

ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK
July 31, 2018

Present: David Cooper, Heather O'Grady, Pat Liddle, Jack Steffek, Sandy Haakonsen, Christy Ransford

Board Chair David Cooper opened the meeting at 7:00 with 2 people in the audience. There is one item on the agenda for this meeting – one public hearing.

The June meeting minutes were approved as submitted.

File #2018-5 for Cappelletti of 365 Schillings Crossing Road, Canaan NY 12029, Tax ID #49.-1.1 was scheduled during the June ZBA board meeting for a public hearing on July 31, 2018. The Cappelletti's requested an extension for the public hearing due to the fact that during the Planning Board meeting additional information was requested for the site plan and a decision was not made. The public hearing for Cappelletti will be held on August 28, 2018 at 7:00pm.

7:03 – Public Hearing File #2018-6 for Bulent Yener of 68 Pine Ridge Road, Canaan NY 12029, Tax ID #38.-1-10.200.

David read email response from the Columbia newspaper. Because the newspaper failed to publish the public hearing notice the Board is unable to hold the public hearing. An informal discussion was held. Bulent Yener submitted copies of the letters sent to the abutters along with mail receipt. David asked the board if there were any questions. Heather asked if Pine Ridge was a town road or private road. It is a private road. David questioned why the front yard set back was needed. Bulent explained that because of the terrain and the elevation, the building needed to be closer to the road so it wouldn't flood. David discussed the short form SEQR. The property is type 2 action – no identifiable negative significant impact.

A special hearing is scheduled for August 7, 2018 at 7:00pm to hold the public hearing.

Jack made a motion to adjourn with a 2nd from Pat. All in favor.
7:16.

For the Board,

Jennifer Carmon
Clerk