

Minutes accepted and approved.

Motion made by: Troccoli

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

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

Signed and Dated: *Sandra Allen 7/3/2024*

**Town of Windham Planning Board Meeting**  
Thursday, June 20, 2024

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

Board Members Absent: Nathan Holdridge

Also Present: Wayne Bunce, John Valachovic, Scott Ouimet, Mike and Lorraine Talicllio, Michael and Denise DeBernardi, Charles and Joan Presti, Lorraine and Paul Lombardo, Dan Ryzou, Vincent Angiolillo, Adam Yagelski, Jon Licurse, Karen and Larry Gardner, Anthony Miniti, Cheryl Goettsche, Joanne and Ed Sallie, Scott Arnold, VJ Malegiannakis, Karen Bromley, Marianne Brigham, John Bunce, Dusan Popovic, Molly Hursh, Mildred Coaul, Kate Berten, Michael Sparrow, Jared and Angela Schwartz, Allison Phillips Dedra Bunce, Mare Farmilette, Lynn Verrargia, Chip Seamans, Darrin Elsom, Richard Jordan, Ziad Barghash, Fred Mazzud, Douglas H. Zamelis

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

SIGN PERMIT: Scott Arnold, Hayfield. Sign is free standing, double sided, 6.5 sq ft (24 x 40), cream background, green lettering. Sign will only be up during events and the tag will be attached to the post which will remain in place. Reviewed documents and pictures. Motion to approve with the condition that it is only up during events was made by Lane, seconded by Jaeger with 4 in favor and 1 absent.

Motion to recess the Planning Board meeting at 7:07 was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

Motion to reopen the Planning Board meeting at 7:17 was made by Poelker, seconded by Lane with 4 in favor and 1 absent.

SITE PLAN: Jared and Angela Schwartz, 100 Maplecrest Road, 96.18-2-30. Project is to add a 10 x 20 utility shed to the lot, no electric or water, placed on gravel pad, meets set back requirements. Motion to set Public Hearing for July 3<sup>rd</sup> at 7:00 Pm as made by Jaeger, seconded by Poelker with 4 in favor and 1 absent.

SITE PLAN: Angiolillo, 552 Mitchell Hollow Rd, 61.00-5-14.1. Project is to restore the existing barn which is the only structure on the lot. Electric, no water, used it to make handmade custom pans. Not open to the public, only website and mail order sales. Motion to set Public Hearing for July 3<sup>rd</sup> at 7:00 Pm was made by Poelker, seconded by Jaeger with 4 in favor and 1 absent.

SITE PLAN: Lysyy, Mill Street TM#s 78.00-9-2, 78.00-9-3, and 78.00-9-4. Escrow is established, waiting for comments from Delaware Engineering.

SITE PLAN UPDATE: Windham Mountain Master Plan, South Street. Received updated plans which also include conceptual plans for the Adventure Center and the Golf Course. All updates are available to view on the Town website. Reviewed the entire plan: 46 town houses, 20 single family houses, adjusted some of the stormwater, long term public access commitment, agreed to keep tickets open for local resorts. Windham Mountain Adventure Center will still have the tubing park and will add 2 pool areas, tennis courts both indoor and outdoor, paddleball courts. The Golf course will be redesigned and expanded. Received comments from Delaware and working on responses. Tubing park will remain open to the public but the Adventure Center and Golf Course will be for members only.

SITE PLAN UPDATE: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Received comments from Delaware working on responses. Motion to reclassify project SEQR as Type I action was made by Poelker, seconded by Troccoli with 4 in favor and 1 absent.

MINUTES: Motion to approve May 16 minutes was made by Troccoli, seconded by Poelker with 4 in favor and 1 absent. Motion to approve June 6 minutes was made by Jaeger, seconded by Poelker with 4 in favor and 1 absent.

Meeting was adjourned at 8:31 PM on a motion by Jaeger, seconded by Troccoli with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary