



Town of Canaan

Planning Board Regular Meeting Minutes – **APPROVED**

October 17, 2022

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

Absent: Marlene Tuczinski, Planning Board Member

Others Present: Jillian Kasow, Planning Board Clerk; Town Board Liaison Ginny Nightingale; Jeff Byard, representing Onvo (Canaan Travel Holdings LLC as applicant)

I. Meeting (In-Person) Call to Order

Chairman J. Pierre Gontier called the Regular Meeting of the Planning Board to order at 7:02pm.

II. Minutes Review/Approval

The minutes of the September 19, 2022 meeting were reviewed and the minutes were approved by a motion made by Chair and seconded by Jens Braun. The vote carried, as follows:

J. Pierre Gontier, Chairman	Aye
Chad Lindberg, Deputy	Aye
Marlene Tuczinski	Absent
Mark DeSanctis	Aye
Jens Braun	Aye
David Birch	Aye
Jeffrey Sotek	Abstain (absent last meeting)

Result: Motion Carried

III. CASE #2022-006, Pylon Sign Replacement, Canaan Travel Holdings LLC, 12816 NY 22, Canaan, NY

- Applicant explains need NY Thruway approval as well.
- Mark DeSanctis question: Whether zoning is C2 or C3? Answer: there are two parcels that encompass the truck stop. Applicant believes the parcels are C3 industrial.
- Jeff Sotek: how tall will sign be? Answer: 30 feet.
- Chair: is there an automatic dimmer on sign? Answer: yes, actually dimmer during the day because it is LED, will not obstruct traffic.
- Chair: set back ten feet back from the line where it should be. No members present raise objection.
- Mark DeSanctis: welcome improvements on the property.
- Chair: Thruway approval is needed, queries whether to approve tonight. Chad Lindberg proposes board take action to approve with the approval conditional on Thruway approval. All members agree.

- Chair makes motion to approve the site permit application as presented conditioned that before the sign is erected that the project has approval from NYS Thruway and a copy of that approval is submitted to the Canaan Planning Board. Mark DeSanctis seconds. Applicant requests ability to put in ground construction before ground freezes in the meantime (just concrete). Members agree to include that stipulation in the vote. Vote carried as follows:

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

Result: motion carried. Applicant will submit check by mail to Town Clerk for \$75. Chair explains that final approval will be sent after check is received.

IV. Other Business

- Discussion on preapplication inquiry regarding boundary line adjustment, Lin Ira Kirscher/Nancy Anne Potter and Barracks Nine Holdings LLC.
 - Map provided to board. Applicant is requesting guidance on filed map that needs to be edited. Chair and Chad Lindberg state that because the map is filed with the County, combining the parcels will require a boundary line adjustment. Chad Lindberg observing that four parcels have been combined into three parcels. Chad Lindberg explains that map presented represents parcels before previous approval; subsequent boundary line adjustment will require a new survey map. No additional comments/opinions offered, all members agree.
- Chair regarding Dept of State training site. No members have taken training yet. Chair will recirculate link.

V. Meeting Adjourned

Meeting was adjourned at 7:34pm, motion by Jeff Sotek and seconded by David Birch, all in favor.

Submitted by Jillian Kasow, Planning Board, Clerk