

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 5/2/2024*

Town of Windham Planning Board Meeting
Thursday, April 18, 2024

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

Board Members Absent:

Also Present: Liz Saunier, Dan Crandell, Jordan Sakni, Chuck Holtz, Jack Desposito,
Samantha Cummings, Jon Licurse, Robert Lamont,

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

PUBLIC HEARING/SITE PLAN: Robert and Carol Lamont, Tramoto. Read notice for the record. Received certified mail receipts. Liz Saunier recounted the project for the Public. Single family, 2800 sq. ft., four bedroom, 1.24 acres, 84 feet from the road, Town sewer, well water, gray and white modern farmhouse. Living space upstairs with bedrooms downstairs. All healthy trees will stay. Saunier spoke to the Greene County Highway Dept about relocating the driveway, they see no foreseeable issues at this time. Motion to classify SEQR as Type II was made by Lane, seconded by Troccoli with all in favor. Motion to close the public hearing was made by Jaeger, seconded by Lane with all in favor. Motion to approve as presented was made by Jaeger, seconded by Troccoli with all in favor.

PUBLIC HEARING cont./SITE PLAN: James Morzillo, 20 Brook Hollow Lane, TM# 78.00-7-5.112. Liz Saunier recounted the project for the Public. Single Family residence, 3-bedroom, chalet style house, wood siding, earth tones, 1.1 acres, soil testing was done w/DEP, septic and well, it meets setbacks. Reduced the square footage by approx. 400 sq ft, as requested, which will limit the potential of adding more bedrooms in the future. Saunier also informed the Board that there is room to expand the septic if more bedrooms are added in the future. No Public in attendance for this project. Motion to classify SEQR as Type II was made by Jaeger, seconded by Troccoli with all in favor. Motion to close the public hearing was made by Lane, seconded by Holdridge with all in favor. Motion to approve with condition as follows: If there is an increase in bedrooms it must come back for site plan review with plans for expanding the septic before being issued a building permit, owner and assigns in perpetuity, was made by Troccoli, seconded by Lane with all in favor.

PUBLIC HEARING cont./SITE PLAN: James Morzillo, Kingswood Lot 4, TM# 61.00-9-4. Saunier recounted the project for the Public. Single family residence, ranch style house, 1.36 acres, 1 story w/walk-out, 4-bedroom, septic, well. Reduced the square footage by approx. 500 sq ft, as requested, which will limit the potential of adding more bedrooms in the future, change a portion of the basement to crawl space instead of a fully finished basement. No Public in attendance for this project. Saunier also informed the Board that

there is room to expand the septic if more bedrooms are added in the future. The driveway was widened, and a K-turn was added. Motion to close the public hearing was made by Jaeger, seconded by Lane with all in favor. Motion to approve with condition as follows: If there is an increase in bedrooms/sleeping areas it must come back for site plan review with plans for expanding the septic before being issued a building permit, owner and assigns in perpetuity, was made by Troccoli, seconded by Holdridge with all in favor.

SITE PLAN and SIGN PERMITS: Jordan Sakni, Haus Windham 218 St Rt 296, TM# 96.00-1-41. Buildings and signs have already been installed. It was explained to Sakni that this Board needs to know that he will be granted EDUs upon this Board's approval by the Town Board. Sakni was also informed that there is a minimum 400 sq ft requirement as opposed to the 200 sq ft structures he has erected. Advised not to use/rent the buildings before site plan approval.

MINOR SUBDIVISION: Maganias & Sparta Nauvoo Road, TM# 62.00-1-49 & 62.00-1-50. Proposed project is subdividing 2 lots into 3 lots of equal acreage. Entire parcel is 57.85 acres with one lot being 38.52 acres and the second lot being 19.28 acres into 3 lots all becoming 19.28 acres. This Board requests copies of all deeds relating to all lots concerned and authorization to represent. Motion to set Public Hearing for May 2, 2024, at 7:00 PM was made by Jaeger, seconded by Troccoli with all in favor.

MINUTES: Motion to approve Mar 31 minutes was made by Troccoli, seconded by Poelker with all in favor. Motion to approve Apr 4 minutes as made by Lane, seconded by Troccoli with all in favor.

This Board discussed having a training workshop for the Board and secretary on SEQR protocol, public hearings and other planning board tools/procedures.

Meeting was adjourned at 7:47 PM on a motion by Lane, seconded by Troccoli with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary