

ZONING BOARD OF APPEALS
TOWN OF CANAAN
COLUMBIA COUNTY, NEW YORK
October 29, 2019

Present: David Cooper, Jack Steffek, Craig Dillon, Heather O'Grady, Sandy Haakonsen

Absent: Pat Liddle

Chairman Cooper opened the meeting at 7:00 p.m. with seven people in the audience.

David made a motion to accept the September minutes with one sentence changed and noted with ***. 2nd from Jack. All in favor

7:01: Chairman Cooper addressed the audience and stated that there was supposed to be a public hearing and one of the obligations of the appellants who are requesting an appeal is to give proper notice to all abutters within 500' of all meets and bounds of their property. It became apparent just before the fifteen, day cutoff that they had only made a partial notification of the abutters and I advised them of this. He said we can't legally conduct a hearing without the people most severely being impacted by this being notified and able to appear and also review the project. There is a copy of this file kept at the Town Clerks office. David Believes that about fifteen of the neighbors were not notified. As much as we would like to conduct the hearing, it is not appropriate. Anyone who has not been notified would have every right to challenge any actions that we took, and they would be perfectly in their right. Chairman Cooper apologized for not being able to notify the abutters who had been notified and had come to what they believed to be the hearing. He stated that we would not discuss the file, as it would not be appropriate other than to give a synopsis of the project which is to tear down the cottage they have and rebuild in what the appellants feel is the same footprint. To complicate matters there is an old variance that was approved in 2005 for the demolition and rebuilding of the cottage. On advice of the town attorney we are taking this as a new file.

From the plot plan that we have on file, the new structure indeed has one edge that wanders out further than the previous variance approved. Nothing proposed seems to exceed the overhanging structure of the existing house. David encouraged the gallery to come to the town hall too look at the file.

Craig made a motion to set a new hearing date for Tuesday November 26, 2019 with a 2nd from Jack. All in favor.

Audience member Charles Bott asked who determined the length and breadth of the 500' and would it actually cross Queechy Lake? David said that the distance across the lake was a little further than that, and that he used the NY GIS system.

7:15 David made a motion to adjourn with 2nd from Jack Steffek.

For the Board,
Heather O'Grady

