

ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK
September 25, 2018

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

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 – Consideration of file #2018-7 (application for an Area Variance by Anthony and Ann Zinsser)

Motion made by Sandy Haakonsen to accept the August minutes as submitted, with a 2nd from Christy Ransford.

7:02 Consideration of file #2018-7- Anthony and Ann Zinsser, 55 Luke Hill Road, Canaan, NY, Tax ID #50.1-1-56.200.

Chairman Cooper read the file. The Zinsser's are asking for relief from front and rear yard setbacks in order to build a 15'x30' detached 1 story garage with a storage area, to replace a shed that had to be removed in order to install a state of the art, self-contained septic system. The property is located on a privately maintained road in an RAll zone and the lot size is 198.52' wide and 133.23' in depth.

David read the narrative that the appellants supplied and this is included by reference.

Chairman Cooper asked that the actual setbacks get added to one of the maps. He said that when this is reviewed it will be for a specific setback. Ann Zinsser said that she is asking for 6 feet from the common line between their property and Queechy Shores. The distance from the center of Luke Hill Road cannot be accurately determined because the roadway seems to be moving around due to plowing et cetera. Ann pointed out where the power lines were as well as the wetlands and Queechy lake.

David explained the process of notifying the abutters. Ann said that she and Anthony will not be here for the public hearing, but they will probably ask Stephen Kolonics who is a neighbor as well as the builder to come and represent for them.

David asked what a specific line on the map was and Ann stated it was where the driveway used to be, but it was very fluid right now. David said that in order to locate the building the board was going to use the property line.

There were no other questions and David made a motion to accept the file with a hearing date of October 30, 2018. Christy with the 2nd.

7:36 David made a motion to adjourn, so moved Sandy Haakonsen and 2nd Christy Ransford. All in favor.

For the Board,
Heather O'Grady
Acting Clerk

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