

Minutes accepted and approved.

Motion made by: Claudia Lane

2<sup>nd</sup> by: John O'Grady

In Favor: 4 Opposed: 0 Absent: 1

Signed and Dated: *Sandra Allen* 11/18/2021

**Town of Windham Planning Board Meeting**  
Thursday, November 4, 2021

Board Members Present: Chairperson: Thomas Poelker  
Members: Lisa Jaeger, John O'Grady, Claudia Lane,  
Recording Secretary: Sandra Allen

Board Members Absent: Matthew Jordan

Also Present: Ed Oakley, Melissa Forbes, John Valachovic, Charles Presti, Rob Allison,  
Thomas Hoyt (see attached 1)

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

**SIGN PERMIT:** Windham Mountain Owners Association, location of sign – corner of C. D. Lane and South Street. Reviewed the documents. This sign was previously approved Nov. 19, 2020. No changes to lettering, colors or placement. Addition of open framed triangle to form a peak, with dark stain to match the existing structure. Motion to approve the addition to the existing sign was made by Member Lane, seconded by Member O'Grady, with 4 in favor and 1 absent.

**PUBLIC HEARING:** Minor Sub-Division - Rose/Preston Big Hollow Rd TM# 97.00-3-33.

Received certified mail receipts. Chairperson Poelker read the Notice for the record.

Allison presented the proposed sub-division to the public. Town Supervisor, representing the residents of the community expressed concerns with this project. He stated that Green County Soil and Water over the years has done numerous stream jobs, on the stream behind this property, to keep that stream where it belongs, to protect the people and structures downstream from flooding conditions. Supervisor Hoyt wants to know why on this property (as well as other NY City acquisitions of land) does not include an easement for Greene County Soil and Water to have access to the stream behind this property for maintenance and repair of the stream. He stated that if this project is approved that it should have a permanent easement to allow this municipality and Greene County Soil and Water can maintain the stream. Supervisor Hoyt also expressed concerns about parking; In working with the community DEP and SAP have open the land to recreational activities however, in doing so it has created traffic issues with people parking in and blocking roadways. He strongly suggested that NY City put in parking areas to avoid said traffic issues. Supervisor Hoyt and many others in the community feel NY City is overextending what the purpose of the program was and buying up land to put a strangle hold on the development of the area. SAP is also going behind the Municipalities back to get what they want; also, they are surveying properties before coming to the municipality expressing an interest in the property. After reaching out to Catskill Center, Supervisor Hoyt strongly requested that an easement is written into the deed because contrary to the response of Catskill

Center it is very difficult to get permission from NY City for crossing their land to do repairs and maintenance.

Public Hearing to be continued and more research to be done by members of this Board.

**PUBLIC HEARING:** Minor Sub-Division - Alpine Garden Village Inc. 57 & 61 State Route 296, TM# 79.00-4-79.

Received certified mail receipts. Chairperson Poelker read the Notice for the record. Kaaterskill Associates presented the revised plans which is sub-dividing a 9.41-acre lot into 4 lots – A 6.41, B 0.97, C 1.63 and D 0.40 acres to the public. Reviewed easements for access (shared drive and parking areas). Reviewed the deed. Reviewed the maps showing the proposed sub-divisions. No Public in attendance for this project. This Board requested a copy description of the access easement and/or right of way for each lot to be stated in the deed.

Reviewed and filled out SEQR part II.

Public Hearing to be continued.

**EXTENSION:** Sub-Division - Windham Mountain Sporting requesting a two-year extension. Motion to approve the extension of the conditional preliminary sub-division plat resolution was made by Member Jaeger, seconded by Chairperson Poelker, with 4 in favor and 1 absent.

**SITE PLAN:** Mayan & Michele Metzler 165 Galway Rd TM# 79.00-1-30. No one in attendance for this project. Tabled.

**SITE PLAN:** Serendipity Lake House (formerly White Birches) 40 Princess Nauvoo Rd TM# 62.00-1-4.112. This is an adjustment or addition to the approval granted Oct 4, 2018 as a wedding venue. Advised that the applicant gets the water tested. Motion to set a Public Hearing for Nov 18, 2021 at 7:10 PM was made by Member Jaeger, seconded by Member Lane, with 4 in favor and 1 absent.

**SITE PLAN:** Aaron Mannella Indian Heights Rd TM# 78.00-6-50. No one in attendance for this project. Tabled.

**SITE PLAN:** Pawel Trzepaczka 4268 State Route 23 TM# 80.00-1-50. No one in attendance for this project. Tabled.

**INQUIRY:** Edward Oakley 884 Mill Street – Mr. Oakley wanted to know he needed any variances to build on this property, he was advised that under 2 acres he come before this Board with a site-plan, to have it approved for a septic before purchasing, Oakley says a perk test was done. Also advised to hire an engineer and the septic design approved by the DEP, also to read the deed for any restrictions.

**MINUTES REVIEWED:** Motion to accept October 21, 2021 minutes as written was made by Member Jaeger, seconded by Member Lane, with 4 in favor, 1 absent. Motion to accept July 15, 2021 minutes was made by Chairperson Poelker, seconded by Member Jaeger with 4 in favor and 1 absent.

Meeting was adjourned at 8:21 PM on a motion by Member Lane, seconded by Chairperson Poelker, with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

