



## *Town of Canaan*

Planning Board Regular Meeting Minutes –  
October 21, 2024, 2024

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**Present:** J. Pierre Gontier, Chairman  
Chad Lindberg, Deputy  
Jens Braun, Planning Board Member  
Brian Lossow, Planning Board Member  
Marlene Tuczinski, Planning Board Member

**Absent:** David Birch and Jillian Kasow, Planning Board Members

**Others Present:** 2 people including Ginnie Nightingale

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### **I.** Meeting (In-Person) Call to Order

**H.** Chairman, J. Pierre Gontier called the Regular Meeting of the Planning Board to order at 7:03 pm.

**III-II.** Onvo Representatives, Chris Bohler and Dan Naller reviewed the last meeting that took place on August 19, 2024, which was an unofficial meeting to introduce themselves and their proposed plan for the property and business. It was indicated that prior to investing more money to the proposed Onvo station and to upgrading the tanks and diesel, they would be tearing down the old gas station and pumps to upgrade the canopy and store that is currently on the property. In Onvo's proposal, they will be limited to corner where store and gas pumps currently are with Chris and Dan showing the proposed improvements. The new building will be an increase in size but not two stories as originally thought and discussed in the last meeting. This building will be one story which will make it more efficient and ADA (Americans with Disabilities Act) compliant. In the August 19, 2024 meeting, the Board confirmed that they liked the general project and asked Onvo to provide more information with Chris indicating the information took longer to obtain, longer than their original timeframe of one month. Dan indicated that an Application had been mailed to the Board with the requested documentation such as, landscape plan which shows added sections of green with low and hearty plants and showing existing trees and trimming of trees to assist with visibility. Additionally, a lighting plan showing the new canopy with new lights showing how these lights will impact the front of the building. A traffic plan showing notable impact on Route 22 traffic. Right turns have been found to be an easier movement. Coming from the thruway, as expected, drivers will take a right turn into the station. Chris indicated that they do not expect new trips to the area but those who are there for other reasons or travel regularly through the area. Since this location is already a travel center, they are proposing changes and an upgrade to an existing area making it better and safer to enter and exit. It was noted that between 3:00 p.m. and 4:00 p.m. is the higher traffic count.

At the August 19<sup>th</sup> meeting, the Board also asked for a grade and draining plan which Chris indicated was provided to the board with the mailed application and an Environmental Assessment. This plan shows storm water will be reduced with the added green space. A floor plan for the building was also submitted showing the integration of the quick serve restaurant, convenience store, walk in freezers, entrances and exits, location for deliveries, storage, vestibules and an elevation map with signage location.

Chris indicated their hope that the Board will deem their application complete. Their hope to begin working on the next steps noting that requesting time for notice, if a public hearing is determined necessary by the board. It was also noted that Onvo does not have plans to move any closer to property lines and they do not believe a special use permit is needed as they will be using property already in place. Pierre asked about tractor trailer parking and its location. It was shown that Tractor trailer exits are near parking in the back. This question was followed up by Chad referencing the current status of this gravel area. Chris indicated that it is not currently in the budget to fix asphalt but down the road, it may be something that Onvo looks into. Pierre addressed concerns of trucks parking in the back and blocking the road. Chris and Dan indicated that they have visited the site and that trucks are currently parked there without concerns, but they could consider painted lines to assist. No new signs, aside from what has been shown in the plan, are proposed for that area. Additional questions regarding location of signs and if local laws have been reviewed and considered for the signs. Chris indicated that local law has been reviewed and considered in planning.

Chad asked where the delivery location will be for the store and restaurant, and would deliveries be utilizing the bypass lane? Chris indicated that they will be delivering behind the building for the restaurant and in front of the store for their needs as they do not expect full size or tractor trailer trucks for the convenience store but more likely, smaller delivery trucks and vans. This created concern from the Board with deliveries and pedestrian crossing or pedestrian vehicles and parking and what of there is a que for the restaurant drive through? Chris and Dan indicating again that most of the convenience store deliveries will be drop delivery with a delivery van being able to either park at the entrance or in the back of the building and wheeling their deliveries in on a hand cart.

Discussion began regarding the propane which is currently located near the road with trash and utilities. Chris said that they have cleaned up the area where the trash currently is and can be used as a buffer and a way to hide electric and utilities. Cleaned up to no longer see gates of dumpster and near door where trash will come out of building. Believes that families may chose other options if deemed clean and safer. Onvo would like their property to be viewed as clean and safe with Pierre referencing the control egress being helpful and then to block with a large dumpster enclosure could create additional difficulty with view and vision entering and exiting the location saying that the Board has received complaints about transformers etc. on road and people believe it is not visually acceptable. Chad then asked, will you have generators with Chris indicating yes and showing the location in the back corner on the map. Chad also indicating that he liked the lighting plan and the direction of the lights.

Chris made a correction indicating that the propane tank will be below ground but map says above ground and will be updated. They also plan to upgrade the wastewater treatment system

which will be designed by flows of 4,000-5,000 gallons. DEC approval will be provided to the Board. Water comes from existing well which is currently being tested. There is also an additional well on site and they may look into using both wells if found necessary.

Chad asked, have you touched base with DOT and Chris indicated that they have with DOT responding, we'll review but this does not appear to be changing much and asked about the existing exit which they believe keeps car exit/entrance and the truck exit/entrance separate from each other.

Marlene requested information on exits from kitchen. Conversation with Marlene regarding kitchen exit, storage, vestibule and delivery entrance was discussed and shown on map. It was also noted that this location will be open 24 hours.

Dan indicated that they are working on architectural plans which will come with the building permit. Brian Lasso asked what the time schedule is with Chris indicating that they are ready to go but need to complete this first step of the process with the Board and that they hoped their application would be accepted and the Board would deem themselves the lead agency in this meeting and that they could move to the next steps. Chad replying, great intro to process, happy to clear up an eye sore that has been there for some time. He continues to have some concerns with the dumpster area and possibly blocking traffic in the entrance and exit.

Chad Lindberg made a motion for the Board to deem lead agency for project.

J. Pierre Gontier second the motion with all in favor

Pierre not yet supporting next steps as there is not a formal application. Indicating that the Onvo representatives should return next month after the formal application has been submitted. Pierre indicated that for the formal application to be submitted, Onvo would need the site plan review and Zoning Board review to be completed, first submitted in the zoning officer who will then refer the application to the planning board. Once referred to the planning board from the zoning officer, the application can be reviewed by the board and thereafter decided on.

Chris indicated that the application was mailed to the Planning Board on October 11, 2024 and emailed to the zoning officer on the same date with Pierre indicating that it had not yet been referred to the Planning Board by them and it would be necessary for that to occur before the board could move forward. Chris asked if, with this meeting, the Board could indicate if any additional information was needed aside from the discussed parking signs and trash enclosure? Do they need to also submit to the County to which, Pierre indicated that he did not think submission to the County was necessary as they have already planned that site, and it may not be needed again as there are no large differences to flow of traffic. However, it may be better safe to send.

**IV.** Pierre indicated that he was good with it all but formal application is also needed to send to county. Asked for Onvo to let the Board know when it has been submitted to the County.

The next meeting date was shared, being November 18, 2024.

Onvo Representatives thanked the Board for their time and indicated they would continue as discussed and return in November leaving at 7:57 p.m.

V.III. Deliberation and discussion between Board Members as to the necessary steps of submitting to code officer first with the Board's need for the referral. Review of Code law.

IV. J. Pierre Gontier Motion to adjourn meeting at- 8:09 p.m.

VI.V. Chad Lindberg second Motion

All in favor

Submitted by: Kristine Sigler, Clerk