

PLANNING BOARD MEETING
CANAAN, NY 12029

JUNE 19, 2017

The meeting was called to order at 7:05pm and all Board members were present.

Commercial Site Plan Review for Canaan General Store at the intersection of Routes 22 and 295

Note- this was approved at the April 2017 meeting conditional on the presentation of a new map drawn by Matthew Bowe (surveyor), since Mr. Bowe had previously drawn a map for a different application at this site.

The Board reviewed the map.

MOTION TO STAMP THE REVISED PLAN- Pierre Gontier
Second- Jens Braun All in Favor

Roll call Chairman Pierre Gontier- yes
Marlene Tuczinski-yes
David Birch-yes
Jens Braun-yes adopted
Chad Lindberg-yes
Mark De Sanctis-yes
Jeff Sotek-yes

A fee of \$75.00 (cash) had previously been paid. No one representing the applicant was present for the stamping.

Boundary Line Adjustment between Louis & Melanie Gates and Andrew Green at 194 Maple Drive

Represented by Cindi Elliot, surveyor

The Gates own 35.78 acres and Mr. Green who is the abutter owns 2.16 acres. Mr. Green mistakenly built a shed on the Gates property (thinking he owned that section). To fix this, the Gates will sell .99 acres to Mr. Green so the shed will be on his property.

MOTION TO APPROVE THE BOUNDARY LINE ADJUSTMENT AS PRESENTED-
Chad Lindberg Second-Pierre Gontier All in Favor

Roll call Chairman Pierre Gontier-yes
 Marlene Tuczinski-yes
 David Birch-yes
 Jens Braun- yes adopted
 Chad Lindberg-yes
 Mark De Sanctis-yes
 Jeff Sotek-yes

A fee of \$50.00 was collected.

Commercial Site Plan Review for TJB Land Corp. at 35 Flints Crossing Road to add an RV storage warehouse

Chad recused himself and left the room. Andy Didio, engineer from Taconic Engineering represented the application.

Pierre said his issue before the Board was the distance from the State road to this site. However Mr. Didio measured it to be 560 feet (plus/minus). This was measured from the SW corner of the property to Route 22. The only other issues with this application were some signatures needed on the application and Mr. Didio presented these to the Board.

MOTION TO APPROVE THE SITE PLAN AS PRESENTED-Pierre Gontier
 Second- Mark DeSanctis All in Favor

Roll call Chairman Pierre Gontier-yes
 Marlene Tuczinski-yes
 David Birch-yes
 Jens Braun-yes adopted
 Mark DeSanctis-yes
 Jeff Sotek-yes

A fee of \$75.00 was collected.

Commercial Site Plan Review for TJB Land Corp. at 35 Flints Crossing Road to add solar panels

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This was represented by Andy Peterson from Monolith Solar.

There were a few outstanding items:

Review and approval of the May 15th minutes

Marlene would like the portion of the minutes related to Mr. Slovak to reflect that is was reported that way to the Clerk and to Pierre. Also, that Chad had said if a Special Permit was required, then it needs to go to the ZBA.

MOTION TO APPROVE AS AMENDED- Jens Braun Second- Chad Lindberg
All in Favor

Roll call Chairman Pierre Gontier-yes
Marlene Tuczinski-yes
David Birch -yes
Jens Braun-yes adopted
Chad Lindberg-yes
Mark De Sanctis-yes
Jeff Sotek-yes

There was no more business before the Board.

MOTION TO ADJOURN- Jens Braun Second- David Birch All in Favor

Meeting was adjourned at 8:10pm.

Respectfully submitted,

Tammy C. Flaherty
Planning Board Clerk