



Town of Canaan

Planning Board Regular Meeting Minutes –
November 18, 2024

Present: J. Pierre Gontier, Chairman
Chad Lindberg, Deputy
David Birch, Planning Board Member
Marlene Tuczinski, Planning Board Member
David Lassow, Planning Board Member
Jens Braun, Planning Board Member

Absent:

Others Present: 3 people including Ginnie Nightingale

I. Meeting (In Person) Call to Order

Public Hearing Opened at 6:58 p.m. Public Hearing Notice read by J. Pierre

Onvo Travel Plaza Representative Dan Naller and Engineer Scott Shear in attendance for Onvo. Onvo is working on the existing building to improve. New building will be 5,000 sq ft retail with permitted use, fuel dispensing, drive through area for restaurant, parking with ADA compliance spots.

Audience asked if there is a future plan to get rid of run-down diner that is in next door. Onvo's response is that it is on the parcel next door which is a joint parcel and they are looking into this in the future but focusing on the current structure at this time.

Ginny indicated that this parcel sits on a dangerous location and having attended previous meetings referenced Onvo's indication that they do not expect more traffic or a larger traffic flow. Onvo has specified traffic from i90 and Ginny said that she foresees traffic from East Chatham for use if the restaurant since there are not many options nearby. Questions were also addressed regarding paving, traffic, restaurant, drive through, boundaries to keep people from backing out into road.

Scott indicated that DOT should have been completed earlier today but he left the office early to travel to the Planning Board meeting and did not have an update before he left. Scott anticipates it will be settled this week.

Regarding concern for increase in traffic, Onvo had traffic study done and it is available at clerk's office if anyone would like to see/review the study.

Chad referenced previous conversations regarding the dumpster placement and disguise, the storm water run off and request to move the diesel sign which needs to be moved with a DOT work permit.

Pierre spoke to Onvo and audience about tomorrow (12.17.24) the County Planning Board will review and inform Canaan Planning Board with their decision and comments.

Brian asked if there was a lighting plan for the intersection as he suspects people may cross the road to go to Burger King and worries about pedestrian crossing. Dan said that they cannot have spillage of lighting over the limits of the parcel.

With the request of the audience, review and Scott showed the green space.

Pierre adjourned the meeting and said they could return for the January meeting. Scott asked if there was any reason not to close the matter and they would take their next steps on the structure and property.

7:25 p.m. Pierre made a Motion to Close public hearing J. Pierre

All in favor

Roll call – yes for all

Pierre will notify Onvo of County Comments once they are received

J. Pierre does the Board see any reason why they cannot approve the plan in January? No reply from Planning Board members indicating that they did not see a reason.

All thanked each other

Scott _____ solar – 57 Cody Lane installing a 13.80 ground solar panel

Already passed zoning and looking to get approval from Planning Board

Chad said that the town request that the panels not be place in front yard and added as an FYI the town does not allow commercial

David asked where are the batteries located – Scott said that they were located near residence

Chad looking through paperwork and map provided for dimension on the panel itself – 20.999 sq ft per panel overall size of 34.14X17 ½

Scott said that the panels will screw into the ground using no concrete or excavation at all and that the panels will be placed back facing south with tree coverage all around limiting visibility from road – only person visible to is the homeowner.

94% of usage expected

Pierre Motion to approve site plan as presented

Second David Birch

All in favor

No public review needed

Signed by Pierre

Chad gave fee - Review Fee and Approval Fee of \$75.00

50 for review

25 for approval

Scott brought a check for \$25.00 and will mail out \$75.00 check tomorrow (12.17.24)

Review of Minutes from November 2024 meeting – no objections - Minutes approved with the exception of Page 2 top of page NYS Dot should say Motor Vehicle replacing DOT

Pierre Motion to approve meeting

Second Jens

All in favor

Closed 8:01 p.m.

Motion to adjourn – Pierre

Second David