

Minutes accepted and approved.

Motion made by: Troccoli

2nd by: Lane

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

Signed and Dated: *Sandra Allen 12/07/2023*

Town of Windham Planning Board Meeting

Thursday, November 2, 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: Donald Lesser, Gail & Dussan Popavic, Karen & Larry Gardner, Scott Ouimet,
John Valachovic, Darrin Elsom, Brendan Dewer, Liz Saunier, Ziad Banghash
(see attached 1)

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

SITE PLAN: John and Michelle Guido Old Road TM# 79.00-2-32. Proposed project is a single-family residence, 4 bedrooms, 2 1/2 bath, 5.70 acres, no wetlands, drilled well, septic, pert test was done, received copy of deed, no culvert necessary. Similar to other homes in the area. Motion to approve as presented was made by Troccoli, seconded by Jaeger with 4 in favor and 1 absent.

SIGN PERMIT: Prominence Restaurant 55 Route 296. Request is for 3 signs, On front of building, on patio fence and free-standing between restaurant and bank. Burgandy background, gold lettering. Reviewed documents, pictures, and maps. Further research and measurements are required regarding the free-standing sign and if it is in the ROW, Troccoli and Jaeger will visit the site. Tabled till next meeting.

UPDATE SITE PLAN: Windham Cove Brian Hughes State Route 296 TM# 96.00-1-43. Kaaterskill received comments from Delaware Engineering.

UPDATE - SITE PLAN: Mike Bonfiglio, Windham Luxury Estates Lot 5, TM# 79.00-8-5. Electric company informed applicant that due to regulations wires could not be buried unless 4 more house were added to meet the minimum requirement. Also, all lines within the ROW belong to the Electric company and they will not bury their lines. Notice from NYSEG in file. Motion to have Town Attorney amend the Utility requirement, condition #35 of the Resolution was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent. Letters will be sent to neighbors informing them of the NYSEG requirements regarding the electric along with a copy of the NYSEG letter.

UPDATE - SKETCH PLAN: Windham Mountain Partners LLC – Windham Resort Master Plan. Changes to the plan: Hotel has been removed, the 12 townhouses will become 4 single family homes, now only 46 from 53 townhouses. Received a full set of plans for the record.

MINUTES: Motion to approve Oct 19 minutes was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent.

Brendan Dewer brought in pictures regarding the Lysy Mill Street TM# 78.00-1-6.112 Site Plan/Subdivision. This Board recommends that the Code Enforcer visits the site.

Meeting was adjourned at 7:50 PM on a motion by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL