

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
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Second- Jens Braun
Roll call Chairman Pierre Gontier-yes
Marlene Tuczinski-yes
Jens Braun-yes
Chad Lindberg-yes
Jeff Sotek-yes
Mark DeSanctis-yes

All in Favor

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