



Town of Canaan

Planning Board Regular Meeting Minutes
March 17, 2025

Present: J. Pierre Gontier, Chairperson
Chad Lindberg, Deputy
Jens Braun, Planning Board Member
Marlene Tuczinski, Planning Board Member
David Birch, Planning Board Member
Brian Lossow, Planning Board Member

Absent:

Others Present: Honor Harvey, Applicant; Ginny Nightingale, Town Board Liaison;
Audience: 1; Margaret Norway, Planning Board Clerk

I. Meeting (In-Person) Call to Order

Chairman J. Pierre Gontier called the Regular Meeting of the Planning Board to order at 7:00 PM

II. Updated Site Plan Review, Briskette & Birdie, 13361 Route 22, Case 2025-002

- Applicant presents updated site plan and proposes: a 10'x16' shed placed against the right front of the building to receive customer orders; 8' planters to demarcate ordering and parking areas; and an option for a covered pergola above a 28' x 11' deck.
- Chair presents letter from Landlord approving applicant's use of the premises and proposed changes.
- Discussion about seating: Applicant is allotted by the County less than 20 seats. No plans for indoor seating. Applicant expects a few picnic tables and/or café chairs under the pergola.
- Discussion of shared septic and well with the General Store: Applicant has invested \$10,000 in a chlorination system, and has placed an additional filter to the well. County has informed Applicant that the possibility for a public restroom will be considered one year from the start of operations.
- Question about operating hours: Applicant will be open from 11AM-7PM, and operations will be seasonal with the business closed from January-February and resuming regular operations in March.
- Questions about lighting: Applicant has solar lanterns and ring cameras with floodlights that will provide security lighting; illumination above the sign. Applicant agrees to submit a plan for lighting.
- Discussion to mitigate parking and traffic flow: Applicant will have 4 parking spaces opposite the ordering area with overflow parking across the parking lot.

Chair is agreeable to the parking as presented in the site plan. Signs to mark handicap parking and other parking/traffic flow directives are discussed. Applicant agrees to submit a graphic for parking signage.

- Sign dimensions and illumination are discussed: Applicant is currently working with AJ’s Signs in Albany, and the expected dimensions are 13’ x 15’. Applicant agrees to submit to the board sign dimensions.
- Chair concludes site plan review with the agreement that Applicant will submit: sign dimensions; plan for lighting; and graphics for parking signage.
- Applicant is placed on the agenda for April’s meeting.

III. Minutes Review/Approval

- The minutes of the January 2025 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
Jens Braun	Aye
Marlene Tuczinski	Aye
David Birch	Aye
Brian Lossow	Aye

IV. Update to ONVO

- Discussion of ONVO: Changes regarding an issue with the diesel sign and the matter of the driveways and access.
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V. Audience Member, Separate Matter

- Audience member inquires about a zoning matter with her neighbor. Chair directs her to speak with the Code Enforcement Officer during his office hours.

VI. Meeting Adjourned Meeting was adjourned at 7:42 PM, motion by David Birch and seconded by Brian Lossow, all in favor.

Draft of minutes submitted by Margaret Norway, Planning Board Clerk