

Minutes accepted and approved.

Motion made by: Lane

2nd by: Troccoli

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

Signed and Dated: *Sandra Allen 7/18/2024*

Town of Windham Planning Board Meeting
Thursday, July 3, 2024

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

Board Members Absent:

Also Present: Jay Fink, Donald Alberti, Scott Ouimet, Denise De Bernardi, Michael De Bernardi, Kathy Golyer, Vincent Angiolillo, Amdam Yagelski, Jason Winocour, Jordan Sakni, Yael Harooni, Jared & Angela Schwartz, Karen & Richard Elder, Bill Pettit, Dan Crandell, Stephanie & Todd Grubbs, Joseph Belschner, B Doughel, Liz Saunier, John Bina, Raymond Gregorczyll Robert Giordano, Anthony Minniti, Jordy

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

MINUTES: Motion to approve June 20 minutes was made by Troccoli, seconded by Lane with all in favor.

PUBLIC HEARING/SITE PLAN: Jared and Angela Schwartz, 100 Maplecrest Road, 96.18-2-30. Read Notice for the record, Received certified mail receipts. Mr. Schwartz explained the project to the public as follows, add a 10 x 20 utility shed to the lot, no electric or water, placed on gravel pad, meets set back requirements. No public in attendance for this project. Motion close the Public Hearing was made by Jaeger, seconded by Troccoli with 4 all in favor. Motion to approve as presented was made by Troccoli, seconded by Poelker with all in favor.

PUBLIC HEARING/SITE PLAN: Angiolillo, 552 Mitchell Hollow Rd, 61.00-5-14.1. Read Notice for the record. Received certified mail receipts. Mr Angiolillo explained the project to the Public as follows, to restore the existing barn which is the only structure on the lot. Electric, no water, used to make handmade custom pans, will be insulated and double pane windows, which will reduce any noise, will be painted barn red. The procedure for pan making includes precut iron disc pressed with a 75-ton hydraulic press, handles are place in a self-contained farrier forge 14 x 14 and bends it to shape, it will not open for the public, only website and mail order sales. Comments and concerns were regarding noise, stream pollution due to possible chemicals and how things are cooled with no water, hours of operation, and traffic. Angiolillo answered that the process is completely natural with no vinegar or chemicals, this is a cold process with no heating other than the handles which are heated in the smaller farrier forge and cooled in a bucket of water which will be brought in and out every working day, for noise the barn will have 6-inch walls added with foam insulation. Work hours will be normal business hours. There will be fire extinguishers. Received a written detailed accounting of how the pans are made for the record. Motion to close the Public Hearing

was made by Troccoli, seconded by Holdridge with all in favor. Motion to approve as presented was made by Poelker, seconded by Troccoli with all in favor.

SIGN PERMIT: WRIP 265 South Street. Temporary banner celebrating 25 years, blue background, white lettering, displayed between July 1st and Sept 1st. Motion to approve was made by Troccoli, seconded by Lane with all in favor.

SITE PLAN: Todd and Stephanie Grubbs 5383 Main Street. Interested in opening “Clutch Coffee, Cookies and Ice Cream Bar”. Received an authorization letter from the landlord. Reviewed a rough sketch of the interior floor plan, there will be a small oven to bake the frozen, pre-prepared cookie doughs and to reheat the pastries. There will be coffee, teas and milkshakes. All work will be interior decorative work, no exterior changes. There are three spots for parking in the front and there is some municipal parking by carvel. Will have an electrician come in to inspect and needs DOH approval. Requested a copy of the lease. Motion to set Public Hearing on July 18th at 7PM was made by Lane, seconded by Holdridge with all in favor. Motion to classify SEQR as Type II was made by Troccoli, seconded by Poelker with all in favor. This should be in the ARB and this information will be repeated in the ARB minutes.

SKETCH PLAN: Robert Giordano, Or Not South Apartments. Mr Giordano described the proposed project as combining two 1/2 acre lots and constructing two affordable rental buildings containing five 2-bedroom units and one 1-bedroom unit per building. This Board discussed the size of the lot being too small for this type of construction and the possibilities of having less units, and the buildings being smaller. Concerns regarding parking and how such a project will conform with the surrounding area. Giordano will review his projects with the comments and suggestions from this Board.

SITE PLAN and SIGN PERMITS: Jordan Sakni, Haus Windham 218 St Rt 296, TM# 96.00-1-41. Motion to approve the site plan for the two 200 sq ft structures with the following amendment: *The Planning Board determines that the resort/hotel/temporary units are not residential dwelling units as those terms are defined in the Town of Windham Local Laws. Therefore, the units are not limited to the 400 square foot minimum size and may be approved at a lesser square footage, as proposed by the applicant. No portion of a kitchen or any appliances, utilities or infrastructure related thereto may be added to any of the units approved hereunder. If any plan to do so emerges in the future, the applicant will be required to return to the Planning Board for further review and to adhere to the minimum 400 square foot size*, was made by Jaeger, seconded by Poelker with all in favor.

Both signs are freestanding, double-sided. One is replacing the on signage, same size and using the same post, white background w/black lettering, 32 sq ft. The other is hanging on a single post, raw edge wood plaque w/black lettering, 4 sq ft. Motion to approve both signs was made by Troccoli, seconded by Holdridge with all in favor.

SITE PLAN UPDATE: Windham Mountain Master Plan, South Street. This Board and Delaware Engineering will review all the written information that was received at this meeting and the last meeting. Delaware Engineering will be working on comments and concerns.

Meeting was adjourned at 8:33 PM on a motion by Jaeger, seconded by Troccoli with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary