

Katrina Groboski-yes

A fee of \$50.00 was collected

**MOTION TO APPROVE THE SUBDIVISION AS REVISED ALLOWING MINOR FIELD VARIATIONS IN THE HOUSE PLACEMENT PROVIDING ALL REQUIRED SETBACKS ARE MET- Chad Lindberg Second-Jens Braun
All in Favor**

Roll call- Chairman Pierre Gontier- yes
 Jens Braun-yes
 David Birch-yes
 Marlene Tuczinski-yes adopted
 Chad Lindberg-yes
 Jeff Sotek-yes
 Katrina Groboski-yes

A fee of \$50.00 was collected.

Boundary Line Adjustment between Seth Masters/Suzette Brook-Masters and Mark Aurigemma and Bradford Greenwood at 130 and 166 Vandenberg Road

Fred Haley, Surveyor representing the application.

Mr. Aurigemma was in the audience. There were notarized letters from Mr. & Mrs. Masters presented by Mr. Haley. Mr. Greenwood (whose name is on the deed) was not in the audience nor was there an notarized authorization from Mr. Haley to represent him at this meeting. Pierre said the Board cannot and will not look at this without Mr. Greenwood's permission.

Mr. Haley said he felt Mr. Aurigemma could represent Mr. Greenwood as his spouse. Pierre said no; either Mr. Greenwood has to be in attendance or he has to have a notarized authorization of file. Pierre said he knew the Clerk had advised Mr. Haley that all parties involved have to either be present or have a notarized letter on file. Mr. Haley repeated that he still felt Mr. Aurigemma could represent Mr. Greenwood. Pierre said no, the Board would not do anything with this until it had Mr. Greenwood's permission.

This is tabled until the Board receives all required paperwork.

Exempt Subdivision for TJB Land Corp. on Bristol Road

This is represented by Cindi Elliot, surveyor.

Ms. Elliot explained this was the old Andre farm and the parcel is to be divided into 2 parcels of 68.88 and 80.17 acres. There has not been a subdivision on this in the past 10 years. Most of the parcel is in Canaan but a small portion is in New Lebanon. Bristol Road divides the road as a natural subdivider however Canaan’s Zoning Laws do not allow a road to be used as the subdivider so it has to be divided by the Planning Board.

Ms. Elliot said she has asked the Town of New Lebanon Planning Board to defer this to Canaan since most of the property is in Canaan and most of the activity(subdivision) will be in Canaan. New Lebanon agreed to this. However New Lebanon has to approve this as well. The paperwork was drawn up by Ms. Elliott to defer this.

There will not be any driveway cuts constructed without the approval of the Canaan Highway Superintendent. Existing cuts now exist and are noted to that effect on the map.

The short EAF was done and when that happened it kicked up the section on endangered species. Ms. Elliott then went back on line, reviewed it and printed off the required paperwork which shows there is no endangered species there.

Ms. Elliott said the maps are done by Dan Russell, Surveyor. He could not make the meeting. Neither could the owner, whose authorization is on file. So Ms. Elliott was asked to represent this file.

MOTION TO APPROVE THE EXEMPT SUBDIVISION AS PRESENTED- Chad Lindberg Second- Pierre Gontier All in Favor

Roll call- Chairman Pierre Gontier-yes
 Jens Braun-yes
 David Birch-yes
 Marlene Tuczinski-yes adopted
 Chad Lindberg-yes
 Jeff Sotek-yes
 Katrina Groboski-yes

A fee of \$ 50.00 was collected.

Ms. Elliott said she wants permission to take these maps to New Lebanon and after their approval (deferral) then have Pierre sign them and give them to her. Pierre said in the past it was stated that the Chairman cannot sign maps outside of a meeting. Pierre said at the last training session he went to, he was told that was not true.

MOTION TO AUTHORIZE PIERRE TO SIGN THESE MAPS OUTSIDE THE MEETING SUBJECT TO DEFERRAL BY THE NEW LEBANON PLANNING BOARD- David Birch Second- Katrina Groboski All in Favor

**Roll call- Chairman Pierre Gontier- yes
Jens Braun-yes
David Birch-yes
Marlene Tuczinski-yes adopted
Chad Lindberg-yes
Jeff Sotek-yes
Katrina Groboski-yes**

The New Lebanon Planning Board meets tomorrow night (8/18) so it was arranged that Ms. Elliott will meet Pierre at the Canaan Town Hall on Thursday (8/19) to have the maps stamped and signed.

Update on Love’s Travel Center

Pierre said Love’s needs to make a few changes to their site plan. They will be moving the septic system and enclosing the shed in a yard. These changes are minor and he feels they can be waived and have the ZEO manage the changes.

**MOTION TO SEND A MEMO TO THE ZEO THAT THE PLANNING BOARD DOES NOT NEED TO REVIEW LOVE’S NEW PLANS. THE ZEO CAN JUST ACCEPT THE SUBMITTED PLANS PER THE EMAIL DATED 8/5/15-Pierre Gontier
Second-Chad Lindberg All in Favor**

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

Katrina Groboski-yes

Review & Approval of the 7/20/15 minutes

MOTION TO APPROVE AS WRITTEN-Jens Braun

Second- Pierre Gontier

Roll call- Chairman Pierre Gontier-yes

Jens Braun-yes

David Birch-abstain not on the Board on 7/20

Marlene Tuczinski-yes

Chad Lindberg-yes adopted

Jeff Sotek-abstain not on the Board on 7/20

Katrina Groboski-abstain not on the Board on 7/20

Review & Approval of the 8/4/15 Special Meeting minutes

MOTION TO APPROVE AS WRITTEN-Pierre Gontier

Second-Jens Braun

Roll call- Chairman Pierre Gontier-yes

Jens Braun-yes

David Birch-abstain not on the Board on 8/4

Marlene Tuczinski-abstain absent on 8/4

Chad Lindberg-yes

Jeff Sotek-abstain not on the Board on 8/4

Katrina Groboski-abstain not on the Board on 8/4

Additional business

1. Planning Board Chairman

MOTION TO RECOMMEND PIERRE GONTIER AS CHAIRMAN FOR THE REST

OF THE YEAR-David Birch

Second-Chad Lindberg

Roll call- Chairman Pierre Gontier-abstain

Jens Braun-yes

David Birch-yes

Marlene Tuczinski-yes adopted

Chad Lindberg-yes

Jeff Sotek-yes

Katrina Groboski-yes

2. Appointment of the Deputy Chairman

MOTION TO APPOINT CHAD LINDBERG AS THE DEPUTY CHAIRMAN FOR THE REST OF THE YEAR- Pierre Gontier Second- David Birch

Roll call- Chairman Pierre Gontier-yes

Jens Braun-yes

David Birch-yes

Marlene Tuczinski-yes adopted

Chad Lindberg-abstain

Jeff Sotek-yes

Katrina Groboski-yes

3. Pierre suggested that the new Board members go on the website and review the June minutes re: F. Haley and the Goldberg subdivision. They should also read the July ZBA minutes regarding the same. Pierre said this application will be very involved and difficult. He wants them to review this and be up to date on it. The subdivision is non-conforming, there is no room for the required ROW and there are multiple problems with it. Chad said all the current rules must be followed. Pierre said he expects this application to appear back before the Planning Board in the near future.

4. Pierre said the Town Board wants the Planning Board to review the Zoning Laws. The Clerk is trying to get books back from past Board members to give to the new members. These books are the Zoning laws and other accompanying laws such as the Telecommunications law. Pierre asked the Board members to famaliarize themselves with the law. He plans to hold a training session with the Board. David asked what the procedure was if someone asks a Board member a question. Pierre said it should go before the Chairman; Board members should not really answer questions.

There was no more business before the Board.

MOTION TO ADJOURN- Pierre Gontier Second-Jens Braun All in Favor
The meeting adjourned at 8:35pm.

Respectfully submitted,
Tammy C. Flaherty
Planning Board Clerk