



Town of Canaan

Planning Board Regular Meeting Minutes – **UNAPPROVED**
August 17, 2026

Present: J. Pierre Gontier, Chair
Chad Lindberg, Deputy
Jens Braun, Planning Board Member
Brian Lossow, Planning Board Member
Marlene Tuczinski, Planning Board Member
Caroline Jalanti, Planning Board Member

Absent: Planning Board Members: David Birch, Planning Board Member

Others Present: Brenda Dorato, Planning Board Clerk; and 8 others

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. Tab and Melissa Eigenbrodt, subdivision at 99 Cody Lane, East Chatham, parcel #58.00-01-53

Jeff Mann with Crawford Associates started by stating there is a 50-foot driveway

Chad asked is this is a shared drive at Cody Lane, Jeff Mann, yes private road

Waiting for approval for right of way

Brian asked about wetlands, wetlands in low spot

Dash represents right of way

No information on private drive

Chair, J. Pierre, application is complete, move to resolution, in compliance with zoning law, move to approval. Second, Brian Lossow.

Roll call vote

J. Pierre Gontier, Chair	Aye
Chad Lindberg, Deputy	Aye
Jens Braun	Aye
David Birch	Absent
Brian Lossow	Aye
Marlene Tuczinski	Aye
Caroline Jalanti	RECUSED

- III. Tank waiver of a subdivision (Boundary Line Adjustment), McNamee Rd and Tank Lane, parcels #50.01-01-69.200 and #50.01-01-69.100**

McNamee Rd at Tank Lane—Jeff Mann with Crawford associates

Michael S owns 1- Tank Lane LLC, not enough width

Brian- Tank Lane LLC – change Road in the future

Chad- parcel 1 non-conforming

Pierre- not fully complete, partial ok, Issue non-conforming to non-conforming

Access Rd is Tank Rd

Private road on the property line

Same entities own all homes

Easements for all, straddle property line

This is on agenda for next meeting, September 21, 2026, need a verbal agreement, drawing with proposed road, and plan as to what both parties agree to. Will need to go to the ZBA for a building permit.

- IV. Jay McEwan’s proposal of a minor subdivision, property located at 263 Old Hudson Turnpike, Canaan, parcel #40.00-02-35**

Chair, J. Pierre, minor subdivision all good, executor gave Jay consent to represent all parties, board determined application is complete. Move to approve by Pierre. Second by Caroline

Roll call vote

J. Pierre Gontier, Chair	Aye
Chad Lindberg, Deputy	Aye
Jens Braun	Aye
David Birch	Absent
Brian Lossow	Aye
Marlene Tuczinski	Aye
Caroline Jananti	Aye

- V. Minutes from April 18, 2026 meeting approved, past approved minutes to be sent to be posted**
- VI. Jonathan Harty from July 20, 2026 meeting, no easement to yourself on same property**

Code enforcement officer- Issued permit

Easement, NYS court of appeals- site plan- not subdivision- procedurally voted on prior to condition, easement to himself is illegal

Going forward need to update zoning laws, require applications to be digitalized per Ginny N. The Town is working on rewriting zoning laws. There will be a committee established from Community members- ADHOC group

VII. Caroline new business—she updated the application

VIII. Meeting Adjourned Meeting was adjourned at 8:28 pm motion by Chair, J. Pierre seconded by Brian Lossow, all in favor.

Submitted by: B. Dorato, Planning Board Clerk