



Town of Canaan

Planning Board Regular Meeting Minutes
August 18, 2025

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

Absent: Brian Lossow, Planning Board Member

Others Present: Audience: Margaret Norway, Planning Board Clerk; Frederick Haley PLS,
Representing Jonathan Harty

I. Meeting (In-Person) Call to Order

Chairman J. Pierre Gontier calls the Regular Meeting of the Planning Board to order at 7:03 PM

II. Minutes Review/Approval

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

J. Pierre Gontier, Chairman	Aye
Chad Lindberg	Aye
Jens Braun	Aye
Marlene Tuczinski	Aye
David Birch	Aye

III. Boundary Line Adjustment: Lands of Jonathan Harty, 13149 State Route 22, Case 2025-007, Applicant represented by Frederick Haley PLS (“Applicant”)

- Applicant explains to the board Mr. Harty’s intentions: he purchased the 45 acre parcel and intends to subdivide the land into two lots: a 10 acre parcel and a 35 acre parcel.
- Applicant states that Mr. Harty currently resides in the home located on the proposed 10 acre lot while he completes renovations; however, he plans to sell the 10 acre parcel and keep the remaining 35 acres.
- Applicant continues to explain that the 35 acres has been denied a residential driveway due to the freshwater wetlands, so the owner will use the land for

logging, and has obtained a DOT driveway permit to access the 60ft panhandle to woodlands.

- Chair questions if there is a need for public or private water supply, to which the Applicant answers that there is already a well and septic for the residence on the proposed 10 acre parcel. Applicant iterates that there will not be new construction.
- Chair reviews aloud Part 2 of the SEQR and states “No” to questions 1-11.
- Chair moves to accept the boundary line adjustment as presented to the Board and is seconded by David. The vote carries, as follows:

J. Pierre Gontier, Chairman	Aye
Chad Lindberg	Aye
Jens Braun	Aye
Marlene Tuczinski	Aye
David Birch	Aye

- Chair approves the boundary line adjustment; however, he will sign the approved maps at the September meeting.
- Applicant agrees that he will present revised maps that clearly define DEC wetlands together with an Ag letter.
- Applicant inquires the necessity of a public hearing, to which Chair explains it is not ordinary practice to hold a public hearing for a subdivision.
- Chair polls the Board for concurrence to bypass holding a public hearing. All concur.
- Applicant submits the \$150 fee to the Board.

IV. Meeting Adjourned Meeting is adjourned at 7:30 PM, by motion made by Chair and seconded by David, all in favor.

Minutes submitted by Margaret Norway, Planning Board Clerk