

ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK
December 29 2015

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

Chairman Cooper opened the meeting at 7:00 p.m. with five people in the audience. There are two public hearings on the agenda and one file to consider. David read the public notice for the first hearing – file #2015-4, Brian Wood.

As the Board requested, Mr. Wood submitted an updated survey map locating the proposed garage as accurately as possible and showing the location of the driveway and the topography. Mr. Wood submitted proof of mailing notice to abutters and a check for \$25 for consideration of a variance. Mr. Wood told the Board he had received many phone calls and letters in support of his project. David said Mr. Wood makes a relatively good case to support a variance. There were no questions from the Board or the audience. David has walked the property and said given the characteristics of the lot Mr. Wood is limited in where he can put the garage. Mr. Wood has worked cooperatively with the Board as they considered his request. Motion by David Cooper with 2nd by Christy Ransford to close the hearing. All in favor. Hearing closed at 7:05.

Deliberation on file #2015-4: Bill Wallace had some concerns from the original site plan but visited the property and his concerns were alleviated. Motion by David Cooper with 2nd by Bill Wallace to approve the file as submitted incorporating the plot plan that has been produced. The clerk polled the Board:

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

Approved unanimously.

The hearing of file #2015-5 by Susan Newman opened at 7:10. David read the public notice. This is a listed Type II action deemed to have insignificant environmental impact. Mr. Matthew Bowe, representing appellant Ms. Newman, presented the latest maps which are unchanged from last month and presented proof of mailing and a check for \$25.00 for consideration of a variance. The requested change will rationalize these two lots, removing Mr. Jon Cohen's dining room from Ms. Newman's property. No neighbors had commented on the request to Ms. Newman. The change would reduce Ms. Newman's lot by 0.033 acre and add to Mr. Jon Cohen's property by the same. Audience member Alison Bouchard asked if an approval also had to be given for the change to the Cohen lot. No, one can add to their lot in order to become more conforming. A lot can get bigger but needs approval to get smaller. Motion by David Cooper with 2nd by Pat Liddle to close the hearing. All in favor. Hearing closed at 7:20.

Deliberation on file #2015-5: Motion by Pat Liddle with 2nd by John Stelling to approve the appeal as submitted to make the Newman lot smaller by 0.033 acre. The clerk polled the Board:

David Cooper:	Yes
Pat Liddle:	Yes

Bill Wallace:	Yes
Sandy Haakonsen:	Yes
Christy Ransford:	Yes
John Stelling:	Yes

Approved unanimously.

Their next step is to go back to the Planning Board with the ZBA approval in hand.

Consideration of file #2015-6 began at 7:25. Mr. Jay McEwan is representing the appellant Mr. Indrajit Bardhan, 471 Haddock Hill Road. David read the file. The property is 43 acres in size but the house is in the far back corner. They want to build a 3-bay garage measuring 26' x 32' so that it does not block the view from their sun room, but that places the garage within the required setback. David said the file is incomplete. The Board needs a better map. We will accept the file conditionally pending a better map, more to scale and more accurate. It should show where the septic and well are, and it should show the driveway clearly. Pat Liddle wants to understand the rationale, in writing. These things should be submitted by 15 days prior to the hearing date. Motion by David Cooper to accept the file on the condition that the map and narrative are provided as requested. Second by Sandy Haakonsen. All in favor at 7:45.

Motion by Pat Liddle with 2nd by Christy Ransford to accepted the November 24, 2015 minutes as submitted. All in favor.

Discussion with John Stelling on the work being done to make the zoning law whole by incorporating separate appendices.

David is preparing a letter to the Town Board asking them to appoint Heather O'Grady as ZBA Clerk and reappoint Sandy Haakonsen as ZBA member.

Motion by Pat Liddle to adjourn with thanks to Julie Alexander for her work as clerk of this Board, 2nd by Sandy Haakonsen. All in favor. Adjourned at 8:00.

For the Board,

Julie Alexander, Clerk.