



Town of Canaan

Planning Board Regular Meeting Minutes – **APPROVED**

September 19, 2022

Present: J. Pierre Gontier, Chair
Chad Lindberg, Deputy
Jens Braun, Planning Board Member
Mark DeSanctis, Planning Board Member
Marlene Tuczinski, Planning Board Member
David Birch, Planning Board Member (arriving late)

Absent: Jeffrey Sotek, Planning Board Member

Others Present: Jillian Kasow, Planning Board Clerk; Town Board Liason Ginny Nightingale; Audience: 5

I. Meeting (In-Person) Call to Order

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

II. CASE #2022-001, Re-Subdivision of Lot One, John Harty, 13191 State Route 22

- Applicant presents: content with minor subdivision approval, seeking quick adjustment, not looking for a major subdivision.
- Mark DeSanctis clarifies which line applicant is seeking to move.
- Jens Braun requesting whether any of the line hits wetland. Answer: Corner in previously approved area does.
- No further questions/issue/discussion.
- Chad Lindberg makes motion to approve, Mark DeSanctis seconds. Vote carried as follows:

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

Result: motion carried. Check presented to Clerk for \$50

III. Case 2022-003, Subdivision, William and Denise Wallace, 1063 County Route 5, East Chatham, NY

- Applicants own two parcels on County Rte 5. Second parcel, 19 acres, wish to break off 3.96 acres to build a house for themselves. Existing 60-foot access to County Rte 5 will be maintained for parcel behind lot that is otherwise landlocked (access not through new parcel); this has historically been a logging road.
- Mark DeSanctis: For this new Lot 2, should it not be 5 acres for an approved building lot. (Well within 2 acres lot for 450 ft setback requirement). Answer: Do not wish to.

- No further questions.
- Chad Lindberg makes motion to approve, David Birch seconds. Vote carried as follows:

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

Result: motion carried. Check presented to clerk in the amount of \$150.

IV. Case 2022-004, Site Plan Review, Dunton Farm Stand: Shady Acres Farm (Daniel J. Dunton), 29 MacNeil Rd. Canaan, NY

- Recent building permit issued by code enforcement officer, all setbacks and all lines have been verified by him. Treating as similar to home occupation; use governed by Ag & Mkts.
- Chair: under law board can accept a sketch plan as presented. Asks board if comfortable considering sketch plan as presented—all agree.
- Applicant: Farm market across the road, wanted to move to other side of road, more space/parking, larger market, safer access. DOT permitted driveway. Continue family’s farming legacy. Whole store is inspected by Ag & Mkts; DOH regulates trailer and water supply as well.
- Clarification: On Rte 22, backed by MacNeil Road.
- Jens Braun: how do customers pull off main road with traffic behind them. A: not different from farm market across the road, this way pulling off to the road for traffic coming from interstate, also similar to driveway pulloff. No sign yet now until approval. Current has 7 parking spaces. Noted placement of future sign as clarification.
- Chad Lindberg: confirming DOT permit. Clarified DOT did not have pulloff requirements (considered it as a home business).
- Jens Braun: Planning business in winter time? A: Not likely, main product is produce. Maybe until Christmas time in the future. Not cost effective to remain open for now. Not intention to stay open 12 months.
- Chair references email from David Cooper, Chair of Zoning Board of Appeals: For special permit use, description of lot recited.
- Marlene Tuczinski: confirms lighting around sign is solar. Chair voices concern about LED against white sign that provides glare—Applicant confirms this will not be the case.
- Chair to poll board before moving to County. No issues as presented, supporting an approval of this application on the condition that the County does not have any issues that cannot be addressed. All approve. Chair will make up referral this week and send to County; next month, County will review ZBA submission first. Anticipate December approval.

V. Minutes Review/Approval

The minutes of the June 20, 2022 meeting were reviewed and the minutes were approved by a motion made by Chair and seconded by Mark DeSanctis. The vote carried, as follows:

J. Pierre Gontier, Chairman	Aye
Chad Lindberg, Deputy	Aye
Marlene Tuczinski	Aye

Mark DeSanctis	Aye
Jens Braun	Aye
David Birch	Aye
Jeffrey Sotek	Absent

Result: Motion Carried

VI. Case 2022-005, Site Plan Approval, TJB Land Corp., 35 Flints Crossing Road; Additional Storage Unit

- Chad Lindberg recuses himself for this item because he has an association with this firm.
- Samantha with Taconic Engineering, representing owner.
- Presents existing site consisting of RV storage units and existing drive. Owner is proposing an additional RV storage unit, same size, same look, same exterior lighting. Fits 20 RVs in each unit.
- Jens Braun confirms that there is still enough room to maneuver RVs into new unit.
- Motion to approve made by Chair, seconded by David Birch. The vote carried, as follows:

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

Result: Motion Carried. Check in the amount of \$75 presented to Clerk.

VII. Other Business

- Chair sent link to board members for training courses. Requests members to send certifications of completion to Chair.

VIII. Meeting Adjourned

Meeting was adjourned at 7:57pm, motion by Chair and seconded by Mark DeSanctis, all in favor.

Submitted by Jillian Kasow, Planning Board, Clerk