

Minutes accepted and approved.

Motion made by: Troccoli

2nd by: Holdridge

In Favor: 5 Opposed/Recused: 0 Absent: 0 Vacant: 0

Signed and Dated: *Sandra Allen 1/7/2024*

Town of Windham Planning Board Meeting

Thursday, December 21, 2023

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

Board Members Absent:

Also Present: Vincent Angiolillo, Paul Mutter, John Valachovic, Dusan Popovic, Scott Ouimet, Darrin Elsom, Kevin Young, Adam Yagelski, John Burst, Brendan Hughes, Liz Saunier, Dominique Albano, Roger Hannington Gilson, Illegable, Chip Seamans, Jon LiCurse, Jakelein Geyzwer, Roman Geyzer, Mike Ryan, Richard Tollner (see attached 1)

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

PUBLIC HEARING - SITE PLAN: Roman & Jakeline Geyzer, Hemlock Haven Northridge Extension, TM# 79.00-4-81. Read Public Notice for the record. Received certified mail receipts. Ms. Saunier presented the proposed project for the Public, single family residence, 2 acres, well, septic, 3 bedroom, within Town setbacks and within stricter covenant guidelines. No Public in attendance for this project. Reviewed the maps and design. Motion to close Public Hearing was made by Troccoli, seconded by Jaeger with 4 in favor and 1 recuse due to conflict of interest. Motion to approve as present was made by Jaeger, seconded by Troccoli with 4 in favor and 1 recuse due to conflict of interest.

LOT-ADJUSTMENT: Windham Mountain Partners and Sorbaro TM# 95.09-2-24 and 95.00-6-2. Received Approval Letter from Town Attorney. Reviewed maps and proposed adjustments. Motion to approve was made by Jaeger, seconded by Troccoli with 5 in favor. Maps were signed and stamped.

UPDATE SITE PLAN: Windham Cove Brian Hughes State Route 296 TM# 96.00-1-43. Received and reviewed the Conditional Approval Resolution for Delaware Engineering.

MINOR SUBDIVISION: Richard Pedrick 539 County Route 40, TM#113.00-2-13. Proposed project, subdivide 10.54 acres into two lots, lot A 2.30 acres with existing structure and lot B 8.24 acres. Reviewed maps and documents, no deed restrictions. Motion to set Public Hearing for Jan 4, 2023, at 7:10 PM was made by Poelker, seconded by Troccoli with all in favor.

MAJOR SUBDIVISION/SITE PLAN: Windham Mountain Partners LLC/Windham Resort Master Plan. Applicant's Representative, Kaaterskill Engineering, Mr. Elsom has been in contact with the involved agencies. They also received comments from Delaware Engineering. Mr. Yagelski, for Delaware Engineering restated the project to date and comments for this Board. Motion to declare this Board as Lead

Agency was made by Poelker, seconded by Holdridge with all in favor. A motion to classify the subdivision as major was made by Poelker, seconded by Jaeger with all in favor. Mr. Seamans stated the there have been some changes to the original plans, the hotel has been removed, and plans for the golf course and adventure center are in the early stages. Attorney Young, represent the Town of Windham informed this Board that the entire project and related projects of the Master Plan when determining the scope of the project and SEQR.

Information regarding the Windham Resort Master Plan is available on the Town Website.

MINUTES: Motion to approve Dec 7th minutes was made by Lane, seconded by Troccoli with all in favor.

Meeting was adjourned at 7:51 PM on a motion by Jaeger, seconded by Poelker with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

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