

Minutes accepted and approved.

Motion made by: Jaeger

2nd by: Holdridge

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

Signed and Dated: *Sandra Allen 11/7/24*

Town of Windham Planning Board Meeting

Thursday, September 5, 2024

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

Board Members Absent: Mike Troccoli

Also Present: Scott Ouimet, Dan Razow, George Fragedis, Donald Alberti, Mario Galdi, John Gaskill, Darrin Elsom, Vincent A, Liz Saunier, Adam Yagelski, Chip Seaman, Anthony Minniti, Dougher, Holdridge, Allyson M. Phillips

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

MINUTES: Motion to approve August 1 minutes was made by Jaeger, seconded by Holdridge with 4 in favor and 1 absent. Motion to approve August 15 minutes With minor edits was made by Lane, seconded by Jaeger with 4 in favor and 1 absent.

SITE PLAN/SUBDIVISION: Windham Mountain Master Plan, South Street. Continued SEQRA review by addressing comments and concerns presented at the Public Hearing regarding SEQRA purview. Worked on the EAF and NegDeg as well as the Resolution for NegDec to be reviewed and finalized at the September 19th meeting.

SUBDIVISION/SITE PLAN UPDATE: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Proposed project is 107.9 acres subdivided into 32 lots of varying acreage to 30 lots. Delaware needs to review project.

SITE PLAN: Mario and Julie Galdi, 194 Galway Rd. TM# 79.00-1-6. Rebuilding after fire, 60.60 acres, existing septic and well. New build has a larger footprint, finished the basement and is moved back off the road. Motion to set Public Hearing for September 19th at 7:00 PM was made by Holdridge, seconded by Poelker with 4 in favor and 1 absent.

SITE PLAN: George Fragios, Lucky Lane TM#'s 79.00-3-30 vacant land and 79.00-3-2 existing home, each 1 acre. Proposed project is to build a garage on the vacant lot. This Board suggested speaking to the Town assessor regarding combining the 2 lots to avoid setback issues between the house and the garage.

SITE PLAN: Holdridge and Koument, the Tobie Project, 110 NY 296, TM# 96.00-1-48. Converting existing garage to a residential accessory studio apartment, .75 acres, town sewer, town water and/or existing well.

Motion to set Public Hearing for September 19th at 7:00 PM was made by Jaeger, seconded by Lane with 3 in favor, 1 absent and Holdridge recused himself.

SKETCH PLAN/SUBDIVISION: Charles Schoening, CSS Real Holdings LLC, TM# 78.00-6-31. Proposed project 7.63-acre lot to 5 acre and 2.63 acre lots. Requested a copy of the deed. Motion to establish escrow in the amount of \$2,500 was made by Poelker, seconded by Jaeger with 4 in favor and 1 absent. Motion to classify SEQRA as Unlisted was made by was made by Poelker, seconded by Jaeger with 4 in favor and 1 absent. Motion intent to seek Lead Agency was made by Jaeger, seconded by Holdridge with 4 in favor and 1 absent. Delaware will prepare lead agency packets after reviewing the plans.

Meeting was adjourned at 9:16 PM on a motion by Jaeger, seconded by Lane with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary