

ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK
October 30, 2018

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

Board Chair David Cooper opened the meeting at 7:00 with 2 people in the audience.

Motion made by David Cooper to accept as submitted the September meeting minutes. 2nd was made by Christy Ransford. All in favor.

There is one public hearing on the agenda.

David read the legal notice for the public hearing on file #2018-7, Anthony & Ann Zinsser 55 Luke Hill Rd, Canaan NY, Tax Map ID # 50.1-1-56.200.

Salle LaValle who is the Zinssers neighbor and representative turned in the receipts for notification to abutters. The \$25.00 Special Permit fee was previously submitted by the Zinssers.

David completed the SEQR and property is listed as type 2 and deemed to have little to no impact. The appellants updated their septic system and had to demolish a small storage building to accommodate the installation of a new system. They decided to replace with a modest garage. David visited the site and noted that the corner of the proposed garage is 5 feet from the property line but the footage from the property line increases alongside the building.

7:12 David made a motion to close the Public Hearing, with a so moved by Jack and a 2nd from Pat. All in favor.

David made a motion to approve the file with a 2nd from Pat.

The clerk polled the Board:

David: Aye
Pat: Aye
Jack: Aye
Christy: Aye
Heather: Aye

All in favor.

7:18 A file was received on Monday, October 29, 2018 from Young/Sommer LLC, legal representatives for Matthew Kusnitz and Marilyn Geller, for Notice of Appeal of October 1, 2018 Code Enforcement Officer Determination related to 215 County Route 24, East Chatham NY. The application was not submitted in time to be placed on the agenda for October's meeting however, due to time restrictions for filing an appeal the ZBA board acknowledges receipt of the application as the date the file was received – October 29, 2018. A brief review of the file was conducted and David requested that all board members do a thorough reading of the file and get familiar with the area.

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Chairman Cooper made a motion to adjourn with a 2nd from Heather. All in favor.
Adjourned 7:45.

For the Board,

Jennifer Carmon
Clerk