



Town of Canaan

Planning Board Regular Meeting Minutes –**APPROVED**
November 16, 2020

Present: J. Pierre Gontier, Chair
Chad Lindberg, Deputy\
Jens Braun Planning Board Member
Mark DeSanctis, Planning Board Member
Jeffrey Sotek, Planning Board Member
Marlene Tuczinski, Planning Board Member
David Birch, Planning Board Member

Absent:

Others Present: Ginny Nightingale, Town Board Liaison, Susan Powell, Peter Barlett

I. Call to Order

Chairman J. Pierre Gontier called the Regular Meeting of the Planning Board to order at 7:00 p.m.

II. Minutes Review/Approval

The minutes of the October, 19th 2020 meeting were reviewed and the minutes were approved by a motion made by Jens Braum and 2nd by Mark DeSantis.. The vote carried, as follows:

J. Pierre Gontier, Chairman	Aye
Chad Lindberg, Deputy	Aye
David Birch	Aye
Jens Braun	Aye
Mark DeSanctis	Aye
Jeffrey Sotek	Aye
Marlene Tuczinski	Aye

Motion Carried

III. Home Range Winery PB Case # 2020-006

The applicant presented seven copies of their Site Plan Map to the Board for review. The Board found the map sufficient under the Canaan Zoning Law to move forward with the project review.

The Planning Chair opened the review with an update of recently discovered guidance material from NY Ag & Market on review procedures for Winery Applications and NYS Department of Health Regulations as they related to Campgrounds.

In reviewing the Site Plan the Chair noted that the parking area for Harvest Host motorhomes was within the travel portion of the driveway and because of the width and length of such vehicles that the assigned spaces would cause a hazardous condition to foot traffic and would also cause a bottleneck circulation condition thereby hindering safe passage for patrons and vehicles.

The discussion on the motorhomes proceeded to the issue of, would the allowance of a motorhome being parked overnight expand the Winery Use categorization to include a Use as a Campground which is a non-

listed Use and thereby prohibited. The Deputy Chair stated that he would be more comfortable with the site plan with the removal of the labeling of the parking spots for Harvest Host until such time that it is determined that the motorhomes would be allowed; the applicant agreed to remove the labeling; the Deputy and Board requested that the Chair follow up on the motorhome issue.

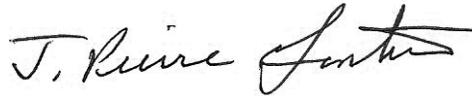
The Chair then afforded each member unrestricted individual time to interview the Applicant on his submission. Questions were raised as to the involvement and the extent of authority each of the involved agencies have in the approval and enforcement of regulations governing the Winery.

The review process also identified the need for inclusion on the map of the second septic system, a rollback stop barrier to be installed in the parking lot, the signage location to be included on the plan; further issues resolved were the review of the EAF Mapper identifying the need for Long-eared Bat protection in any approval resolution.

The Applicant was informed by the Chair that he would be placed on the December Agenda for continued review and if at that time the application was complete that it would be forwarded to the Columbia County Planning Board for their review. The Chair also informed the applicant that the County 239-m mandatory review would add an additional month to the approval process due to legal filing date requirements that cannot be complied with under the current meeting schedule of the two involved Boards.

Jens Braun made a motion to close the meeting; the motion was 2nd by David Birch. Meeting was adjourned at 9:20 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Pierre Gontier". The signature is fluid and cursive, with a large, sweeping flourish at the end.

J. Pierre Gontier
Planning Board, Chair