



Town of Canaan

Planning Board Regular Meeting Minutes – **UNAPPROVED**
June 15, 2026

Present: J. Pierre Gontier, Chair
Jens Braun, Planning Board Member
David Birch, Planning Board Member
Marlene Tuczinski, Planning Board Member
Caroline Jalanti, Planning Board Member

Absent: Planning Board Members: Chad Lindberg, Deputy

Others Present: Town Board Liaison Ginny Nightingale; Brenda Dorato, Planning Board Clerk; and 1 other person

- I. Meeting (In-Person) Call to Order**
Chairman J. Pierre Gontier called the Regular Meeting of the Planning Board to order at 7:04 PM.
- II. SITE PLAN REVIEW: Jonathan Hardy's site plan review, property located at 13149 State Route 22, Canaan, parcel #102400; 60.-1-34.100. This is the first ever site plan for this town so there are numerous questions that need to be addressed before going forward.**
- III. MINOR SUBDIVISION: Jay McEwan, acting as Executor/Administrator for the subdivision of 263 Old Hudson Turnpike, Canaan, parcel #40.-00-02-35, zoning area RA 2. This is a minor subdivision of 11.4-acre parcel to 3.66 acres with a small house and a 7.86-acre lot. Record show letter dated 3/29/13, need to know if this is still in effect, along with who are on the deed.**

Planning Board Chair Gontier, the board needs a copy of the deed, notarized letters from all on the deed giving Jay authority to subdivide property. The board can't approve until executor on deed is finalized. All agreed.
- IV. Northeast Caves- was discussed in the April meeting. Was approved in the meeting to add to their grant. Bounty lines were also discussed.**

Planning Board Chair, Gontier, will send out April minutes for all members to approve.

- V. **Meeting Adjourned** Meeting was adjourned at 8:25 pm motion by David Birch and seconded by, Chair, Gontier, all in favor.

Submitted by: B. Dorato, Planning Board Clerk