



Town of Canaan

Planning Board Regular Meeting Minutes – Approved
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 if 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 of non-conforming property remaining non-conforming after Boundary Line Adjustment. Following change property, acreage will decrease to be “less 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 written agreement for driveway adjustment, drawing with proposed road, and plan as to what both parties agree to.

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, Mr. McEwan gave the board written consent for him to act for the estate from the last of several co-owners of the property for the subdivision, 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, filing an easement on one's own property is not legally required.

VII. Caroline new business—she updated the application

Going forward need to update zoning laws, require applications to be digitized per Ginny Nightengale (Town board liaison). This will allow application information to be projected during monthly meetings and members of the public will be able to view applications discussed by the Planning Board. The town is working on rewriting zoning laws. There will be a committee established from community members- ADHOC group.

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