

PLANNING BOARD MEETING
CANAAN, NY 12029

DRAFT

JUNE 15, 2015

The meeting was called to order at 7:04pm by Acting Chairman Pierre Gontier. The Board currently stands at 4 members; which constitutes a quorum.

Site Plan Review for a Horticultural Center at Berkshire Farm Center for Services and Youth located on Queechy Lake Drive

John DiMuro represented the application. A complete packet including the map had been sent to County Planning for review since this project is on a County road. County Planning had no problems with this application and said the Canaan Planning Board could proceed and approve this with a majority vote.

Marlene asked about the signage Ms. Clark (the surveyor) was suppose to show on the revised map. Mr. DiMuro said where the proposed sign was to be and said it would meet Town zoning laws. The proposed sign was shown on page 2.

Chad asked about the final letter from DOT and Mr. DiMuro said it should be on file since they have already built the road. Pierre said it was okay.

There were no more questions. Pierre had written up a resolution for this application and read it aloud.

MOTION TO APPROVE THE SITE PLAN-Pierre Gontier Second-Marlene
Tuczinski All in Favor

Roll call

Acting Chairman- Pierre Gontier-yes
 Jens Braun-yes
 Marlene Tuczinski-yes adopted
 Chad Lindberg-yes

There is a \$75.00 fee. Mr. DiMuro said he has to have a letter showing the fee so he can request that amount be issued in the form of a check from Berkshire Farm. The Clerk had written a letter and given it to Mr. DiMuro. He will get approval and bring the check to the Town Hall. He can pick up the approved/signed maps when he brings in the check.

Informal appearance by Betty Hunt on County 9 for a Boundary Line Adjustment

Ms. Hunt said she had a modular home on her mother's property and has had it removed. She would like to put a new modular on site. If she puts it back in the exact same spot, the ZEO has already told her he would issue a building permit immediately since it has only been a few months since she removed it. Therefore, the property would still be grandfathered. However, Ms. Hunt wants to put the modular in a new location on the property. This creates a problem since the problem is only 3.8 acres. The ZEO will not allow her to put another house on this property (can't have two houses) unless she buys .2 acres to create a 4 acre parcel. Then the 4 acre parcel could be subdivided into two 2 acre parcels, each having a house on it.

After discussion with the ZEO and asking the Clerk questions, it was determined the best way to proceed was for Ms. Hunt to appear before the Planning Board. Ms. Hunt can buy .2 acres (from Keith Shaw or current owner) and do a Boundary Line Adjustment to create the needed acreage. Then a subdivision could be done. Ms. Hunt asked if she could go ahead and start putting the modular in before the subdivision was done and Pierre said no.

Pierre said she would need :

- to buy the .2 acres
- an authorization letter from the other landowner allowing her to appear.
- more details on the map are needed such as the well, septic, setbacks to the property lines
- map of the property as it is, is okay for the BLA
- need another map for the subdivision
- need 5 copies of the map for the BLA
- to read pages 32-35 in the zoning law which covers this

Pierre advised Ms. Hunt to go over everything with her surveyor and have him read the zoning law as well.

The Board will wait to hear from Ms. Hunt.

Review and Approval of the April 20th minutes

MOTION TO APPROVE AS WRITTEN- Pierre Gontier
All in Favor

Second- Jens Braun

Roll call

Acting Chairman- Pierre Gontier-yes
Jens Braun-yes

