

Minutes accepted and approved.

Motion made by: Troccoli

2<sup>nd</sup> by: Poelker

In Favor: 3 Opposed/Recused: 0 Absent: 2 Vacant: 0

Signed and Dated: *Sandra Allen 3/21/2024*

**Town of Windham Planning Board Meeting**  
Thursday, March 7, 2024

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

Board Members Absent:

Also Present: Samantha Cummings, James Morzillo, Liz Saunier, Pual Mutter, Scott Ouimet,  
Connor R Exum, Helen M Exum, Andrew Harlock, Edouard Terzis

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

SITE PLAN: James Morzillo, 20 Brook Hollow Lane, TM# 78.00-7-5.112. Single Family residence, 3-bedroom, chalet style house, footprint is approx. 1,500 sq ft, total sq footage approx. 4,000 sq ft, wood siding, earth tones, 1.1 acres, soil testing was done w/DEP, septic and well, it meets setbacks.

This Board questioned the large total sq footage and the septic only being tested for a 3-bedroom when there is the potential of adding more bedrooms in the futures, the basement will be a huge, finished space and concerns are that there can be several more bedrooms added without an adequate sewage system. Reviewed the map, floorplan, and deed. Requested a delineated map, showing neighboring septics and wells, location insert, driveway

SITE PLAN: James Morzillo, Kingswood Lot 4, TM# 61.00-9-4. Single family residence, ranch style house, 1.36 acres, footprint is 2,495 sq ft, total sq footage is 4,990 sq ft, 1 story w/walk-out, 4-bedroom, septic, well. Reviewed the map, floorplan, and deed. This Board discussed the same concerns and the above project, having a huge space labeled playroom potentially becoming many more bedrooms in the future without an adequate sewage system.

SITE PLAN/Update: Edouard Terzis, South Street Residences, TM# 95.06-1-5. Met with Town Board and received conditional approval for water and sewer, set up escrow account for Delaware Engineering. Three quarters of an acre, 47 parking spots, 12 one bedrooms, 10 two bedrooms, 5 three bedrooms, 2 five bedrooms, there will be a superintendent living on the premises. This Board stated that this project is the densest project in the area, there are concerns about parking, the design of the project does not fit with the character of the area, the extreme intensity that the 29 units will generate, fire department's ability to serve and protect this building, and there are questions regarding the elevation of the building.

SITE PLAN: Ragnar Capital LLC, Mountain King Brewing Company, 5351 St Rt 23, TM# 78.19-1-21. Renovate existing residential building (was formerly Zerega's Pizza) to a brewery/tasting room. Two changes to the external structure – adding a garage door to the left side for loading off the street, and a small addition to the back for a walk-in cooler, storage, and a covered deck for seating area. There is a small

space upstairs that will be used for an office. Reviewed the maps, designs and floorplans, deed, and documents. (note: this project should have been in the ARB meeting)

SUBDIVISION: Donald and Katherine Murray, 425 County Route 12 TM# 95.01-2-3. Reviewed the map, next meeting will have the official map. Lot is 4.17 acres to lot A .82 acres with existing single-family residence and lot B 3.35 acres with accesses to Town sewer and well. Received Lead Agency packets. Received a copy of the deed and DOT approval for the driveway as requested. Motion to set Public Hearing for April 21 at 7 PM was made by Poelker, seconded by Troccoli with all in favor.

SITE PLAN/Update: Mike Bonfiglio, Windham Luxury Estates Lot 5, TM# 79.00-8-5. After the January meeting Mr. Ouimet spoke to NYSEG and the Town Supervisor. Supervisor Hoyt stated that he spoke to NYSEG. NYSEG explained their situation to Hoyt and made it very clear that the decision was theirs and they will own the line because it is a distribution line to multiple houses unlike other projects this was being compared to. All options were reviewed for moving the lines but due to wetlands and distance the proposed layout is the only option. NYSEG also stated that the decision is based upon the service line is company owned and must be maintained and the projected cost of maintaining the line, a buried line, would be too expensive to maintain. The decision to not bury the lines is not the developers and not based on any monetary savings. The distance to the first house was based on engineering factors and not choice. The lines going from the distribution line to each lot/house will be buried as per the resolution. Motion to move this forward based on everything that was submitted and the fact that there are no other options or alternatives to mollify any concerns regarding the overhead power, this is required electric service line which must be above ground was made by Poelker, seconded by Troccoli with all in favor.

MINUTES: Motion to approve February 15 minutes was made by Troccoli, seconded by Holdridge with all in favor.

Meeting was adjourned at 8:43 PM on a motion by Jaeger, seconded by Lane with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary