

Minutes accepted and approved.

Motion made by: Member O'Grady

2nd by: Member Jaeger

In Favor: 4 Opposed: 0 Absent: 1

Signed and Dated: *Sandra Allen 11/3/2022*

Town of Windham Planning Board Meeting

Thursday, October 20, 2022

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

Board Members Absent: Claudia Lane

Also Present: Kevin Durkin, John Zelker, Scott Ouimet, Linda Munoz, Carol Lynes, Robert Goff, Gaetano Zacchio, Chris Suda, Betty Loman, Joe Baglio, Darrin Elsom, Jim Miltenberger, Helene Tiegez, Paul Ciancanelli, Alexis Cleveland, Ed Cleveland, L Fedun, Nick Bove, Lori Lorgeiser, Antonia Bescuilides, Illegible, Lori Aceto, Guido Aceto (see attached 1)

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

PUBLIC HEARING - SITE 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. Read Notice for the record. Received certified mail receipts. Miltenberger reviewed the proposed project for the Public. No comments or concerns from the Public. Motion to close the Public Hearing was made by Chairperson Poelker, seconded by Member Jaeger with 4 in favor and 1 absent.

PUBLIC HEARING - SITE 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. Read Notice for the record. Received certified mail receipts. Received and reviewed deed, no restrictions. Goff reviewed the proposed project for the public. No Public in attendance for this project. Motion to close the Public Hearing was made by Member Jaeger, seconded by Member Jordan with 4 in favor and 1 absent. Motion to approve as presented was made by Chairperson Poelker, seconded by Member Jaeger with 4 in favor and 1 absent.

SIGN PERMIT: Zac's Property Management LLC 14 Old State Route 23. Sign is already erected. Requested pictures of sign design and a map indicating the placement of the sign on the property.

SIGN PERMIT: Across the Street Ski and Board Rentals (was Charlie's Ski Shop) Nick Bove 61 State Route 296. Reviewed documents, all the designs and map. All three will be attached to the building, two in the front and one on the side. Lighting will remain the same. Motion to approve as presented was made by Member Jordan, seconded by Member O'Grady with 4 in favor and 1 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. Received copy of the deed as requested. Elsom reviewed the proposed project for the Public. There will be minimal removal of trees, will not remove the old multi-trunk Maple. Ms. Lynes was in attendance to answer questions. She introduced herself and explained why she wants to own a home in this community. Neighbor expressed concern about size a lot being different on various documents. Lynes reviewed all the details regarding the foundation

which will be helical piles and insulated skirting. The helical piles are more structurally sound and less of an environment impact. Neighbor again express the water concerns in the immediate area which Lynes addressed explaining that the well will be drilled 150ft deep to the rock aquafer and will not impact the shallower, over-burdened wells because it will be sealed off. Neighbors again expressed their concerns about if this is approved that it will lead to overcrowding and change the dynamics of the neighborhood. Motion to close the Public Hearing was made by Member Jordan, seconded by Chairperson Poelker with 4 in favor and 1 absent. Motion to approve was made by Chairperson Poelker, seconded by Member Jordan with 3 in favor, 1 abstain and 1 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. Received copy of the deed as requested, no restrictions. Elsom presented the project to the Public. No comments or concerns. Waiting for Road Maintenance Agreement and Shared Driveway Agreement from lawyer. Received DEP stormwater and septic approval.

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. Received the Resolution an hour before the meeting and this Board needs time to review the document in its entirety before going forward. Elsom expressed the frustration of the continued delay and wanted it noted for the record. O'Grady acknowledged the applicant and engineers' frustration and expressed his feelings, for the record, that this should not have gone on for this long.

SKETCH PLAN - MINOR SUBDIVISION: Lori & Guido Aceto 95 Mill Street TM# 78.00-5-45.1. Existing residence lot is 5.3 acres; proposal is to subdivide to 3 new building lots and 1 with existing residence. Not in the sewer or water district but is adjacent. Will be applying for approvals to hook-up to Town sewer and Water from Town of Windham and DEP. Shared driveway, no wetlands. Received Lead Agency packets.

NYC DEP Land Acquisition TM# 114.00-1-36. Landlocked, 14 acres approx. between Route 56 and Charbonneau Way. Tabled

Mr. Suda was in attendance to find out the outcome of the ROW. It was explained that the new lots will have their own new road and that the ROW will be for lot 4. He requested to view the map.

Mr. Durkin was in attendance regarding an approved lot-line adjustment that was not file with the county in time. The map was different than the approved map in the file so Durkin must once again get Town Attorney approval.

MINUTES REVIEWED: Motion to approve October 6, 2022, minutes was made by Member Jaeger, seconded by Member O'Grady with 4 in favor and 1 absent.

Meeting was adjourned at 9:05 PM on a motion by Member O'Grady, seconded by Chairperson Poelker with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board

Attendance Log

Date: October 20, 2022

Please Print Your Name Clearly (Name Only)

KEVIN DURKIN	
JOHN ZELKER	
scott orinot	
Lynda Muñoz	
Carol Lyles	
Robert Goff	
Gaetano Zacchio	
Chris Scott	
Betty Johnson	
JOE BAGLIO	
DANNEN BROWN	
Jim Mittenberg	
HELENE TIEBER	
Paul Ciancanello	
Alexis Cleveland	
Ed Cleveland	
L. Fedun	
N. Bove	
Pari Jorgensen	
Antonia Bescolides	
Ben Benham	
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