

Minutes accepted and approved.

Motion made by: Member Jaeger

2nd by: Member O'Grady

In Favor: 4 Opposed: 0 Absent: 1

Signed and Dated: *Sandra Allen 10/20/22*

Town of Windham Planning Board Meeting
Thursday, October 6, 2022

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

Board Members Absent: Claudia Lane, Matthew Jordan

Also Present: John Zelker, Robert Goff, Scott Ouimet, Darrin Elsom, Neal Higgins, Teresa Higgins, Beverly Barber, Robert Gerhards, Elizabeth Saunier, Helene Tiegez, Paul Ciancanelli, Alan Trinkle, Jim Miltenberger, Raymond Gregarczyh, Herm deVries, Katie deVries, Antonia Bescuilides, Bonnie Cronr, Jaecle Crown, Sandra Rhodes (see attached 1)

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

PUBLIC HEARING - SITE PLAN: Robert Gerhards 478 State Route 296. Proposed project is a 20 X 20 addition to the existing house with concrete slab foundation. Read Notice for the record. Received some Return Receipts waiting for Certified Mail receipts. Read a letter from a neighbor for the record who was not in attendance. (see attached 2) No Public in attendance for this project. Reviewed map, documents, and design. Motion to close the Public Hearing was made by Chairperson Poelker, seconded by Jaeger with 3 in favor and 2 absent. Motion to approve with the condition Gerhards submits the Certified Mail receipts was made by Chairperson Poelker, seconded by Member Jaeger with 3 in favor and 2 absent.

PUBLIC HEARING - SITE PLAN: Neal Higgins 7 Schafer Drive TM# 96.00-5-40. Proposed project is single family residence, prefab, 2 bedroom and 2 baths. Has access to Town water. Read Notice for the record. Received Certified Mail receipts. Mr. Higgins presented the project to the Public. One neighbor wanted to view where on the lot the house would be built. No comments or concerns were presented. Reviewed maps and documents. Motion to close Public Hearing was made by Member Jaeger, seconded by Chairperson Poelker with 3 in favor and 2 absent. Motion to approve with the condition that water hook-up is approved was made by Chairperson Poelker, seconded by Member Jaeger with 3 in favor and 2 absent.

PUBLIC HEARING - SITE PLAN: Carol Lynes Manor Drive TM# 78.15-1-13. Proposed project is a small single-family residence 12 X 44 on 0.17 acres. Has access to Town sewer. Read Notice for the record. Received Certified Mail receipts. Mr. Elsom presented the project to the Public. There were many concerns regarding the size of the lot and the removal of trees, especially old multi-trunk Maple. And neighbors are very concerned about their water supply which is already very poor quality and quantity. Overcrowding and drainage were also brought up. Read an email from a neighbor for the record who was not in attendance. (see attached 3) Reviewed the map, documents and design. Requested a copy of the deed. Motion to continue the Public Hearing for was made by Member Jaeger, seconded by Member O'Grady with 2 in favor, 1 opposed and 2 absent.

MAJOR SUBDIVISION: James MacDonald 281 Old Road TM# 79.00-1-11, 79.00-8-2, 79.00-8-112. Subdividing 18.58 acres (3 lots) into 4 lots 3.27, 6.17, 4.98 and 4.16 acres, lot 4 will have ROW to lots 1 & 3. Read Notice for the record. Received Certified Mail receipts. Elsom presented the project to the Public. No comments or concerns. Waiting for Road Maintenance Agreement from lawyer. Waiting for DEP approval. Requested a copy of the deed. Motion to continue the Public Hearing was made by Chairperson Poelker, seconded by Member Jaeger with 3 in favor and 2 absent.

SKETCH PLAN: Hickory Hill Residences State Route 23 TM# 79.00-6-6. Just under 7 acres, proposed project is two small duplexes with two bedrooms each not visible from the road and an accessory structure. Perks have been done, will have a well water. Reviewed map and documents. Motion to set Public Hearing for October 20, 2022, at 7:05 PM was made by Member Jaeger, seconded by Member O'Grady with 3 in favor and 2 absent.

MAJOR SUBDIVISION: Windham Luxury Estates formerly known as Catskill Holdings Windham LLC aka Bonfiglio 116 & 225 Galway Rd TM# 79.00-1-40. Proposed project is approximately 130 acres on both sides of Galway Road subdivided into 12 lots of varying sizes. Waiting for Resolution from Town Attorney, Rappleyea.

SKETCH PLAN: Robert Goff Circle Road TM# 78.00-5-27. One story, 28 X 62, single family residence on .98-acre lot. Access to Town sewer, drilled well. Requested a copy of the deed. Motion to set Public Hearing on October 20, 2022, at 7:10 PM was made by Member Jaeger, seconded by Chairperson Poelker with 3 in favor and 2 absent.

MINUTES REVIEWED: Motion to approve Sept 15, 2022, minutes was made by Member Jaeger, seconded by Member O'Grady with 3 in favor and 2 absent.

Meeting was adjourned at 8:20 PM on a motion by Chairperson Poelker, seconded by Member O'Grady with 3 in favor and 2 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board

Attendance Log

Date: October 6, 2022

Please Print Your Name Clearly (Name Only)

John ZETTER	
Robert GOFF	
Scott Quimet	
DANIEL ELSON	
Neal HIGGINS	
Teresa HIGGINS	
Beverly BARBER	
KOLLA CARWARDS	
ELIZABETH SAUNIER	
HELENE TIEGER	
Paul Ciancanelli	
Alan Trinkle	
Jim Mildenberger	
Raymond Gregorczyk	
Harvey deVries	
Katie deVries	
Antonia Besulides	
Bonnie Grant	
Saeed Grant	
Sandra Rhodes	

RECEIVED SEP 27 2022

September 22, 2022

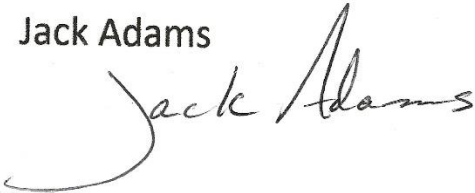
To the Town of Windham Planning Board,

RE: Robert Gerhard's request to build a 20x20 room at the back
of his house at 478 Rt 296 in Hensonville.

As a neighboring property owner at 451 Route 296 in
Hensonville, I have no objections to Mr Gerhard's application
to add this addition to his house.

Respectfully,

Jack Adams



To: Town of Windham Planning Board

We are writing in reference to a letter dated 9/20/22 received from Kaaterskill Associates.

We (Lemithou Equities LLC) are the owners of tax lots 78.15-1-3 and 78.15-1-2 (see attached).

We are vehemently opposed to the proposed project on tax lot 78.15-1-13 for the following reasons:

A. The close proximity to other houses, including ours, will reduce our quality of life because of a lack of privacy, and would raise the noise level to the adjacent homes.

B. Water runoff will go to neighboring properties. This is currently a big problem and this development will only exacerbate the issue.

C. This development will lower the water table, and may necessitate neighbors having to dig deeper wells.

D. Finally, we would much prefer to see unoccupied homes on Manor Drive purchased and repaired, which would raise property values, rather than building a "tiny" house on such a small parcel of land.

We would like our email read into the records at this evening's meeting, as we will not be able to attend.

Kindly confirm receipt of this communication, and advise the final disposition of the matter.

Thank you and best regards,

Lemithou Equities LLC

Members:

Chris Christodoulou

Athena Nicolae

Paula Rallis

Artemis Christodoulou