



Town of Canaan

Planning Board Regular Meeting Minutes – **APPROVED**
November 21, 2022

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

Absent: David Birch, Planning Board Member

Others Present: Jillian Kasow, Planning Board Clerk; Applicant Daniel Dunton

I. Meeting (In-Person) Call to Order

Chairman J. Pierre Gontier called the Regular Meeting of the Planning Board to order at 7:01pm.

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

- This case was referred to county planning board for review. The county planning board found no impact and reviewed Town of Canaan ZBA decision on this matter.
- No further questions from board.
- Chair makes motion to approve site plan, Mark DeSanctis seconds.

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

Motion is carried. Applicant paid \$75 by check and delivered to Clerk, and Clerk provided receipt.

III. Minutes Review/Approval

The minutes of the October 17, 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
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Chad Lindberg, Deputy	Aye
Marlene Tuczinski	Abstain
Mark DeSanctis	Aye
Jens Braun	Aye
Jeffrey Sotek	Aye

Result: Motion Carried

IV. Other Business

- Chair discusses potential changes to the fee schedule. Requests comments from the board.
 - Jens Braun: agrees with simplifying the schedule by not having two different fees depending on the size of subdivision.
- Town of New Lebanon approved subdivision part of which is in Town of Canaan.
 - Did not notify the Town of Canaan, Chair finds the action was deficient because Town is required under Gen Muni Law section 23-nn, at least ten days prior to a hearing.
 - Applicant will need a driveway permit, rights of way, and meet road specification of the Town of Canaan (includes pull offs every 500 ft for fire trucks and cul-de-sac for turn around).
 - Land is intended for conservancy. Will need a SEQRA, long form was received.
 - Matter may be before this board in January.
- Training
 - Mark DeSanctis requesting whether upcoming training (planning and sexual harassment) is mandatory.
 - Chair explains that both are required for everybody. Anyone who takes the sexual harassment training at work can provide a certificate.
 - In Service training is on November 30.
 - Any planning association training certificates can be forwarded to the Chair.

V. Meeting Adjourned

Meeting was adjourned at 7:23pm, motion by Jeff Sotek and seconded by Chair, all in favor.

Submitted by Jillian Kasow, Planning Board, Clerk