

ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK
February 3, 2015

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

This meeting is the regular January 2015 meeting, postponed from January 27 to this date because of snow. Chairman Cooper called the meeting to order in the downstairs Assessor's/Zoning Enforcement Officer's office at 7:00 p.m. There is one item on the agenda: consideration of a file submitted by Suzanne Michael of 11 Lee O'Knobit Road for a variance to the front yard setback.

Motion by Pat Liddle with 2nd by Bill Wallace to approve the December 30, 2014 as amended previously via email. All in favor.

Bill Wallace recused himself at this point (7:05) because he is representing the applicant in the file being considered. David read the file and numbered it 2015-1 dated February 7, 2015. David would like to see the category "Building Permit" added to the list of Zoning Enforcement Officer actions on the ZBA application, and made that addition on this form to indicate the ZEO did deny a building permit. David verifies that the house is on a precipice. The front yard setback needs to be varied because the road determines the front of the house. The applicant wants an addition to the existing house.

SEQR: This is a listed Type 2 action without a significant impact. There is no need to refer it to Columbia County Planning. The road is a Town road, down 15' or 20' and shoots up, then drops back off to the stream. The new addition encroaches on the front yard setback. It is currently non-conforming at 4' off.

Bill Wallace presented site and floor plans.

Motion by David Cooper with 2nd by Pat Liddle to accept the file and set the hearing date of February 24, 2015. Clerk will place the public notice on February 17th, and Bill will contact the abutters by February 9th.

Bill returned to the Board at 7:15. Motion to adjourn by Sandy Haakonsen with 2nd by Christy Ransford. All in favor. Adjourned at 7:17.

For the Board,


Julie Alexander, Clerk