PLANNING BOARD MEETING CANAAN, NY 12029

DECEMBER 18, 2017

The meeting was called to order at 7:06pm. David Birch was absent.

Exempt Subdivision for David Patzwahl and Brian Lassow on Queechy Lake Drive

David Patzwahl appeared for the application. Pierre stated the Planning Board had received the ZBA decision by email and Pierre had forwarded it to each Board member. The pinning letter was sent today by Dan Russell, surveyor.

Pierre said the ZBA decision was based on the map Mr. Patzwahl had given them, however that map was incomplete. Pierre said he had sent an email to Andy Howard on this but has not received a response yet. Pierre said he had discussed the map with Chad (Deputy Chairman) on how to proceed. The map has to have setbacks(amongst other items) before the Planning Board can approve it. Pierre's concern is that the ZBA decision referred to the incomplete map and now he wants to make sure things are done properly by this Board.

Mr. Patzwahl said the ZBA had sent the map (incomplete one) to County Planning for their review. Pierre said the County will go over setbacks etc. and send a decision back to the ZBA. Pierre said the ZBA cannot approve the map. Chad said the ZBA approved variances and referenced the map (normally the ZBA does not and should not reference a map). However, Chad thinks it will not be a problem with the ZBA referencing the map since this Board can add new requirements such as setbacks and that will not effect the variances.

Chad said per Town law, there are things missing off the map. Those items missing are minor and will not change what Mr. Patzwahl is allowed with the property. Mr. Patzwahl said there are sections in the zoning law that need to be changed or updated. Pierre said the law has been held up for close to a year since the Town has not approved the rewrite of the law yet. Pierre said he was told by the Supervisor that it will be approved next month (January 2018).

Chad said this Board has tried hard to be very consistent. They have made sure that everyone is treated the same. Chad also said he does not want this Board under scrutiny with someone saying Mr. Patzwahl got special treatment as a Town Board member. Chad Planning Board Meeting

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said the Board has made applicants comply with the law and gave the example of a recent application on Route 22. That applicant had to comply and show all the details on the septic system (including the absorption field). This is one thing that is missing on Mr. Patzwahl's map as well.

Mr. Patzwahl said he was not happy with the law and said it would change.

Chad said this Board is creating a line and Mr. Patzwahl must show all required components on the map.

Mr. Patzwahl said he thought the County was responsible for septic systems. Chad said they are. However, this Board needs to be assured that the current septic system is on the property as is required and that requires the surveyor to show it on the map.

Outstanding items:

- 1. Need to show setbacks from the property line to each house.
- 2. Need to show the location of the leach field for each house.
- 3. Need to show the width of the driveway/ private way.
- 4. Take off the measurements (2 lines) shown in meters. These are the metric topo lines.

The pinning letter is fine. The lines of egress/ingress shown are fine. The power lines and poles are shown.

Mr. Patzwahl said he would talk to the surveyor to redo the maps. Mr.Patzwahl asked if the Clerk would send an email to the surveyor (with a cc to himself) with the outstanding items. The Clerk said she would do that the next day.

Review and approval of the November 20th minutes

MOTION TO APPROVE AS WRITTEN- Pierre Gontier Second- Jens Braun

Roll call Chairman Pierre Gontier-yes

Marlene Tuczinski-yes

Jens Braun-yes

Chad Lindberg-yes adopted
Jeff Sotek-abstain absent on 11/20/17

Mark DeSanctis-yes

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Reappointment of the Clerk for 2018

MOTION TO REAPPOINT TAMMY FLAHERTY FOR NEXT YEAR- Pierre Gontier

Second- Jens Braun

All in Favor

Roll call Chairman Pierre Gontier-yes

Marlene Tuczinski-yes Jens Braun-yes Chad Lindberg-yes Jeff Sotek-yes Mark DeSanctis-yes

adopted

Additional business

- 1. Pierre said the ZEO's father-in-law had died recently so he had not been in the office. Pierre said the Supervisor was sending the ZEO out to look at the RV on Route 295 that Mark had asked about. Pierre also said the abutting neighbor has complained to the Town about the RV.
- 2. Pierre said there is a solar ground array (very large) on Route 295, across from the entrance to Queechy Lake Drive. It went up without Site Plan approval. The ZEO is suppose to go out and look at that also.
- 3. Pierre advised the Board that at the January Town Board meeting, they are suppose to approve the updated zoning law. Then it will go onto the website. The Planning Board can then move forward with some changes.
- 4. The Town Board is discussing an overhead projector but it depends on the budget.

There was no more business before the Board.

MOTION TO ADJOURN- Mark DeSanctis Second-Jeff Sotek All in Favor

The meeting adjourned at 8:02pm.

Respectfully submitted,

Tammy C. Flaherty Planning Board Clerk