

Minutes accepted and approved.

Motion made by: Member Lane

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

In Favor: 5 Opposed: 0 Absent: 0

Signed and Dated: *Sandra Allen 7/21/2022*

## **Town of Windham Planning Board Meeting**

Thursday, June 2, 2022

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

Board Members Absent: Lisa Jaeger

Also Present: Brendan O'Brien, Lillianne O'Brien, Jeffrey Misanti, Fred Barghash, Dusan Popovic, Scott Ouimet, Mike Bonfiglio, Gaek Kastrati, Caroline Lynch, John Zeiker, Phyllis Zeiker, Patricia Brooks, Alan Trinkle, Sarah Trinkle, George illegible, Bridget Lopez, Russell Pelham, Kathleen Yannucci, John Yannucci, Maria Elena Papson, Joseph Agarenzo, Rosanna Mostaccivolo, Pete Lopez, Pavel Trzepaczka (see attached 1)

Chairperson, Poelker, called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance. A motion to recess the Planning Board meeting at 7:00 PM was made by Chairperson Poelker, seconded by Member Jordan with 4 in favor and 1 absent. Motion to re-open the Planning Board meeting at 7:05 was made by Member O'Grady, seconded by Member Jordan with 4 in favor and 1 absent.

**PUBLIC HEARING MAJOR SUB-DIVISION:** Windham Luxury Estates formerly known as Catskill Holdings Windham LLC aka Bonfiglio 116 & 225 Galway Rd TM# 79.00-1-40. Received Certified Mail receipts. Chairperson Poelker read the Notice for the record. Representative Ouimet reviewed the project for the Public. Proposed project is approximately 130 acres on both sides of Galway Road subdivided into 12 lots of varying sizes.

This Board first mention the unauthorize road that was put in which did damage to Galway Road. The Town Highway Superintendent issued a Stop Work order. The Applicant, Bonfiglio, was told there are many Agencies that will include their regulations that must be adhered to before any approvals for this project. Bonfiglio also cleared trees by uprooting them which is unauthorized. Until approvals are given officially there is to be no work done at this location.

The floor was then open to the Public for comments and concerns. The first concern was regarding an existing cottage on the property and the work that was already done to it. The Public was informed that done on existing structures on non-commercial lots over 2 acres site plans do not apply. The Building Inspector/Code Enforcer would be the person to grant building permits when needed.

Another big concern of the neighbors is that this project would double the number of homes on this very small road. There is also a concern was about the damage to the road during construction as well as doubling the amount of families/people using the road after subdividing. Concerns about the road were expressed several times, by all the neighbors, it is a very narrow small back road that is already in need of repair.

A very big concern from all was regarding the water supply. One person said after another neighbor did construction her water was brown and with 10 plus structures being constructed the problem would

worsen. Another neighbor said that the runoff from work done on the cottage affected his pond and he is very concern about pollutants during construction. And another family was concerned about the water supply being over burden and being at a lower elevation their well running dry.

Concerns regarding fire, access for fire vehicles, more people living in a very wooded area and access to water to fight fires.

Who will control trespassing, noise pollution, lighting, and traffic? And will arrangements be made with NYSEG and the Town for the electric supply which is already minimal? Will the properties be used for Air B&B, which would bring a continual flow of strangers and traffic to this very secluded and close-knit community?

All the neighbors urged this Board as well as all other Town Officials to please consider the existing Comprehensive Plan when reviewing this project for approval and to assure that if this project is approved that there will not be further development, commercial use and/or subdivisions.

Many letters were previously submitted and read for the record. (see attached 2)

Motion to recess the Public Hearing was made by Chairperson Poelker, seconded by Member O'Grady with 4 in favor and 1 absent.

The applicant, Bonfiglio, was once again told that there is a NO WORK order and he replied that he understood there was to be no more work on the property.

LOT-LINE ADJUSTMENT - UPDATE: Boulder Brook Properties. Still waiting for reply from Town Attorney.

SUB-DIVISION: Bruce McNab Elm Ridge Road TM# 96.00-5-88.1 and 96.00-5-88.2. Reviewed maps, documents and septic locations. Received DEC Lead Agency comments. More review is needed and SEQR will not be determined at this time. Motion to set Public Hearing for June 16, 2022, at 7:05 PM was made by Member Lane, seconded by Chairperson Poelker with 4 in favor and 1 absent.

SUB-DIVISION - UPDATE: Greifeld 798-2 Mitchell Hollow Road TM# 46.00-2-69.1 and 47.00-2-1. This is a Major not Minor subdivision; applicant revised the application form. Representative, Brooks & Brooks will have Lead Agency packets ready at the June 16, 2022, meeting.

MINUTES REVIEWED: Motion to approve May 19, 2022, minutes was made by Member Lane, seconded by Member O'Grady with 4 in favor and 1 absent.

Meeting was adjourned at 8:28 PM on a motion by Member Jordan, seconded by Member Lane with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

# Town of Windham Planning Board

## Attendance Log

Date: June 2, 2022

Please Print Your Name Clearly (Name Only)

Brendan O'Brien	Brenda Treacy	
Lillianne O'Brien		
Jeffrey M. Smith		
Joe Barabas		
DUSAN POPOVIC		
Scott Ammet		
Mike Bonfiglio		
Mike Kastrati		
Caroline Lynch		
John Zeiker		
Phyllis Zeiker		
Patricia Brooks		
Alan Trinkle		
Sarah Trinkle		
Alamy (B) 10/10		
Bridget Lopez		
Russell Pelham		
MATHIEEN YANNUCCI		
JOHN YANNUCCI		
Maria Elena Papson		
JOSEPH AGARENZO		
RASANNA MOSTACCIUOLO		
Pete Lopez		

## Windham Luxury Estate

May 30, 2022

Dear Windham Planning Board and Windham Town Board:

The purpose of this letter is to convey the serious concerns I have: and many of my neighbors regarding the proposed subdivision on Galway Road. Many of us are also upset about the limited time we had to respond and may not be able to attend the meeting due to lack of timely notice. The letters were dated May 23, 2022 and by the time they were received, only a week notice was provided.

We are expecting that the town of Windham and our elected officials will act responsibly in order to protect residents when such an extensive development is being proposed in our beautiful town.

Please address the following questions/concerns:

On which side of the road is the proposed subdivision?

How large are the proposed lots?

Will there only be 12 lots or will the town allow the development to expand?

Can these 12 lots be further subdivided in the future?

Are the proposed homes single family dwellings or multi family dwellings ?

Is the development purely residential or for mixed use?

This development is being proposed on a road with approximately 12 private homes. This proposed single project will double the number of homes on Galway Road. What efforts are going to be made to control noise, visual impacts, and light pollution,?

What efforts are going to be made to mitigate traffic impacts including reducing the current speed limit and unlicensed recreational vehicles on the road?

What efforts will be made to avoid trespass on neighboring properties by pedestrians, hunters and recreational vehicles?

What controls are being made to control stormwater runoff directly into ditches?  
Currently the existing house has pipes directly discharging into the town ditch.

Who is currently inspecting the project ? A road is already being constructed and there is rust colored viscous discharge in the

ditch. This is new and alarming.

Will all utilities be under ground?

The Galway and Old Road areas have a history of power outages. What efforts will be made by the developer and NYSEG to avoid putting additional demand on transmission lines to avoid future blackouts?

Another property is currently for sale on Galway and there are several large property owners on the road., how much subdivision will the town allow for this small road? When does it stop?

Residents have concerns about the water table in the immediate vicinity and are requesting guarantees from the town that any development as a result of the approved subdivision will not impact water quality and quantity for existing residents.

Residents have concerns about increasing potentials for fire hazards and events. Given that the town is unlikely to install fire lines with fire hydrants in the vicinity, we are formally requesting that any planned subdivision approved by the town require that each property install a pond and dry hydrant of sufficient scale to ensure that firefighters have the ability to suppress fires in the vicinity. Neighbors are concerned about the safety of themselves and their properties as a result of such a large development.

We are concerned about the reduction of the charm and character and reduction of quality of life in the neighborhood. We are formally requesting that each property have deed covenants that :

1. Limit the clearing of standing timber.
2. Preclude the development of accessory structures that could be used as additional dwelling units (rental purposes and/or Air B and B)
3. Prevent further subdivision of any approved parcel
4. Restricts the use of each parcel for single family residential purposes only.

Lastly, how close will a building be to my property line?

Once again, I and my neighbors share these concerns and expect our town decision members to act responsibly with this and other future developments in order to protect the beauty and charm of our town as well as the quality of life for the residents who enjoy the peace and beauty Windham offers.

The Kunofsky family  
169 Galway Road



## Windham Luxury Estate

June 2, 2022

Dear Windham Planning Board and Windham Town Board:

I am a member of the Agarenzo family and joint owner of 88 Galway Road. My concerns for the property adjacent to ours is exactly how many homes will be built? Will they be single homes or apartment buildings? Will they be digging wells and if so, will it affect our current well? Are they going to run city water up to the new lots? How will that impact our taxes?

As our dwelling is a summer home, how do we protect trespassing and with the clearing of trees, what will keep the rain run off from flowing through our land? Are they going to run new sewage systems from the city and if so, how does that impact us? Most important, will development end with just these 12 homes, or is this just the beginning?

Thank you for listening to my concerns. I understand there is a meeting today, Thursday, June 2<sup>nd</sup> at 7:00 PM and would appreciate this letter be read at that meeting.

Sincerely,

Richard P. Agarenzo

Windham Luxury Estate

June 1, 2022

Dear Windham Planning Board and Windham Town Board:

My name is Rocco John Agarenzo, son to Rocco and Nancy Agarenzo. Since my father's passing my siblings and myself are now the owners of 88 Galway Road in Windham. Although; our parents have passed; we all take great pride in keeping the home my father, our uncles, grandfather and us children helped to build. It is not only a house but a place with great memories that are still to come with now our children and grandkids. We hope the serenity and beauty of the mountain will remain for years to come.

My concerns with the proposed 12 subdivision at 116 Galway Road is as follows;  
Will we be assured that there will be adequate water supply, that the electrical system will be updated or able to maintain the power system without continuous blackouts? That the roads will be maintained with the added additional traffic. Will there be adequate fire and police protection. How close to our property line will these subdivision be, can you guarantee they will be single family homes, what are the lot sizes, will they be able to divide their property to add even more homes?

The families on Galway Road should have a guarantee that the tranquility of the mountain will not be lost and that the environment along with the wildlife will not be destroyed due to added developments.

I expect the acting officials to read and convey my concerns and enter on June 2, 2022 as public record. I am unable to attend the meeting due to insufficient notice.

Respectfully,

Rocco J. Agarenzo  
5817 Griffith Ave  
Marysville, Ca. 95901

530-635-4506

rocco.agarenzo@baesystems.com

## Windham Luxury Estate

June 1, 2022

Dear Windham Planning Board and Windham Town Board:

The purpose of this letter is to convey the serious concerns we and many of our neighbors have about the proposed subdivision on Galway Road. Many of us are also upset about the limited time we had to respond and may not be able to attend the meeting due to lack of timely notice. The letters were dated May 23, 2022 and by the time they were received, only a week's notice was provided.

We are expecting that the town of Windham and our elected officials will act responsibly in order to protect residents when such an extensive development is being proposed in our beautiful town.

Please address the following questions/concerns:

On which side of the road is the proposed subdivision?

How large are the proposed lots?

Will there only be 12 lots or will the town allow the development to expand?

Can these 12 lots be further subdivided in the future?

Are the proposed homes single family dwellings or multi family dwellings ?

Is the development purely residential or for mixed use?

This development is being proposed on a road with approximately 12 private homes. This proposed single project will double the number of homes on Galway Road. What efforts are going to be made to control noise, visual impacts, and light pollution?



What efforts are going to be made to mitigate traffic impacts including reducing the current speed limit and unlicensed recreational vehicles on the road?

What efforts will be made to avoid trespass on neighboring properties by pedestrians, hunters and recreational vehicles?

What controls are being made to  
control stormwater runoff directly into ditches?

Currently the existing house has pipes directly discharging into the town ditch.

Who is currently inspecting the project ? A road is already being constructed and there is rust colored, viscous discharge in the ditch. This is new and alarming.

Will all utilities be underground?

The Galway and Old Road areas have a history of power outages. What efforts will be made by the developer and NYSEG to avoid putting additional demand on transmission lines to avoid future blackouts?

Another property is currently for sale on Galway and there are several large property owners on the road, how much subdivision will the town allow for this small road?  
When does it stop?

Residents have concerns about the water table in the immediate vicinity and are requesting guarantees from the town that any development as a result of the approved subdivision will not impact water quality and quantity for existing residents.

Residents have concerns about increasing potentials for fire hazards and events. Given that the town is unlikely to install fire lines with fire hydrants in the vicinity, we are formally requesting that any planned subdivision approved by the town require that each property install a pond and dry hydrant of sufficient scale to ensure that firefighters have the ability to suppress fires in the vicinity.

Neighbors are concerned about the safety of themselves and their properties as a result of such a large development.

We are concerned about the reduction of the charm and character and reduction of quality of life in the neighborhood. We are formally requesting that each property have deed covenants that:

1. Limit the clearing of standing timber.
2. Preclude the development of accessory structures that could be used as additional dwelling units (rental purposes and/or Air B and B)
3. Prevent further subdivision of any approved parcel
4. Restrict the use of each parcel for single family residential purposes only.

How close will a building be to our property lines?

In closing, after reviewing the January 2022 Town of Windham Comprehensive Plan, it is apparent that we are not alone in desiring balanced and responsible development. According to the plan, 58% of the people in Windham are in favor of zoning and only 9% of the residents oppose it. One of the recommendations in the 2002 Comprehensive Plan was to create a "Zoning Advisory Committee." On page 54, the plan clearly states, "Now more than ever, the Town of Windham should consider stronger land use controls (including zoning) to assist with planning for future growth in a more proactive manner, rather than reacting to development proposals as they appear before the Town for approval." Has the Town formed this committee? The Comprehensive Plan also clearly highlights several "Issues and Opportunities." One of these states, "Windham's economy is tourism based and new development should not detract from the natural resources and scenic views upon which this industry depends."

We and our neighbors share these concerns and expect our town decision makers to act responsibly with this and other future developments in order to protect the beauty and charm of our town as well as the quality of life for the residents who enjoy the peace and beauty Windham offers. We also expect our town decision makers to follow the recommendations in the Comprehensive Plan that they recently adopted.

Please read this letter at the June 2, 2022 meeting and please formally enter it into the public record.

Sincerely,

Russell Pelham  
36 Galway Road

Maria Elena Papson  
41 Galway Road

Windham Luxury Estate



Sandra Allen <windhamplanningboard@gmail.com>

---

**FW: Galway Rd**

1 message

---

**windhamnytownclerk@gmail.com**

Thu, Jun 2, 2022 at 10:29

<windhamnytownclerk@gmail.com>

AM

To: WindhamPlanningBoard <windhamplanningboard@gmail.com>

---

**From:** Bryan Cowan <btc12379@gmail.com>

**Sent:** Wednesday, June 1, 2022 4:52 PM

**To:** windhamnytownclerk@gmail.com

**Cc:** jeff@greenecountychamber.com; jthorington@discovergreene.org;  
taguec@nyassembly.gov; Moutaineaglenews@gmail.com

**Subject:** Galway Rd

2022

Dear Windham Planning Board and Windham Town Board:

The purpose of this letter is to convey the serious concerns I have: and many of my neighbors have about the proposed subdivision on Galway Road. Many of us are also upset about the limited time we had to respond and may not be able to attend the meeting due to lack of timely notice. The letters were dated May 23, 2022 and by the time they were received, only a week notice was provided.

We are expecting that the town of Windham and our elected officials act responsibly in order to protect residents when such an extensive development is being proposed in our beautiful town.

Please address the following questions/concerns:



On which side of the road is the proposed sub division?

How large are the proposed lots?

Will there only be 12 lots or will the town allow the development to expand?

Can these 12 lots be further subdivided in the future?

Are the proposed homes single family dwellings or multi family dwellings ?

Is the development purely residential or for mixed use?

This development is being proposed on a road with approximately 12 private homes. This proposed single project will double the number of homes on Galway Road. What efforts are going to be made to control noise, visual impacts, and light pollution,?

What efforts are going to be made to mitigate traffic impacts including reducing the current speed limit and unlicensed recreational vehicles on the road?

What efforts will be made to avoid trespass on neighboring properties by pedestrians, hunters and recreational vehicles?

What controls are being made to control storm water runoff directly into ditches?  
Currently the existing house has pipes directly discharging into the town ditch.

Who is currently inspecting the project ? A road is already being constructed and there is rust colored , viscous discharge in the ditch. This is new and alarming.

Will all utilities be under grounded?

The Galway and Old Road areas have a history of power outages,. What efforts will be made by the developer and NYSEG to avoid putting additional demand on transmission lines to avoid future blackouts?

Another property is currently for sale on Galway and there are several large property owners on the road., how much subdivision will the town allow for this small road? When does it stop?



Resienta have concerns about the water table in the immediate vicinity and are requesting guarantees from the town that any development as a result of the approved sub division will not Impact water quality and quantity for existing residents.

Residents have concerns about increasing potentials for fire hazards and events. Given that the town is unlikely to install fire lines with fire hydrants in the vicinity, we are formally requesting that any planned subdivision approved by the town require that each property install a pond and dry hydrant of sufficient scale to ensure that firefighters have the ability to suppress fires in the vicinity.

Neighbors are concerned about the safety of themselves and their properties as a result of such a large development.

We are concerned about the reduction of the charm and character and reduction of quality of life in the neighborhood. We are formally requesting that each property have deed covenants that :

1. Limit the clearing of standing timber.
2. Preclude the development of accessory structures that could be used as additional dwelling units (rental purposes and/or Air B and B)
3. Prevent further subdivision of any approved parcel
4. Restricts the use of each parcel for single family residential purposes only.

Lastly, how close will a building be to my property line?

Once again, I and my neighbors share these concerns and expect our town decision members to act responsibly with this and other future developments in order to protect the beauty and charm of our town as well as the quality of life for the residents who enjoy the peace and beauty Windham offers.

Please read this letter at the meeting on June2, 2022 and enter it as part of your public record.

Sincerely  
Bryan Cowan  
Galway Rd owner

Windham Luxury Estate



Sandra Allen <windhamplanningboard@gmail.com>

---

## Public Hearing 6/2 Winham Luxury estates

1 message

---

**Julie Galdi** <juliegaldi@gmail.com>

Thu, Jun 2, 2022 at 8:11 AM

To: windhamplanningboard@gmail.com

Sandra,

Nice speaking with you the other day! I just received a map of the proposed subdivision on Galway Road abutting my property.

The septic in lot #3 is very close to my property line. I would like to have attention brought to this at tonites meeting. What is the setback?

Thank You so much,

Julie Galdi



Windham Luxury Estate

Sandra Allen <windhamplanningboard@gmail.com>

---

## Galway road subdivision - public record letter, June 2nd hearing

---

**Michala Metzler** <michala@leichtnewyork.com>

Wed, Jun 1, 2022 at 6:50 PM

To: WindhamPlanningBoard <windhamplanningboard@gmail.com>,  
"jeff@greenecountychamber.com" <jeff@greenecountychamber.com>,  
jthorington@discovergreene.com, windhamchamberofcommerce@gmail.com,  
windhamnytownclerk@gmail.com

To the Windham Planning Board and the Windham Town Board:

We are writing this letter as a result of the proposed subdivision on Galway Road in Windham New York

Dear Planning Board Committee,

Windham is an extremely charming town, we fell in love with.

This potential development will double the occupancy of our quaint, rural road. We are also concerned that this project will expand and other land owners will pursue multi home developments in this small area.

As you are aware, we were recently working with engineers on a site plan for a project on Galway Road. During this process, we were informed at a planning board meeting that numerous neighbors complained about the potential noise and traffic in the area, which we were not aware of, since no one complained directly to us. Members of the planning board told us that our project would never pass a public hearing, based on those complaints.

As vested and responsible community members, we immediately stopped our plans, which resulted in major financial losses and potential law suits.

In addition to the Galway project, we recently began site plan for a project in Maplecrest, New York. Our engineer, met directly with the town supervisor and was advised that this project would not pass a public hearing either.



We met therefor with a few of our closest neighbors informally and heard their concerns. As a result of the feedback of the town supervisor and our neighbors we respectfully decided we will no longer go through with the proposed plan.

We all must work together, listen to one another.

Please read this aloud on June 2, 2022 and make it a matter of public record.

Sincerely,

Mayan and Michala Metzler

--

Best regards,

**Michala Metzler**

*Sales manager/Senior designer*



Toll Free (888) 209-5240 | Cell (917) 647-8314

[leichtnewyork.com](http://leichtnewyork.com) | [germankitchencenter.com](http://germankitchencenter.com) | [germandesigncenter.com](http://germandesigncenter.com)

Windham Luxury Estate



Sandra Allen <windhamplanningboard@gmail.com>

---

**FW: Galway Road Subdivision**

1 message

---

**windhamnytownclerk@gmail.com**  
<windhamnytownclerk@gmail.com>

Wed, Jun 1, 2022 at 10:09  
AM

To: THOMAS POELKER <tpoelker@aol.com>, Lisa Jaeger <lisajaeger@verizon.net>, claudia lane <cslane2006@yahoo.com>, "John P. O'Grady" <johnpatrickogrady@gmail.com>, Matt Jordan <mjordan@newbelgium.com>  
Cc: WindhamPlanningBoard <windhamplanningboard@gmail.com>

---

**From:** Alan Joseph Trinkle <alan.trinkle@gmail.com>  
**Sent:** Wednesday, June 1, 2022 8:33 AM  
**To:** Windhamnytownclerk@gmail.com  
**Subject:** Galway Road Subdivision

Dear Windham Planning Board and Windham Town Board:

The purpose of this letter is to convey the questions I have and many of my neighbors have about the proposed subdivision on Galway Road. Many are also upset about the limited time to respond and may not be able to attend the meeting due to lack of timely notice. The letters were dated May 23, 2022 and by the time they were received, only a week's notice was provided. I live one house off of Galway Road and received no notice at all. - Despite the fact that noise from Galway Road can easily be heard from our property.



We are expecting that the town of Windham and our elected officials will act responsibly in order to protect residents when such an extensive development is being proposed in our beautiful town.

Please address the following questions/concerns:

- On which side of the road is the proposed sub division?
- How large are the proposed lots?
- Will there only be 12 lots or will the town allow the development to expand?
- Can these 12 lots be further subdivided in the future?
- Are the proposed homes single family dwellings or multi family dwellings ?
- Is the development purely residential or for mixed use?
- What efforts are going to be made to mitigate traffic impact?
- What efforts will be made to avoid trespass on neighboring properties

Thank you for your time, I look forward to the meeting.

Alan J. Trinkle

914-299-9372

439 Old Road

# Windham Luxury Estate

May 31, 2022

Dear Windham Planning Board and Windham Town Board:

We are the Agarenzo family and our property is located at 88 Galway Road, Windham, NY. Our property, once owned by Rocco Agarenzo, since his passing, now belongs to his children. And, our Uncle Paulie (Agarenzo) lived on the adjacent property, that has been sold to a developer since his passing several years ago.

We have been made aware that the developer building on (what was) Paul Agarenzo's property is now going to be split into 12 sub divisions. This is disheartening, to say the least. Please know that this land had been in our family since the 1940's - owned by our grandfather, and then distributed to his children. We all grew up on that mountain, our parents built those houses, loved that land and have been there since prior to electricity and running water! As the story goes, when the town initially paved the road, they asked Rocco Agarenzo if he wanted it to be named "Agarenzo" Road. Rocco, being the private man he was and not wanting any attention drawn to him or his family, gracefully declined and they went on to the next neighbor, who said yes and therefore "Galway" Road.

Although our grandfather, and now our father and uncle have passed, it doesn't make the memories any less. We were raised on Galway Road, our children spent summers on the mountain and their children have and will spend more summers on Galway Road. I share these sentiments with you because still, as current owners of the 88 Galway property, we have grave concerns about what will happen to Galway Road.

The purpose of this letter is to convey our serious concerns about the sub division of this property. We expect that the Town of Windham and the elected officials act responsibly in order to protect the serenity of what is and was Windham Mountain on Galway Road. It is a residential road that currently has approximately 12 homes. With an additional 12 sub divisions, doubles the amount of traffic, noise, water, electric, etc.

What can you do to assure us that you will protect the current residents and maintain the charm, character and quality of life on Galway Road? In addition, how close will this construction of homes be to our property line? Our understanding is that a road is already being paved up the mountain between the 2 properties. All neighbors on this quiet road have the same concerns and we'd like some insight as to what is proposed in this project and what to expect in the future, as our own grandchildren and their grandchildren plan to be visiting Galway Road for years to come.

We understand there is a meeting on Thursday, June 2<sup>nd</sup>. Unfortunately, on such short notice we will be unable to attend. However, we would appreciate this letter be read at the meeting and some type of follow-up be done to let us know details as this project continues.

Sincerely,

Anthony & Gail Agarenzo  
28 Colony Street, Hicksville, NY 11801  
516.236.1832

Marianne & Peter Coleman  
32 Cedar Drive, Miller Place, NY  
631.495.4410

cc: [jeff@greeneountychamber.com](mailto:jeff@greeneountychamber.com); [commerce@gmail.com](mailto:commerce@gmail.com); [windhamnytownclerk@gmail.com](mailto:windhamnytownclerk@gmail.com); [news@gmail.com](mailto:news@gmail.com); [jthorington@discovergreene.org](mailto:jthorington@discovergreene.org); [taguec@nyassembly.gov](mailto:taguec@nyassembly.gov); [hinchey@nysenate.gov](mailto:hinchey@nysenate.gov); [commerce@gmail.com](mailto:commerce@gmail.com)

## Windham Luxury Estate

June 1, 2022

Dear Windham Planning Board and Windham Town Board,

My name is Joseph A. Agarenzo. I am a member of the Agarenzo family and our property is located at 88 Galway Road, Windham, NY. Our property, once owned by our father, Rocco Agarenzo, and since his passing, now belongs to us, his children. Our uncle, Paul Agarenzo, owned and lived on the adjacent property at 116 Galway Road. It is my understanding that this property has been sold to a land developer after my uncle's passing. Just recently we have been made aware that the adjacent property that was owned by Paul Agarenzo is now going to be split into 12 subdivisions.

Although our grandfather, uncle and father have passed, it doesn't make the memories any less. We were raised on Galway Road and as children we spent wonderful times exploring Agarenzo mountain and our family's children will continue to enjoy this experience on Galway Road. I share these sentiments with you because still, as current owners of the 88 Galway property, we have grave concerns about what will happen to Galway Road, the majestic terrain and the surrounding environment.

The purpose of this letter is to convey our serious concerns about the consequences due to subdivision of this property and subsequent building of new homes. Galway Road is a residential road that currently has approximately 12 homes. An additional 12 subdivisions could cause the following issues:

- a) Increase of the amount of traffic and noise. Galway Road was not adequately built for such traffic as it is a narrow one lane road that is not paved correctly to support such traffic. This could cause safety issues for vehicles and pedestrians.
- b) Increase of water usage by these subdivisions could cause a reduction and quality of potable water supply to current residents.
- c) Destruction of standing lumber and vegetation could cause instability of the soil on the steep mountain side.
- d) Increase of electrical usage by new dwellings could cause sporadic brownouts and outages for current residents.
- e) Increase of houses could intensify the potential for fire hazards without the proper supporting infrastructure such as fire hydrants and fire lines (as experienced by the destruction of the large log cabin at the end of Galway Road a few years ago).
- f) The addition of residents on this mountain side could lead to trespassing onto other private properties with recreational vehicles and during hunting season.
- g) Safety and security of homes and property can be at risk with the increase of a more inhabited mountain side.

In addition, how close will this construction of homes be to my property line? All neighbors on this quiet road have the same concerns and we'd like some insight as to what is proposed in this project and what to expect in the future. What can you do to assure us that you will protect the current residents and maintain the charm, character and quality of life on Galway Road?

We expect that the Town of Windham and the elected officials act responsibly in order to address the above listed concerns and to protect the serenity of what was and is Windham Mountain on Galway Road.

Sincerely, Joseph & Rosanna Agarenzo



June 1, 2022

Dear Windham Planning Board and Windham Town Board:

The purpose of this letter is to convey the serious concerns we and many of our neighbors have about the proposed subdivision on Galway Road. Many of us are also upset about the limited time we had to respond and may not be able to attend the meeting due to lack of timely notice. The letters were dated May 23, 2022 and by the time they were received, only a week's notice was provided.

We are expecting that the town of Windham and our elected officials will act responsibly in order to protect residents when such an extensive development is being proposed in our beautiful town.

Please address the following questions/concerns:

On which side of the road is the proposed subdivision?

How large are the proposed lots?

Will there only be 12 lots or will the town allow the development to expand?

Can these 12 lots be further subdivided in the future?

Are the proposed homes single family dwellings or multifamily dwellings?

Is the development purely residential or for mixed use?

This development is being proposed on a road with approximately 12 private homes. This proposed single project will double the number of homes on Galway Road. What efforts are going to be made to control noise and visual impacts, and light pollution?

**What efforts are going to be made to mitigate traffic impacts including reducing the current speed limit and unlicensed recreational vehicles on the road?**

**What efforts will be made to avoid trespass on neighboring properties by pedestrians, hunters and recreational vehicles?**

**What controls are being made to  
control stormwater runoff directly into ditches?**

Currently the existing house has pipes directly discharging into the town ditch.

**Who is currently inspecting the project? A road is already being constructed and there is rust colored, viscous discharge in the ditch. This is new and alarming.**

**Will all utilities be underground?**

**The Galway and Old Road areas have a history of power outages. What efforts will be made by the developer and NYSEG to avoid putting additional demand on transmission lines to avoid future blackouts?**

**Another property is currently for sale on Galway and there are several large property owners on the road, how much subdivision will the town allow for this small road?  
When does it stop?**

**Residents have concerns about the water table in the immediate vicinity and are requesting guarantees from the town that any development as a result of the approved subdivision will not impact water quality and quantity for existing residents.**

**Residents have concerns about increasing potentials for fire hazards and events. Given that the town is unlikely to install fire lines with fire hydrants in the vicinity, we are formally requesting that any planned subdivision approved by the town require that each property install a pond and dry hydrant of sufficient scale to ensure that firefighters have the ability to suppress fires in the vicinity.**



Neighbors are concerned about the safety of themselves and their properties as a result of such a large development.

We are concerned about the reduction of the charm and character and reduction of quality of life in the neighborhood. We are formally requesting that each property have deed covenants that:

1. Limit the clearing of standing timber.
2. Preclude the development of accessory structures that could be used as additional dwelling units (rental purposes and/or Air B and B)
3. Prevent further subdivision of any approved parcel
4. Restrict the use of each parcel for single family residential purposes only.

How close will a building be to our property lines?

In closing, after reviewing the January 2022 Town of Windham Comprehensive Plan, it is apparent that we are not alone in desiring balanced and responsible development. According to the plan, 58% of the people in Windham are in favor of zoning and only 9% of the residents oppose it. One of the recommendations in the 2002 Comprehensive Plan was to create a "Zoning Advisory Committee." On page 54, the plan clearly states, "Now more than ever, the Town of Windham should consider stronger land use controls (including zoning) to assist with planning for future growth in a more proactive manner, rather than reacting to development proposals as they appear before the Town for approval." Has the Town formed this committee? The Comprehensive Plan also clearly highlights several "Issues and Opportunities." One of these states, "Windham's economy is tourism based and new development should not detract from the natural resources and scenic views upon which this industry depends."

We and our neighbors share these concerns and expect our town decision makers to act responsibly with this and other future developments in order to protect the beauty and charm of our town as well as the quality of life for the residents who enjoy the peace and beauty Windham offers. We also expect our town decision makers to follow the recommendations in the Comprehensive Plan that they recently adopted.

Please read this letter at the June 2, 2022 meeting and please formally enter it into the public record.

Sincerely,

John and Phyllis Zelker  
247 Old Road

Handwritten signatures of John R. Zelker and Phyllis R. Zelker. The signatures are written in black ink and are positioned to the right of the typed names.