



Town of Canaan

Planning Board Regular Meeting Minutes – **APPROVED**
April 15, 2019

Present: J. Pierre Gontier, Chairman
Mark DeSanctis, Planning Board Member
Chad Lindberg, Deputy
Jeffrey Sotek, Planning Board Member

Absent: David Birch, Planning Board Member
Jens Braun, Planning Board Member
Marlene Tuczinski, Planning Board Member

Others Present: Daniel Sharry & Rachel Clarke

I. Call to Order

Chairman J. Pierre Gontier called the Regular Meeting of the Planning Board to order at 7:00 p.m.

II. Minutes Review/Approval

The minutes of the March 18, 2019, meeting were reviewed and approved by motion made by Chairman Gontier and seconded by Member DeSanctis. The vote carried, as follows:

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|-----------------------------|--------|
| J. Pierre Gontier, Chairman | Aye |
| Chad Lindberg, Deputy | Aye |
| David Birch | Absent |
| Jens Braun | Absent |
| Mark DeSanctis | Aye |
| Jeffrey Sotek | Aye |
| Marlene Tuczinski | Absent |

III. Regular Meeting

Case No. PB-2019-015 – Daniel Sharry & Rachel Clarke (70.-1-44)

The Applicant is requesting site plan review to utilize an existing auxiliary structure on their property located at 12532 State Route 22 to operate a dog daycare and training facility.

Daniel Sharry and Rachel Clarke both appeared on behalf of the Applicant.

Chairman Gontier informed the Applicant that he had received a letter from the Columbia County Planning Board (“CCPB”) regarding their review of this Application. The CCPB has determined that the proposed action would have no significant county-wide or intercommunity impacts associated with it. This being the case, the Town of Canaan Planning Board could take final action with a majority vote. The CCPD did, however, offer some comments for consideration, including water, septic, signage, etc. In addition, it was noted that the Applicant is required to obtain a Special Use Permit from the Town of Canaan

Zoning Board of Appeals. [The Applicant will be appearing before the ZBA tomorrow evening, April 16, 2019.]

Chairman Gontier asked the Board if anyone had any comments or objections, and no one did. He then made a motion to approve the Application for Site Plan Review, which motion was seconded by Member DeSanctis. The vote carried, as follows:

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|-----------------------------|--------|
| J. Pierre Gontier, Chairman | Aye |
| Chad Lindberg, Deputy | Aye |
| David Birch | Absent |
| Jens Braun | Absent |
| Mark DeSanctis | Aye |
| Jeffrey Sotek | Aye |
| Marlene Tuczinski | Absent |

Chairman Gontier then proceeded to stamp multiple copies of the Applicant's plan, and the Applicant paid the required Planning Board review and approval fees.

IV. Other Business:

Cultural Signage:

The Board had a discussion regarding a cultural signage project proposed by Stanley Joseph, a self-proclaimed local history enthusiast, and his desire to erect cultural signage on his private property. Chairman Gontier provided the Board with background on the issue, and it was determined that if the Town Code Enforcement Officer approves the signage, the Planning Board will not have any problem with it. Chairman Gontier will advise Mr. Joseph to pursue the matter with the Town Code Enforcement Officer.

Cell Tower Law:

The Board continued their previous discussion regarding the Cell Tower Law and whether the current zoning laws are adequate for the proposed rollout of the 5G network. As previously noted, the Board is of the opinion that certain sections to the current zoning laws need to be revised. Chairman Gontier had met with the Town Supervisor and suggested that specifications with regard to this should be incorporated into the Town's zoning law, and the Town Board had allocated \$3,500 for attorneys' fees to have an attorney specializing in this area review and advise the Planning Board in this regard. However, language in the retainer agreement forwarded by the attorney suggested that legal fees could quickly exceed the \$3,500 retainer, and the Town Board decided not to proceed.

Chairman Gontier asked if anyone had any questions or wished to discuss anything else, and no one did.

Chairman Gontier made a motion to adjourn the meeting at 7:30 p.m., which motion was seconded by Member DeSanctis. The motion carried as follows:

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| J. Pierre Gontier, Chairman | Aye |
| Chad Lindberg, Deputy | Aye |
| David Birch | Absent |

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| Jens Braun | Absent |
| Mark DeSanctis | Aye |
| Jeffrey Sotek | Aye |
| Marlene Tuczinski | Absent |

Respectfully submitted,

Donna M. Gedeon

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Planning Board Clerk