



Town of Canaan

Zoning Board of Appeals Regular Meeting Minutes – Approved
May 26, 2026

Present: David Cooper
Heather O’Grady
Craig Dillon
Kevin Muholland

Absent: Spee Braun,
Alternate: Patricia Liddle

Others Present: Brenda Dorato, Zoning Board of Appeals Clerk; Audience:
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I. Meeting Call to Order

- Chairman David Cooper called the Regular Meeting of the ZBA to order at 7:00 p.m.

II. Minutes Review/Approval

The minutes of the April 28, 2026 meeting were reviewed and the minutes were approved by a motion made by David Cooper and seconded by Craig Dillon. The vote carried, as follows:

David Cooper, Chair	Aye
Craig Dillon	Aye
Heather O’Grady	Aye
Kevin Mulholland	Aye
Spee Braun	Absent
Pat Liddle	Absent

III. Consideration of File Number 2026-02: Area Variance in a C1 Zone for David Freberg and Roberto Juarez, 11 Bristol Road, Tax ID# 38.-1-32.110

- Chair read file including application, SEQR, building permit denial, and narrative for a Front Yard Setback.
- Appellant is seeking a 40’ variance of the required 100’ setback.
- Motion to accept the file as submitted Heather O’Grady, Craig Dillon seconds. Carried as follows:

David Cooper, Chair	Aye
Craig Dillon	Aye
Kevin Mulholland	Aye
Heather O’Grady	Aye
Spee Braun	Absent
Pat Liddle	Absent

Motion is approved.

- Chair set the Public Hearing date as June 30, 2026 and explained the process of notifying Abutters within 500' of all meets and bounds as well as the timeline of the notification.

IV. 7:20 Consideration of File for Johnathan Harty, 13149 State Route 22, Tax ID 60.-1-34.5, for a Special Permit.

- Appellant is unable to attend meeting
- File is deemed to be incomplete
- Chair asks that board give Mr. Harty until Wednesday, June 3, 2026 to get all completed documents to the board so that there may be a public hearing on June 30, 2026
- Motion to approve the file conditionally by Chairman Cooper, Heather O'Grady Seconds. Carried as follows:

David Cooper, Chair	Aye
Craig Dillon	Aye
Kevin Mulholland	Aye
Heather O'Grady	Aye
Spee Braun	Absent
Pat Liddle	Absent

Motion is approved.

Meeting Adjourned

Meeting was adjourned at 7:35pm, motion by David Cooper and seconded by Craig Dillon, all in favor.

Submitted by Heather O'Grady