

ZONING BOARD OF APPEALS  
TOWN OF CANAAN  
COLUMBIA COUNTY, NEW YORK  
January 31, 2017

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

Chairman Cooper opened the meeting at 7:00 p.m. with three people in the audience. Motion made by Pat Liddle with 2nd by Sandy Haakonsen to accept May minutes as submitted. All in favor.

David said that he was not going to be able to conduct the next two monthly meetings on their scheduled Tuesday evenings and asked if any other Board members wanted to take his place? The board declined, so the February meeting is being scheduled for Thursday March 2, 2017, and the March meeting will be scheduled for Thursday March 30.

There is one file to consider.

Consideration of file #**2017-1** for Harry McMann, 1627 State Route 295, East Chatham, **Tax I.D. 37.-1-47** began at 7:03. David read the file. The filing is for a Special Permit for a residence with a home occupation, namely being an antique car restoration shop. The business will be located in an accessory structure which is a 30'x30'x14' garage already on the approximately 23 acre lot. There is no plumbing to the garage, nor will any be added. There is no need to change any electrical wiring or to move the driveway. The property is located in a RA2 zoning district so the file will stay with the Zoning Board of Appeals for Site Plan Review and will not need to go to the Canaan Planning Board. The file will however have to be sent to the Columbia County Planning Board due to its location off of Route 295. David explained that if the Columbia County Board has an issue with the proposed home Restoration shop, it will take a Super Majority of the ZBA to override the decision.

David inquired as to how many vehicles are on the property and Jen McMann replied around 8. Mr. McMann said that most were his, but one was being restored for someone else. David suggested that the more proactive Harry is with his inventory the better off he may be.

Bill Wallace requested a summary paragraph and David suggested that within it he mention where he plans to store the inventory in the future. Pat Liddle asked if anyone had complained that there was mud coming out of the driveway, and the answer was no. Chairman Cooper said he thought there was a limit to the cars that could be had and Bill Wallace stated that there was a limit on how many unregistered vehicles you could have.

David asked for a better Site Plan that includes where the existing well and septic are, to go along with the narrative. The narrative should definitely explain where the inventory will be located in the future, traffic patterns, deliveries and what happens with things like used fluids such as oil. Pat also asked about how the painting of the cars was handled. Bill suggested that the McMann's go through the Zoning and Home Occupation Regulations one by one and answer the questions from there. He also suggested that bullet points would be helpful.

David made a motion to accept the file conditionally, as long as the information requested is submitted to the Board by Thursday, February 9, 2017. Christy with a 2<sup>nd</sup>. All in favor. The Public Hearing will be March 2, 2017. Chairman Cooper explained the process of notifying abutters.

Pat Liddle made motion to adjourn with 2<sup>nd</sup> by David. Meeting adjourned at 7:45.

Heather O'Grady,  
Clerk