

Minutes accepted and approved.

Motion made by: Troccoli

2nd by: Holdridge

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

Signed and Dated: *Sandra Allen 1/18/2024*

Town of Windham Planning Board Meeting

Thursday, January 4, 2024

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

Board Members Absent:

Also Present: Dusan Popovic, Gail Q. Popovic, Maria Elena Papson, Richard Tollner, Scott Ouimet, John Zelker, Adam Yagelski, Alan Trinkle, Jon LiCurse, Richard Pedrick, Thomas Hoyt (see attached 1)

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

PUBLIC HEARING - MINOR SUBDIVISION: Richard Pedrick 539 County Route 40, TM#113.00-2-13. Read Notice for the Public. Received certified mail receipts. Reviewed proposed project for the Public, subdivide 10.54 acres into two lots, lot A 2.30 acres with existing structure and lot B 8.24 acres. No Public in attendance. Reviewed maps and documents, no deed restrictions. Reviewed EAF, motion to approve NegDec was made by Troccoli, seconded by Jaeger with all in favor. Motion to approve was made by Lane, seconded by Holdridge with all in favor.

UPDATE SITE PLAN: Windham Cove Brian Hughes State Route 296 TM# 96.00-1-43. Read, reviewed, and amended the Resolution to Conditionally Approve Major Subdivision Preliminary Platt. Motion to approve Resolution as amended was made by Poelker, seconded by Jaeger with all in favor. Read, reviewed, and amended the Resolution to Conditionally Approve Final Site Plan. Motion to approve Resolution as amended was made by Troccoli, seconded by Holdridge with all in favor.

PUBLIC HEARING - SITE PLAN: Mike Bonfiglio, Windham Luxury Estates Lot 5, TM# 79.00-8-5. Notice was read for the record. Received certified mail receipts. Letter from NYSEG was read for the record. Read portions of the Galway Rd Group letter. Poelker stated that after discussions with lawyers and engineers representing the Town, he reached out to Kaaterskill regarding the Bonfiglio and two NYSEG letters. He requested Kaaterskill get a clearer, concise definition from NYSEG, and until a more definitive reason for overhead electric poles is presented this Board stands with its decision as per the original Resolution. Mr. Trinkle spoke briefly regarding a recent electric pole fire on Galway and that other homeowners had to pay for their own underground electric services. Motion to close the Public Hearing was made by Poelker, seconded by Troccoli with all in favor.

MINUTES: Motion to approve Jan 4th minutes was made by Troccoli, seconded by Holdridge with all in favor.

Motion to adopt Planning Board Decision document for site plan and subdivision projects was made by Troccoli, seconded by Holdridge with all in favor.

Meeting was adjourned at 8:35 PM on a motion by Jaeger, seconded by Lane with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL