



Town of Canaan

Planning Board Regular Meeting Minutes
April 21, 2025

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

Absent: Marlene Tuczinski, Planning Board Member, David Birch, Planning Board Member

Others Present: Honor Harvey, Applicant
Audience: 1; Margaret Norway, Planning Board Clerk

I. Meeting (In-Person) Call to Order

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

II. Minutes Review/Approval

- The minutes of the March 2025 meeting are reviewed and the minutes are approved by a motion made by Brian Lossow and seconded by Jens Braun. The vote carries, as follows:

J. Pierre Gontier, Chairman	Aye
Chad Lindberg, Deputy	Aye
Jens Braun	Aye
Brian Lossow	Aye

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

- Applicant presents her updated site plan to the Board. The site plan includes proposed parking signage to direct traffic: designated parking for larger vehicles, caution for pedestrians, a sign for delivery trucks, and indication for two (2) handicap parking spaces.
- An enlarged view of the site plan shows four (4) ring cameras situated at each corner of the building with motion detector lights. A dawn-dusk barn light will illuminate the business sign.
- Applicant states the land in the back had a proposed shed on the original site plan and presents the possibility for more parking.
- There is a question regarding the location of the dumpster and if the same is enclosed, to which Applicant indicates its location and states it is not enclosed.

- Traffic flow is discussed and it is decided there is plenty of space for people to enter and exit; Applicant is open to the potential for one-way traffic flow. The Board concurs that traffic has not been a problem previously and does not foresee further issues.
- The deck on the site plan is brought into question, to which Applicant responds that it will be grade-level, and her discussions with the Code Enforcement Officer indicate the deck is permissible. Expected measurements for the deck are 28' x 10'.
- Applicant is asked about outdoor seating. She responds she is allowed less than twenty (20) seats; she is replacing the old picnic tables with six (6) new picnic tables.
- On the matter of porta-potties, Applicant was denied by the Columbia County Department of Health. She states she plans to open her business on May 13, 2025.
- Chair states there is sufficient information for the Board to make their decision and reminds Applicant that any changes to what is approved will need to come before the Board.
- The Board is polled; there are no issues. Chair proceeds to read aloud Resolution #2025-002.
- Chair motions to approve the Site Plan and is seconded by Brian Lossow. The vote carries as follows:

J. Pierre Gontier, Chairman	Aye
Chad Lindberg, Deputy	Aye
Jens Braun	Aye
Brian Lossow	Aye

- The Site Plan is signed by Chair and Applicant submits her payment of \$75 for Site Plan Review and Approval.

IV. Meeting Adjourned Meeting is adjourned at 7:27 PM, by motion made by Chair and seconded by Jens Braun, all in favor.

Minutes submitted by Margaret Norway, Planning Board Clerk