

ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK
February 24, 2015

Present: David Cooper, Pat Liddle, Bill Wallace, Sandy Haakonsen, Christy Ransford, John Stelling

Chairman Cooper called the meeting to order at 7:00 p.m. with no one in the audience. The item on the agenda is the public hearing for File #2015-1, Suzanne Michael, 11 Lee O'Knobit Road, Tax Map ID # 68.-1-4.111 for an area variance for front yard setback.

Motion by Sandy Haakonsen with 2nd by Christy Ransford to approve the February 3, 2015 minutes as submitted. All in favor.

At this point (7:05) Bill Wallace recused himself because he is representing the applicant in this matter. Bill presented proofs of mailing to abutters and will present the Board with the \$25 check covering the request for area variance at his earliest convenience.

David read the legal notice. Bill had nothing to add to the file, and the board had no further questions. Bill discussed that the orientation of the house is toward the garage. The front yard is an administrative thing in this part of the house. There is nowhere else to put the addition but to replace the previous entry. The addition will be built on piers as the house is.

There being no further discussion, Motion made by Pat Liddle with 2nd by Sandy Haakonsen to close the hearing. All in favor. Hearing closed at 7:10.

Deliberations:

No further discussion. Motion by David Cooper with 2nd by Pat Liddle to approve the area variance for the front yard setback as submitted, with no conditions other than it be produced according to plan. The Clerk polled the Board:

David Cooper:	Yes
Pat Liddle:	Yes
Sandy Haakonsen:	Yes
Christy Ransford:	Yes
John Stelling:	Yes

The variance is approved.

Bill Wallace returned to the board at 7:13.

Per Chairman Cooper's request of last meeting, Clerk will retype the Application To Zoning Board of Appeals form to include "Building Permit" as one of the choices in the "Whereby the Zoning Enforcement Officer did: () Grant () Deny" section.

David will contact applicant Gerhard Komenda (File # 2014-4) for a current status of his application.

Christy Ransford is interested in attending any applicable courses if available during the winter months.



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Motion by David Cooper with 2nd by Christy Ransford to adjourn. All in favor. Adjourned at 7:18 p.m.

For the Board,



Julie Alexander
Clerk