



Town of Canaan
*Planning Board Regular Meeting Minutes –
 June 17, 2024*

Present: Chad Lindberg, Deputy
 Jens Braun, Planning Board Member
 Marlene Tuczinski, Planning Board Member
 Jillian Kasow, Planning Board Member

Absent: J. Pierre Gontier, David Birch and Brian Lossow

Others Present: 2 people including Ginnie Nightingale

I. Meeting (In-Person) Call to Order

Deputy Chad Lindberg called the Regular Meeting of the Planning Board to order at 7:00 pm.

II. Minutes Review/Approval

The minutes of the April 22, 2024, 2024 were discussed and not yet fully reviewed for approval. The minutes will be discussed again in the next Planning Board Meeting by the Board. Motion made by Chad Lindberg to review and approve the April minutes at the next meeting. Motion seconded by Jens Braun. The vote carried, as follows:

J. Pierre Gontier, Chairman	Absent
Chad Lindberg, Deputy	Aye
Marlene Tuczinski	Aye
Brian Lossow	Absent
Jens Braun	Aye
Jillian Kasow	Aye
David Birch	Absent

Result: Motion Carried

III. Exempt Subdivision Preliminary Review For Theodore S. Bombola Jr, 47 Maple Drive, East Chatham, New York, Parcel #48.-1-25.100.

Discussion resumed regarding the March request for additional information of, a Grade Profile and a Driveway Maintenance agreement to be presented at this April meeting.

Revisions were made and discussed wherein, Applicant provided draft Crawford & Associates Survey Map showing the parcels in question with the requested updates to the driveway entrance and proposed driveway improvements with turnouts/turn around and added 12-foot width, fire apparatus, clear labelling of each parcel, elevation profile.

Map was previously provided to the Planning Board Office as copies were not scalable.

Changes shown on the Crawford & Associates Map are as follow:

Alignment added and shown

Updated profile

Meets & Bounds shown

Driveway notes – meeting fire code shown

Zoning district

Parcel 3 shown with Title

Building setbacks

Changed from Exempt to Minor

Lot 3 shown as second user in Easement - driveway shown at 15%. Town definition of driveway noted at bottom of survey map.

Survey Map reviewed by Board

No further questions asked or addressed by Board.

Jens Braun Motion to approve

Chad Lindberg Second

All in favor

Roll Call

Chad Lindberg – Approved

Marlene Tuczinski – Approved

Jens Braun – Approved

Jillian Kasow – Approved

Motion to Adjourn – Chad Lindberg

Second Jillian Kasow

Meeting adjourned at 7:16 p.m.

At the request of the Board, Draft meeting notes will be emailed to the Board for review along with the meeting notes from April 2024.