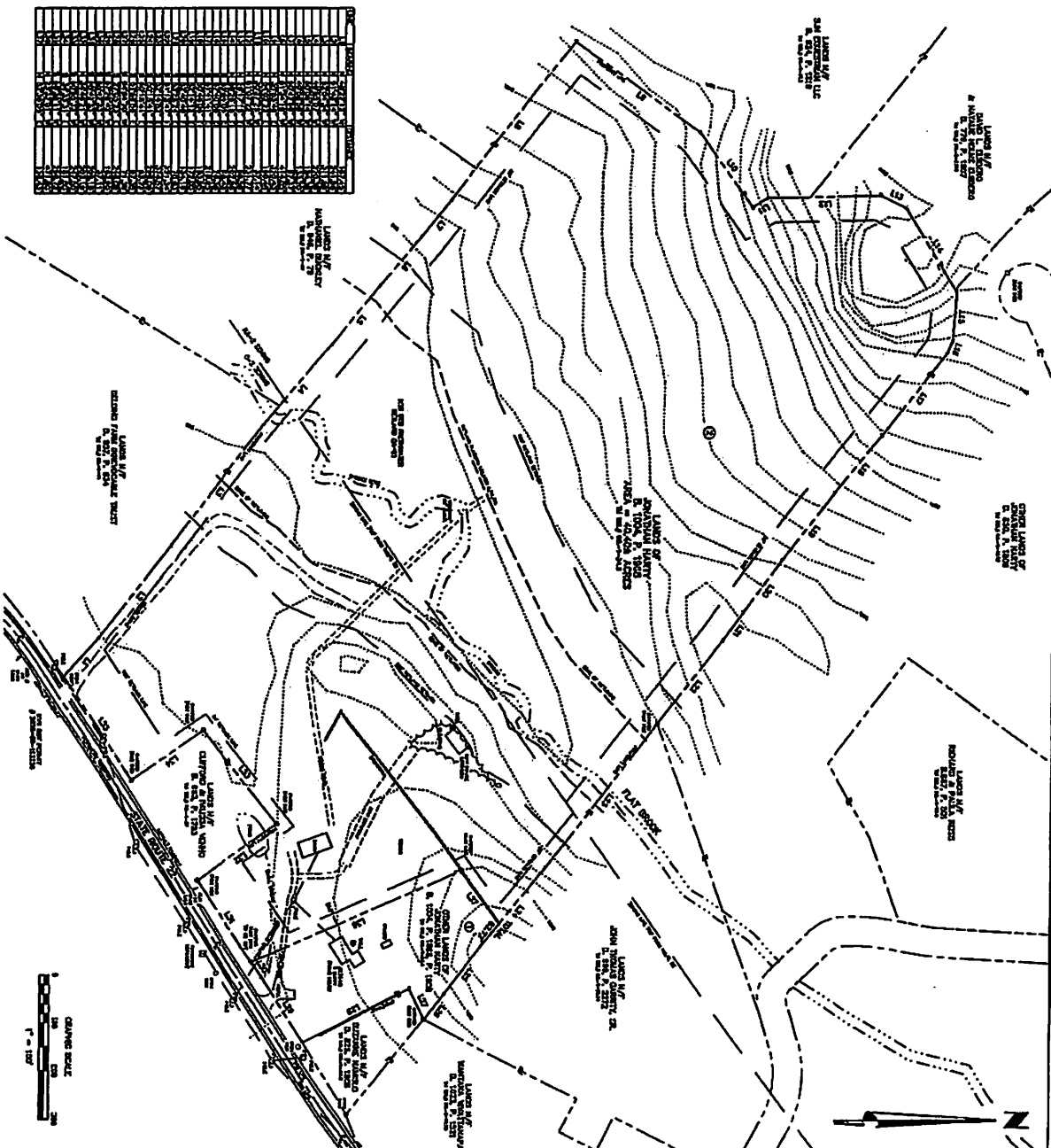
REFERED TO PLANNING BOARD _____ REFERED TO ZONING BOARD _____

TOWN OF CAVALAN ZONING NOTICE
 AREAS SHOWN HEREON ARE ZONED
 UNDER G-4 GENERAL COMMERCIAL OR G-1-2 RESIDENT COMMERCIAL
 G-1 ZONING

[illegible]

1

- [illegible]



Notes

PA 1002-0153

RESEARCH & ANALYSIS

1. Background

QUESTIONS:

ORDER INFORMATION:
EDITHA WATTS
1311 STATE ROUTE 22
CUMBER HT 12023

DEED INFORMATION:
BOOK 1104 PAGE 182
DEED DATED NOVEMBER 4, 2003

**LANDS OF
JONATHAN HARTY**

STATE ROUTE 22
CARMAN, NEW YORK

PROPERTY LINE
SURVEY MAP
& SITE PLAN

DATE APRIL 7, 2008



TOWN OF CANAAN ZONING NOTE:
OTHER C-1 GENERAL COMMERCIAL OR RA-2 RURAL DENSITY
C-1 ZONING
MINIMUM LOT SIZE = 2 ACRES
MINIMUM LOT WIDTH = 200' - 100'
MINIMUM FRONT YARD SETBACK = 30'
MINIMUM SIDE & REAR SETBACK = 30'
MINIMUM FRONT YARD SETBACK = 30'
MINIMUM LOT WIDTH = 200'
MINIMUM SIDE & REAR SETBACK = 30'

- NOTES:
1. LANDS SHOWN BY REFERENCE TO A SURVEY MAP FROM AN ADJACENT MAP ARE SHOWN IN RED IN THE SURVEY MAP AND NOT REPRODUCED IN THIS MAP.
 2. NORTH REFERENCE USED HEREON IS APPROXIMATE MAGNETIC PER MAP REFERENCE #1.
 3. UNDERGROUND UTILITIES, IF ANY, SHOWN PER FIELD OBSERVATION ONLY AND OTHERS MAY EXIST.
 4. THE REMAINING OF A CORNER AND SP-TO-CORNER DISTANCE OF TITLE.
 5. GROUND CONDITIONS SHOWN HEREON, IF ANY, ARE APPROXIMATE.
 6. STANDING TREES WITH HAZEL, HOLLOW CAVITIES FOR BATS SHALL BE UNTOUCHED.
 7. ZONE A FLOODING SHOWN HEREON, IF ANY, IS PER FEMA MAP NUMBER 17000-1-1000-0000 C, EFFECTIVE DATE MAY 1, 1988.
 8. 2023 WETLAND DELINEATION SHOWN HEREON IS PROVIDED BY THE D.C.C.
 9. PARCEL SURVEY IS PARTIAL REFERENCE TO THE TOWN OF CANAAN TAX MAP PARCEL ID NO. 60-1-34-3.
- MAP REFERENCES:
1. TOWN OF CANAAN HARTY LOT LINE ADJUTANT PLANT SURVEY MAP, 1988, AS SHOWN ON THE TOWN OF CANAAN TAX MAP, PARCEL ID NO. 60-1-34-3.
 2. TOWN OF CANAAN HARTY LOT LINE ADJUTANT PLANT SURVEY MAP, 1988, AS SHOWN ON THE TOWN OF CANAAN TAX MAP, PARCEL ID NO. 60-1-34-3.

LINE	BEARING	DISTANCE
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NOTES:

PROJECT TITLE: LANDS OF JONATHAN HARTLY

PROPERTY LINE SURVEY MAP & SITE PLAN

SCALE: 1"=100'

DATE: APRIL 7, 2025

OWNER INFORMATION: JONATHAN HARTLY 22 CANAAN, NY 12024

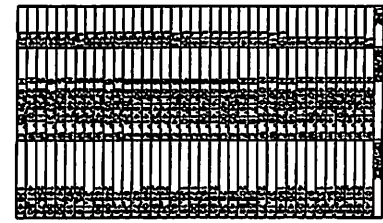
DEED INFORMATION: BOOK 1004, PAGE 1868 DEED DATED NOVEMBER 8, 2014

CLIENT: JONATHAN HARTLY

PREPARED BY: JBLP PLS LLC 1004 STATE ROUTE 22 STEVENSON, NY 12153

TOWN OF CANADA ZONING NOTE
 ALLS HAVE HEIGHTS ARE ZONED
 OTHER C-4 COMMERCIAL, OR C-2-RURAL, DENSITY
 MAXIMUM HEIGHT FOR USE = 3 ACRES
 MAXIMUM LOT WIDTH = 200'
 MAXIMUM FRONT YARD SETBACK = 50'
 MAXIMUM SIDE & REAR SETBACK = 10'
 MAXIMUM LOT AREA = 10 ACRES
 MAXIMUM HEIGHT FOR USE = 6 ACRES
 MAXIMUM LOT WIDTH = 200'
 MAXIMUM FRONT YARD SETBACK = 75'
 MAXIMUM SIDE & REAR SETBACK = 10'

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PROJECT FILED
LANDS OF
JONATHAN HARTY
13148 STATE ROUTE 22
CAMDEN, NEW YORK
PROJECT FILED
LOT LINE
ADJUSTMENT PLAN
Boulevard
1"=100'
DATE OCTOBER 20, 2005
BY JAMES L. HARTY, L.S. 1000
NOTED FOR RECORD BY JAMES L. HARTY, L.S. 1000
NOTED FOR RECORD BY JAMES L. HARTY, L.S. 1000

PROCESSED 1 JULY 78 12Z
ON 214Z PAGE 41
EXPOSURE NY 1786
NY 100 577-3444
and ny100@ny100.gov

CLIENT:

OWNER INFORMATION:
JOHNALAN HARTY
1311 E 14TH AVENUE 22
CHAMPAIGN, NY 12502

DEED INFORMATION:
BOOK 100, PAGE 1884
DEED DATED NOVEMBER 8, 2014



20250159



OFFICE OF
THE COUNTY TREASURER OF COLUMBIA COUNTY

15 N. 6th St.
Hudson, New York 12534

Telephone 518-828-0513
Fax 518-822-1110

PAUL J. KEELER, JR.
County Treasurer

MICHELE M. FUCHS
Deputy County Treasurer

TO WHOM IT MAY CONCERN:

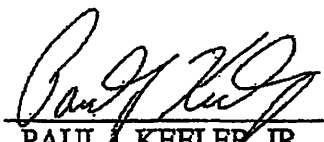
THIS IS TO CERTIFY THAT THE FOLLOWING DESCRIBED PROPERTIES APPEAR ON THE 2025 TAX ROLL FOR THE TOWN OF CANAAN AND ACCORDING TO THE RECORDS FILED IN THE COUNTY TREASURER'S OFFICE IT APPEARS THAT ALL TAXES HAVE BEEN PAID.

TAX MAP NO'S: 102400; 60.-1-34.100

ASSESSMENTS: Harty Jonathan
13191 State Route 22
Canaan, NY 12029

DESCRIPTIONS: 42.55+/- Acres
13149 State Route 22

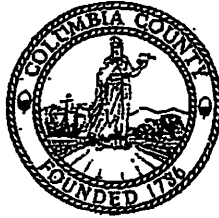
DATED THIS 18th DAY OF November 2025
AT THE COUNTY TREASURER'S OFFICE
HUDSON, NEW YORK


PAUL J. KEELER, JR.
COLUMBIA COUNTY TREASURER



20250159

Columbia County
Office of the County Clerk
560 Warren Street, Hudson, NY 12534
Holly C. Tanner
County Clerk/County Commissioner of DMV



Patrizia Gallo, Deputy Clerk
Stacy Wendelken, DMV Deputy Clerk

December 3, 2025

Pierre Gontier, Chair
Town of Canaan Planning Board
Jptaconic.net@twc.com

Dear Pierre Gontier,

Pursuant to Town Law #276, division of plats, this is to advise you that a boundary line
adjustment map entitled: Lands of Jonathan Harty

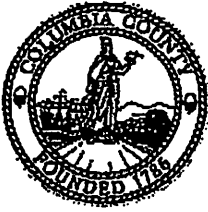
SBL 60.-1-34.100

was duly filed in this office on 11/18/25. The map number assigned to this
Map is 202500159.

Yours truly,

Holly C. Tanner
Columbia County Clerk

HCT/TMG



**COLUMBIA COUNTY
REAL PROPERTY TAX SERVICE AGENCY**

Mark D. Taylor, *Deputy Director*

**CERTIFICATE OF THE COUNTY DIRECTOR OF REAL PROPERTY TAX SERVICE
THAT FEE AUTHORIZED BY RPTL SECTION 503 SUBD. 7, IF ANY HAS BEEN PAID**

The Columbia County Board of Supervisors enacted Resolution No. 63-92 on February 12, 1992 authorizing fees as set forth in the Real Property Tax Law Section 503 Subd. 7. I have reviewed the attached document and collected the fee as set forth below:

- ☒ No fee required since document does not necessitate a change upon a tax map.
- ☐ One through three lot subdivision map Original - \$25.00
- ☐ One through three lot subdivision map Alteration - \$25.00
- ☐ One through three lot subdivision map Abandonment - \$25.00
- ☐ One through three lot condominium map - \$25.00

- ☐ Four through nine lot subdivision map Original - \$50.00
- ☐ Four through nine lot subdivision map Alteration - \$50.00
- ☐ Four through nine lot subdivision map Abandonment - \$50.00
- ☐ Four through nine lot condominium map - \$50.00

- ☐ Ten or more lot subdivision map Original - \$100.00
- ☐ Ten or more lot subdivision map Alteration - \$100.00
- ☐ Ten or more lot subdivision map Abandonment - \$100.00
- ☐ Ten or more lot condominium map - \$100.00

Map reference is as follows:

NAME OR TITLE:

Jonathan Harty

REVISION DATE:

DATE:

October 29, 2025

SWIS:

102400

SBL:

60.-1- 34.102

This certificate only approves the document with respect to compliance with the Real Property Tax Law Section 503 Subd. 7. No other approval as to completeness, legality, compliance with any local or state statutes or regulations or any other approval or requirements for processing by this department, shall be deemed satisfied by this certificate.

Date

November 18, 2025

Mark D. Taylor, Director (Or Designee)
Real Property Tax Service Agency

20250159

11/18/2025

RECEIVED

050126

**ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK**

DECISION APPEAL 2026-01

The appellant, Jonathan Harty of 13149-1 State Route 22 has made an appeal for an interpretation of a decision by the Town of Canaan Zoning Officer to deny a building permit on 1/15/2026. The board completed SEQR, conducted a public hearing and makes the following findings of fact based on the record submitted and determined.

Findings of Fact

The C2 zoned 42.55+/-acre parcel (60.-1-34.1) was subdivided into two separate lots by a boundary line adjustment approved by the Town of Canaan Planning Board and filed 11-15-2025; Lot #1, 2.1+/- acres, ID as 60.-1-34.6, has a residence, Lot #2, 40.1 +/- acres, ID as 60.-1-34.5, has some farm related structures but currently no residence. The initial building permit mentioned was for improvements on 60.-1-34.5. The Town of Canaan ZEO reviewed the appellant's submitted building permit and determined that the use presented would require a use variance. This denial provided standing for the appellant's appeal. During the initial file review with reference to SEQR, this action was identified as a NYSDEC listed Type II and no further review is required. Board Members have read and are familiar with the NYS Dept of State James Coon Technical Series, Municipal Regulation of Manufactured Housing. The manual sites the 1976 adoption of recognized national manufacturing standards and protocols for manufactured housing. Of Note: The Certificate of Manufactured Housing, for this structure, lists the manufactured date as 8-03-2022. Referring again to the handbook, it includes a discussion of NYS Executive Law, Article 21-B, Title 2 and includes the criteria and site installation regulations for certified manufactured housing to qualify as a single-family residence. This handbook is included by reference. A single-family residence is permitted in this zone with an approved special permit and site plan.

Decision

During deliberations and review, the board discussed the afore mentioned NYS Executive Law, article 21-B and also noted that it supersedes our local law. Applying and complying with applicable sections of this law provides for recognition of a qualified, certified manufactured home as a single-family residence. Using the findings the board concludes that this manufactured house reasonably qualifies as a single-family residence and rescinds the decision of the ZEO that the original use applied for would require approval of a use variance. This decision is based upon the written record as referenced herein, the arguments presented to the Zoning Board of Appeals, and the ZBA's review and deliberations. The record, the foregoing findings and decision were unanimously approved by a roll call vote recorded in the April 28, 2026 meeting minutes.

TOWN OF CANAAN, NEW YORK

APPLICATION TO ZONING BOARD OF APPEALS

APPEAL No.: _____

DATE: _____

FEE: _____

TO THE ZONING BOARD OF APPEALS:

I(We) Jonathan Hawty OF 13149 State Rt. 22
(Name of Applicant) (Street & Number)

Canaan Ny 12029 HEREBY APPEAL TO
(Municipality) (State) (Zip)

THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE ZONING
ENFORCEMENT OFFICER ON APPLICATION FOR BUILDING PERMIT

DATED: January 15, 2026

WHEREBY THE ZONING ENFORCEMENT OFFICER DID () GRANT (X) DENY

- (X) A BUILDING PERMIT
- () A PERMIT FOR USE
- () A PERMIT FOR OCCUPANCY
- () A TEMPORARY PERMIT OR EXTENSION THEREOF
- () A CERTIFICATE OF EXISTING USE

LOCATION OF THE PROPERTY: 13149 State Rt. 22 / 60.-1-34.5*
(Street & Number) (Tax Map Number) (Use District) /C2

*portion of 60.-1-34.1 on 2025 Tax Rolls.

PROVISIONS OF THE ZONING ORDINANCE APPEALED: (Indicate the Article, Section, Subsection & Paragraph of the Zoning Ordinance being appealed, by number. Do not quote the ordinance.)

Article V, B. (Use Regulations). Special Permitted Use is required.

TYPE OF APPEAL: Appeal is made herewith for:

- () An interpretation of the Zoning Ordinance or Zoning Map
- (X) A Special Permit under the Zoning Ordinance
- () A variance to the Zoning Ordinance
- () A temporary permit

PREVIOUS APPEAL: A previous appeal (X) has () has not been made with respect to this decision of the Building Inspector or with respect to the property. Such appeal(s) was (were) in the form of

- (X) a request for interpretation
- () a request for a Special Permit
- () a request for a variance
- () a Temporary Permit

And was (were) made in Appeal No. 2026-01 Dated: April 28, 2026
see attached.

APPLICATION TO ZONING BOARD OF APPEALS (cont.)

5. **REASON FOR APPEAL:** (Complete relevant blanks. Use extra sheet if necessary.)

A. INTERPRETATION OF THE ZONING ORDINANCE IS REQUESTED because: _____

B. A SPECIAL PERMIT UNDER THE ZONING ORDINANCE IS REQUESTED pursuant to: Article: V, Section: B, Subsection: _____,

Paragraph: _____ of the Zoning Ordinance, because: the C2 zone requires a special permitted use to construct a single family residence

C. A VARIANCE is requested for these reasons: () USE OR () AREA:

(1) STRICT APPLICATION of the Ordinance would produce UNDUE HARDSHIP because: _____

(2) The Hardship created is UNIQUE and is not shared by all properties alike in the immediate vicinity of this use district because: _____

(3) The variance would observe the spirit of the Ordinance and would not change the character of the district because: _____

D. A TEMPORARY PERMIT IS REQUESTED because: _____

E. EXTENSION TO A TEMPORARY PERMIT IS REQUESTED because: _____

STATE OF NEW YORK }
COUNTY OF COLUMBIA } ss

Sworn to before me this 3 day of JUNE, 2016

Christina Watson Meier
Notary Public

[Signature]
Applicant's Signature

CHRISTINA WATSON MEIER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02ME6123397
Qualified in Albany County
Commission Expires March 7, 2029

**ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK**

DECISION APPEAL 2026-01

The appellant, Jonathan Harty of 13149-1 State Route 22 has made an appeal for an interpretation of a decision by the Town of Canaan Zoning Officer to deny a building permit on 1/15/2026. The board completed SEQR, conducted a public hearing and makes the following findings of fact based on the record submitted and determined.

Findings of Fact

The C2 zoned 42.55+/-acre parcel (60.-1-34.1) was subdivided into two separate lots by a boundary line adjustment approved by the Town of Canaan Planning Board and filed 11-15-2025: Lot #1, 2.1+/- acres, ID as 60.-1-34.6, has a residence, Lot #2, 40.1 +/- acres, ID as 60.-1-34.5, has some farm related structures but currently no residence. The initial building permit mentioned was for improvements on 60.-1-34.5. The Town of Canaan ZEO reviewed the appellant's submitted building permit and determined that the use presented would require a use variance. This denial provided standing for the appellant's appeal. During the initial file review with reference to SEQR, this action was identified as a NYSDEC listed Type II and no further review is required. Board Members have read and are familiar with the NYS Dept of State James Coon Technical Series, Municipal Regulation of Manufactured Housing. The manual sites the 1976 adoption of recognized national manufacturing standards and protocols for manufactured housing. Of Note: The Certificate of Manufactured Housing, for this structure, lists the manufactured date as 8-03-2022. Referring again to the handbook, it includes a discussion of NYS Executive Law, Article 21-B, Title 2 and includes the criteria and site installation regulations for certified manufactured housing to qualify as a single-family residence. This handbook is included by reference. A single- family residence is permitted in this zone with an approved special permit and site plan.

Decision

During deliberations and review, the board discussed the afore mentioned NYS Executive Law, article 21-B and also noted that it supersedes our local law. Applying and complying with applicable sections of this law provides for recognition of a qualified, certified manufactured home as a single-family residence. Using the findings the board concludes that this manufactured house reasonably qualifies as a single-family residence and rescinds the decision of the ZEO that the original use applied for would require approval of a use variance. This decision is based upon the written record as referenced herein, the arguments presented to the Zoning Board of Appeals, and the ZBA's review and deliberations. The record, the foregoing findings and decision were unanimously approved by a roll call vote recorded in the April 28, 2026 meeting minutes.

Jonathan Harty – Application for Special Permit Use to build home in C-2 Zone

Town of Canaan Zoning Laws, Article IX – Special Permit Uses, B, General Standards (pg 68)

Answers to General Standards to be considered.

When considering a request for a special permit, the ZBA shall determine that:

- a. Such use will be in harmony with and promote the general purpose and intent of the law as stated in Art. 1

Answer: Issuing a special use permit to Mr. Harty will promote the purpose and intent as it did when the Board issued special permits for the construction of the SFR on nearby lots.

- b. The Plot Area is sufficient, appropriate and adequate for the Use.

Answer: The total acreage of site location is 39 acres. Only 2 acres is required. (pg 43 of zoning)

- c. The proposed use will not prevent the orderly and reasonable use of adjacent properties or zoning districts.

Answer: Mr. Harty is proposing a single-family residence on a parcel adjacent to vacant land or land that has single family residences.

- d. The site is particularly suitable for the location of such use.

Answer: The property is 39 acres which is more than sufficient to build a SFR and is adjacent to other residences.

- e. The characteristics of the proposed use are not such that its proposed location would be unsuitable near a church, etc.

Answer: It's a single-family residence among other single-family residences. Will fit general aesthetic of area.

- f. Access facilities are adequate for the estimated traffic from public roads.

Answer: Yes.

Jonathan Harty – Application for Special Permit Use to build home in C-2 Zone

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Answers to General Standards to be considered.

- g. All proposed curb cuts have been approved...

Answer:

- h. Proposed use will not have detrimental effect upon the value of other land and/or buildings in the district.

Answer: No, it's a single-family dwelling that fits within the nature and character of nearby properties.

- i. Location, size of the use, nature and scope of operations, site layout..will not be hazardous, inconvenient or detrimental to the neighborhood.

Answer: Correct. Mr. Harty's plan satisfies the specifications and standards required to build a conventional single-family residence.

- j. The applicant has secured all necessary permits from any Federal, State or local authority.

Answer: Yes, or in process.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information																		
Name of Action or Project: <i>Jonathan Hawty</i>																		
Project Location (describe, and attach a location map): <i>Hawty - New Home</i>																		
Brief Description of Proposed Action: <i>13149-2 State Route 22, Canaan</i> <i>New single family residence</i> <i>Complete home, site, new power,</i> <i>well & septic</i>																		
Name of Applicant or Sponsor: <i>Jonathan Hawty</i>		Telephone: <i>518 965-5129</i>																
Address: <i>13191 State Route 22</i>		E-Mail: <i>phhawty.271@gmail.com</i>																
City/PO: <i>Canaan</i>		State: <i>NY</i>	Zip Code: <i>12029</i>															
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐											
NO	YES																	
☒	☐																	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;">☒</td> <td style="text-align: center; padding: 2px;">☐</td> </tr> </table>	NO	YES	☒	☐											
NO	YES																	
☒	☐																	
3.a. Total acreage of the site of the proposed action?		<i>40.4</i> acres																
b. Total acreage to be physically disturbed?		<i>.25</i> acres																
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>29.4</i> acres																
4. Check all land uses that occur on, adjoining and near the proposed action.																		
<table style="width: 100%;"> <tr> <td>☐ Urban</td> <td>☐ Rural (non-agriculture)</td> <td>☐ Industrial</td> <td>☐ Commercial</td> <td>☒ Residential (suburban)</td> </tr> <tr> <td>☐ Forest</td> <td>☐ Agriculture</td> <td>☐ Aquatic</td> <td colspan="2">☐ Other (specify): _____</td> </tr> <tr> <td colspan="5">☐ Parkland</td> </tr> </table>				☐ Urban	☐ Rural (non-agriculture)	☐ Industrial	☐ Commercial	☒ Residential (suburban)	☐ Forest	☐ Agriculture	☐ Aquatic	☐ Other (specify): _____		☐ Parkland				
☐ Urban	☐ Rural (non-agriculture)	☐ Industrial	☐ Commercial	☒ Residential (suburban)														
☐ Forest	☐ Agriculture	☐ Aquatic	☐ Other (specify): _____															
☐ Parkland																		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	☒	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: <u>near, but not within or on 100ft setback</u>	NO	YES	
	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:	NO	YES	
	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>will install septic</u>	NO	YES	
	☒	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☒ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	☒	☐	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	☒	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES	NO	YES	
	☒	☐	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	☒	☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>[Signature]</u> Date: <u>6-3-26</u> Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT

TOWN VILLAGE CITY OF Canaan
(circle one)

Application # _____

Agricultural Data Statement

Date _____

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: <u>Jonathan Harty</u>	Name: _____
Address: <u>13149 State Rt. 22</u> <u>Canaan, NY 12029</u>	Address: _____

1. Type of Application: ☒ Special Use Permit; ☐ Site Plan Approval; ☐ Use Variance;
(circle one or more) ☐ Subdivision Approval

2. Description of proposed project: complete construction of single family residence, house site, install new power, well and septic.

3. Location of project: Address: 13149 State Route 22, Canaan
Tax Map Number (TMP) 60.-1-34.5 (portion of 60.-1-34.1)

4. Is this parcel within an Agricultural District? ☒ NO ☐ YES (Check with your local assessor if you do not know)
5. If YES, Agricultural District Number _____
6. Is this parcel actively farmed? ☐ NO ☐ YES
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: <u>STH Equestrian LLC</u>	Name: _____
Address: <u>241 Townell Hill Rd.</u> <u>Horses Canaan, NY 12029</u>	Address: _____
Is this parcel actively farmed? ☐ NO ☒ YES	Is this parcel actively farmed? ☐ NO ☐ YES
Name: _____	Name: _____
Address: _____	Address: _____
Is this parcel actively farmed? ☐ NO ☐ YES	Is this parcel actively farmed? ☐ NO ☐ YES

[Signature]
Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____

Signature of Municipal Official

Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.