

Minutes accepted and approved.

Motion made by: Member Jordan

2nd by: Member Jaeger

In Favor: 4 Opposed: 0 Absent: 1

Signed and Dated: *Sandra Allen 12/1/2022*

Town of Windham Architectural Review Board Meeting

Thursday, November 3, 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: John Zelker, Scott Ouimet, Gaetano Zacchio, Anne Stowell, Joe Baglio,
Anne Jakubowski, Rich Andreassen, Karen Hansen, Darrin Elsom,
Thomas Hoyt

A motion to open the ARB at 7:00 PM was made by Member O'Grady, seconded by Member Jaeger with 4 in favor and 1 absent.

PUBLIC HEARING - SITE PLAN: Anne Stowell Holdings LLC 363 State Route 296 TM# 96.12-1-1.12. The existing building, formerly a gym, will be renovated into a café with seating for 68 and specialty food shop. Proposed hours of operation 8 AM to 5PM. There will be no exterior change with the exception of painting the building a different color, and a bearproof dumpster placed in the back of the building. Possibly the addition of 2 one-bedroom apartments on the second floor. Read the Notice for the record. Received Certified mail receipts. Received copy of the deed as requested, no restriction. Elsom reviewed the project for the Public. Public asked the capacity for parking on site, answer approx 11. Will there be alcohol, yes. One request was that rental be full time not short term, Ms Stowell reply that that was the intention. Will Stowell be keeping the stained-glass windows, yes. Will Stowell be keeping the bell, yes. What colors will the outside be, Cream or off white.

Motion to classify SEQR as Unlisted Action was made by Member Jaeger, seconded by Member Jordan with 4 in favor and 1 absent. Motion for Neg Dec was made by Chairperson Poelker, seconded by Member Jaeger with 4 in favor and 1 absent. 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 Member Jaeger, seconded by Chairperson Poelker with 4 in favor and 1 absent.

MINUTES REVIEWED: Motion to approve Oct 20, 2022, minutes was made by Member O'Grady, seconded by Member Jordan with 4 in favor and 1 absent.

Meeting was adjourned at 7:20 PM on a motion by Member Jaeger, seconded by Member Jordan with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary