



Town of Canaan

Planning Board Regular Meeting Minutes –**APPROVED**
 December 21, 2020

Present: J. Pierre Gontier, Chair
 Chad Lindberg, Excused
 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. Zoom Meeting Call to Order

Chairman J. Pierre Gontier called the Regular Meeting of the Planning Board to order at 7:10 p.m.

II. Minutes Review/Approval

The minutes of the December, 21, 2020 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	Absent
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 the Board with electronic copies of their updated Site Plan that included the additional information requested by the Board. Noted map updates; the addition of the second septic system, the removal of the motorhome parking in the driveway, additional parking on the second parcel noted as the vineyard, signage locations, lighting locations, and the new parking location for two motorhomes and the location for food truck parking.


Chairman Gontier (Chair) updated the Members on the ZBA Special Permit Decision of granting three transient parking spots with a limited use/stay time of Twenty Four Hours (24); the applicant also agreed to a restriction of two (2) transient parking spots that are located on the Site Plan Map and noted as Harvest Host. The question was raised by the members if the Harvest Host noted sites were general parking areas or individual parking

spots, the applicant and Chair replied that the noted sites for Harvest Host where for one (1) motorhome each, at each parking site and not a general parking area for motor homes.

Event/tour usage of the site was discussed for NY AG & Marks and the SLA allows the Winery to host such actives. The main discussion on the site event/tour usage centered on transportation to the winery, traffic control and parking of buses which also brought into questioning allowing combination recreational vehicles such as pickup trucks hauling large trailers to use the site. To address the parking and traffic control the Chair suggested that conditions could be attached to the approval to address parking and traffic issues.

Discussion then turned to acceptance of the map and the Board agreed it was sufficient. The Chair requested the applicant to provide paper copies of the map within two weeks for submission to the County for their Review.

Respectfully submitted,

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

J. Pierre Gontier
Planning Board, Chair