



**Town of Canaan**

Planning Board Regular Meeting Minutes – **APPROVED**

September 21, 2020

**Present:** Chad Lindberg, Deputy  
Mark DeSanctis, Planning Board Member  
Jeffrey Sotek, Planning Board Member  
Marlene Tuczinski, Planning Board Member  
David Birch, Planning Board Member

**Absent:** J. Pierre Gontier, Chairman

**Others Present:** Ginny Nightingale, Town Board Liaison, John Harty, Peter Flierl (Columbia Paper)

**I. Call to Order**

Deputy Chairman Chad Lindberg called the Regular Meeting of the Planning Board to order at 7:00 p.m.

**II. Minutes Review/Approval**

The minutes of the August 17, 2020 meeting were reviewed and one amendment was made on pg. 2 ( to get). The minutes were approved by a motion made by Jeff Sotek and 2<sup>nd</sup> by Mark DeSantis.. The vote carried, as follows:

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

**III. John Harty Subdivison PB Case # 2020-004**

Deputy Lindberg is the board member assigned to this case. Board member DeSantis explained that this is a minor subdivision. Six or fewer lots is a minor subdivision. Deputy Lindberg questioned the second map which represents the elevation of the driveway. Mr. Harty explains the elevation to the deputy. Deputy Lindberg explained that the profile and plan should be correlated. Deputy went on to explain that there is no alternative but to wait another 30 days for approval. Mr. Lindberg stated, “We will review the re-submission you handed in tonight and make aa determination for revisions that need to be made.”

- The following suggestions were made to Mr. Harty to be corrected:
- 1. The profile & plan need to be updated for lots 3 & 4
- 2. There is a concern with lot 4 along the 900 station (last section that runs up the hill). The grade in the area is16%. Mr. Harty clarified that it is a driveway and that it is not complete. Deputy Lindberg explained that 15% grade is the maximum.
- 3. Make the driveway up to standard. Modify the driveway to eliminate steepness.

- 4. There needs to be correlation between the profile & the plan. The stations need to be documented and included.
- 5. The profiles need to be on the map.
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- Deputy Lindberg reads through the short form and makes suggestions. Member Birch asked if there is agricultural use in the vicinity of the property and Mr. Harty replies, “corn, and no animals”. Board member Braun wanted to know if there are any managed woods. Board member Sotek clarified that there is no agriculture present according to the law. Member Brauns clarified that numbers 8A & 10 on the mapper need to be changed to no.

Deputy Lindberg asked what the capacity of the crossing is in case of firetrucks. Member Braun inquired if the pull-offs comply due to prior approval. Member DeSantis asked that if lots 3 & 4 were to be developed should run-off be discussed, and could the stream handle run-off? .

Deputy Lindberg, “was the road constructed to the upper cul-de-sac?” Mr. Harty replied, “Yes”, it was done 11 years ago. Deputy then asked when it was subdivision for lot 2 approved. Mr. Harty replied, “1998”. Mr. Harty went on to explain the detention pond. It is an 18 inch culvert to the north boundary of the developed areas. There is no displacement of water. The 18 inch culvert to 4 is controlled by the detention pond. Deputy Lindberg to Mr. Harty, “you show a 24’ concrete culvert by the pond, it is in place and it functions. The culvert releases to the detention pond”. Deputy Lindberg then asked if there is an uphill swale. Mr. Harty replied, “Yes, there is also erosion control”.

Board clerk will give Mr. Harty a list of what needs to be corrected for the next meeting. Mr. Harty requested to be put on the agenda for the October meeting.

Jeff Sotek made a motion to close the meeting, the motion was 2<sup>nd</sup> by David Birch. Meeting was adjourned at 8:50PM.

Respectfully submitted,

*Michelle Bienes*

Michelle Bienes  
Planning Board Clerk