



Town of Canaan

Planning Board Regular Meeting Minutes – **APPROVED**

January 18, 2021

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

Absent:
Others Present: Ginny Nightingale, Town Board Liaison

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 18, 2020 meeting were reviewed. The minutes were approved by a motion made by J. Pierre Gontier and 2nd by Jens Braun.. 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	Absent
Marlene Tuczinski	Aye

Motion Carried

III. Concept Site Plan Review for, Countryside Inc.

Countryside Inc. representing Sandri Reality Corp appeared to present a Concept Plan for the expansion of the fuel deliver system for the Sunoco Station located at the B 3 Interchange ramp exit off Interstate 90.

The proposed expansion would increase the working area of the parcel by less than one acre and include the installation of a diesel pump island and one 1500 gal above aground diesel fuel tank.

Before opening the meeting for discussion by the applicant and Board Members the Chair addressed the history of the parcel.

The Chair stated the business was established before the enactment of the Town of Canaan Zoning Laws and as noted on the Building Permit Application by the Code Enforcement Officer the business enjoys a Grandfathered Use Status.

Although there is no question as to the right of continuance of the Use as Fuel Station on the parcel the need to evoke vested right protection is unnecessary for the Use is an Allowed Use in the Permitted Use Tables in the C-2 Zoning area of the current Canaan Code.

The review of the Concept Plan made note of the proposed project being an allowed use in the C-2 Zoning District and that to precede with a review of the project a detailed map that would include construction details and compliance with the site plan review standard set forth in the Canaan Code would be needed. The applicant informed the Chair that he would like to continue considering the project before a final decision is made on moving forward. The Chair responded that he would place the application on the February agenda to keep the project moving forward and that if the applicant would like to withdraw the application it would not be a problem.

NO MOTIONS OR APPROVALS WERE MADE

Jens Braun made a motion to close the meeting; the motion was 2nd by David Birch. Meeting was adjourned at 8:50 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Pierre Gontier". The signature is written in a cursive style with a prominent initial "J" and a long, sweeping underline.

J. Pierre Gontier
Planning Board, Chair