

ZONING BOARD OF APPEALS  
TOWN OF CANAAN  
COLUMBIA COUNTY, NEW YORK  
**January 28, 2020**

Present: David Cooper, Pat Liddle, Heather O'Grady, Craig Dillon  
Absent: Jack Steffek

Chairman Cooper opened the meeting at 7:01 PM with 3 people in the audience. There is one item on the agenda, which is the Public Hearing for File #2019-5.

Motion made by Pat Liddle with a 2<sup>nd</sup> from Craig Dillon to accept the December minutes as submitted All in favor.

**7:02** David read the Legal notice for Lauree and Greg Hickock, 89 Luke Hill Road, Canaan, **Tax ID #50.1-1-31**, for an area variance. He then read the narrative for the SEQR part III that stated this project is a listed type II and no further review is needed, however the Hickok's do need a permit from Department of Environmental Conservation. Mr. Hickok stated that the permit had been received the day of the last Board meeting in January. Chairman Cooper noted that there were 38 receipts from notification to abutters.

David asked the Hickock's if they wanted to add anything to the file and they did not. Greg Hickok said that both the Chairman of the Board and the Zoning Enforcement Officer had been very good guides in the process.

Board member Craig Dillon wanted to give the appellants the option to enclose the whole space in the footprint. He wanted to make sure by doing so we are automatically giving them a waiver to get into the building however they choose because it will be going out a bit further.

David said that when we deliberate, we will make a condition in there that the front line can be contiguous right across the front so that if you wanted to incorporate the porch into the project you could. It may give you options that you hadn't thought about. The Area Variance will travel with your property permanently unless it gets altered. That is why we have a public hearing, because this is serious.

David proposed a motion to close the public hearing, with so moved from Craig and 2<sup>nd</sup> from Heather. All in Favor

**7:14 Deliberation:** David said this was one of the best applications we have ever received in terms of completeness. Pat and Heather agreed. David is encouraged because the Appellants took the

information off the website and worked with the Zoning Enforcement Officer and asked for help when they needed it. The result was good and he asked the Appellants if they would mind if the Board used this file as an example to others.

David made a motion to approve this file as submitted with the condition that we make sure that in the findings of the decision we make it clear that the line can be contiguous in front of that porch and can be squared off. Also, that this is not to encumber or exclude normal access. Pat with the 2<sup>nd</sup>.

The clerk polled the Board.

David: Yes

Heather: Yes

Craig: Yes

Pat: Yes

Approved as submitted.

David introduced the new Alternate on the Board, who is Brian Lossow, and explained the role of alternate.

David entertained a motion to adjourn

So moved Pat

2<sup>nd</sup> Craig.

All in favor.

**Meeting adjourned 7:22.**

For the Board,  
Heather O'Grady  
Acting Clerk