

Minutes accepted and approved.

Motion made by: Member Jaeger

2nd by: Member Jordan

In Favor: 4 Opposed: 0 Absent: 1

Signed and Dated: *Sandra Allen* 10/21/2021

Town of Windham Planning Board Meeting

Thursday, September 16, 2021

Board Members Present: Chairperson: Thomas Poelker
Member: Lisa Jaeger, Matthew Jordan
Recording Secretary: Sandra Allen

Board Members Absent: Member: Claudia Lane, John O'Grady

Also Present: John Flannigan, Kristin Seymour, Susie Kukuoski, Darren Elsom, Laurie Harenberg (see attached 1)

The Chairperson called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

The Minutes of September 2, 2021: tabled.

Correspondence: None

SITE-PLAN: Wylder Hotel (formerly known as The Thompson House) 19 State Route 296, the applicant Mr. Flannigan wanted to share with the community their mission statement as well as landscaping plans. He explained that the company wants to make as few changes as possible and new renovations will be in keeping with the architecture of the area. Flannigan is requesting approval for the removal of dead and diseased trees, as well as trees that are too close to existing structures. He presented maps and pictures of the trees that they wish to remove as well as design plans for new landscaping of indigenous foliage. Motion to approve of removing the above mentioned trees was made by Chairperson Poelker, seconded by Member Jaeger, with 3 in favor and 2 absent.

Flannigan requested this Board be Lead Agency for this Site-Plan project.

MINOR SUB-DIVISION: Public Hearing continued. Pemberley 760 County Route 21, Tax Map # 46.00-1-18. Letters from the owners of the adjacent properties were received and read for the record by Chairperson Poelker. (see attached 2) Reviewed the revised maps showing the proposed sub-divisions. Motion to classify SEQR as Unlisted was made by Chairperson Poelker, seconded by Member Jordan, with 3 in favor and 2 absent. Motion to close the Public Hearing was made by Chairperson Poelker, seconded by Member Jordan, with 3 in favor and 2 absent. Motion to approve minor sub-division as presented was made by Chairperson Poelker, seconded by Member Jordan, with 3 in favor and 2 absent. The applicant did not have the correct maps needed for filing so it was agreed that Chairperson Poelker and Recording Secretary would make arrangements to meet with applicant when she obtained the correct maps. The maps will include the wording “These lots are not approved as buildable lots with NYCDEP approved septic systems” when signed and stamped by the Chairperson.

SITE-PLAN: Prominence Restaurant (formerly Chalet Fondue/Nunzio’s Pizzeria) 55 State Route 296 Tax Map # 79.00-4-56.2.

Received 239 response from Greene County Planning Board as “no comment”. Applicants representative, Elsom has submitted request for 1 additional EDU from the Town Board. Elsom requested a Public Hearing for the next meeting. Motion to set Public Hearing for October 7, 2021 at 7:10 PM was made by Chairperson Poelker, seconded by Member Jordan, with 3 in favor and 2 absent.

Meeting was adjourned at 8:50 PM on a motion by Member Jaeger, seconded by Member Jordan, with 3 in favor and 2 absent.

Town of Windham

Planning Board

Attendance Log

Sept 16, 2021 Meeting Date

Print Name Only				
John Flanagan				
Brian Seymour				
Susie Kirkwood				
Darwin Busom				
Laura Hartman				

September 16, 2021

Town of Windham Planning Board Meeting cont.

RECEIVED SEP 03 2021

Second Request (P)

windhamnytownclerk@gmail.com

From: Edward Ruzanski <ewmastro@aol.com>
Sent: Monday, August 30, 2021 3:15 PM
To: windhamnytownclerk@gmail.com
Subject: Proposed subdivision of 769 Mitchell Rd., Windham, NY 12496

Flag Status: Flagged

Attention: Tom Poelker

We are writing to strongly oppose the subdivision of the aforementioned property. If this is allowed, it will greatly devalue our property and negatively impact the natural setting and privacy. We purchased this property for the pond and mountain views. The subdivision will, if built upon, obstruct the beautiful views and privacy we now value. We cherish our peaceful country setting! We are writing this letter in the hope that you will not pass this proposal. Thank you for your consideration on this very important issue.

Sincerely,
Ed & Linda Ruzanski
751 Mitchell Rd. NY 12496
Cell Phone # (215)-630-1135

RECEIVED SEP 03 2021
Second reprint (P)

windhamnytownclerk@gmail.com

From: sarah cronin <sc6219@hotmail.com>
Sent: Tuesday, August 31, 2021 11:20 AM
To: windhamnytownclerk@gmail.com
Subject: Proposed subdivision of 769 Mitchell Hollow Rd. Windham New York

ATTN: Tom Poelker

As homeowners of 786 Mitchell Hollow Rd. for the last 40+ years we strongly oppose any plan to separate the property on 769 Mitchell Hollow Rd.

We are out of the country at the minute and will not be able to attend the meeting planned for September 2.

Subdividing the land will decrease the value of our property it will make it less appealing and attractive. Our privacy will be diminished.

The increase in traffic and noise will take away from country life on Mitchell Hollow Road.

Please reconsider the proposal to separate the property.

Sarah Cronin

Pemberley

Sent from my iPhone