

Minutes accepted and approved.

Motion made by: Jaeger

2nd by: Troccoli

In Favor: 4 Opposed/Recused: 0 Absent: 1 Vacant: 0

Signed and Dated: *Sandra Allen 9/21/2023*

Town of Windham Planning Board Meeting

Thursday, September 7, 2023

Board Members Present: Chairperson: Lisa Jaeger
Members: Claudia Lane, Nate Holdridge, Mike Troccoli
Recording Secretary, Sandra Allen

Board Members Absent: Thomas Poelker

Also Present: Scott Ouimet, Robert Giordano, Robert Goff, Evan Schieren, Damjan Gielaj,
Anton Alioj, Liz Saunier, Adam Yagelski, Thomas Hoyt (see attached 1)

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

UPDATE SITE PLAN/SUBDIVISION: Windham Cove Brian Hughes State Route 296 TM# 96.00-1-43. Reviewed the updated landscaping plan. The front will remain wooded, wetlands will remain, parking is 150 feet from the road and the building is 95 feet from the road. Received comment from the DEP. Reviewed and completed the Full EAF. Motion to approve the resolution was made by Troccoli, seconded by Lane with 4 in favor and 1 absent. Copy of resolution is in the file. Applicant is waiting for the HOA agreement.

SITE PLAN: Anton Aliaj Old Road TM# 79.00-3-28.2. Single family residence, A Frame, 3 bedrooms, 2 bathrooms. Receive requested a map showing boundary lines, neighbors, setbacks, location of the structures, well and septic. Motion to set Public Hearing for Sept 21, 2023, at 7PM was made by Lane, seconded by Troccoli with 4 in favor and 1 absent.

SITE PLAN: Robert Giordano, The Dug Out 128 South Street, TM# 95.00-1-20. Proposed project is to add a tavern in the lower level of the building. After this Board consulted with the Town Attorney, Applicant was informed that because of the change of intensity full architectural plans are required. The plans must include egress and ADA requirements. Giordano stated that he should be grandfathered in because that space was a retail space. This Board is concerned with the density, the change of intensity and the safety of the public. Jaeger informed Giordano that the application submitted was only for the sitting space outside and a revised application was needed.

SITE PLAN: Mike Bonfiglio, Windham Luxury Estates Lot 5, TM# 79.00-8-5. The lot is 17.25 acres, single family structure, 4,775 square feet, 4 bedrooms. Structure is on the same location when shown for the subdivision, the project meets all the restrictions laid out in the approved subdivision. There will be a slight change to the driveway which will still be within all the regulations. Reviewed all the maps and documents. Reaffirmed SEQR as Unlisted with a Neg Dec. Motion to approve as presented was made by Troccoli, seconded by Jaeger with 4 in favor and 1 absent.

PUBLIC HEARING Cont - SITE PLAN: Evan Schieren Windham Escape LLC, Route 296 TM# 96.00-1-14. There were no new comments or concerns, however Goff did express his disapproval of this project especially the view from his property, people walking on private property and asked for a fence to keep guests from wandering on to neighboring private property, however, the applicant stated the steep slopes naturally provide a buffer. Goff was also concerned about the curb cuts and traffic. Motion to close the public hearing was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent. Motion to classify SERQ as Type 1, reviewed and completed the Full EAF. Motion to approve the resolution was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent.

MINUTES: Motion to approve the Aug 3, 2023, minutes was made by Troccoli, seconded by Jaeger with 4 in favor and 1 absent. Motion to approve the Aug 17, 2023, was made by Jaeger, seconded by Holdridge with 4 in favor and 1 absent.

Meeting was adjourned at 9:27 PM on a motion by Jaeger, seconded by Lane with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board

Attendance Log

Date: September 7, 2023

Please Print Your Name Clearly (Name Only)

Scott O'Connell	
Robert Giordano	
Robert Goff	
Evan Schieren	
Damian Gjelay	
Anton Aliaj	
LIZ SAUNIER	
ADAM YAGELSKI DELAWARE ENGINEERING	
THOMAS HOEY	