

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 11/21/24*

Town of Windham Planning Board Meeting
Thursday, November 7, 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: See attached

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

MINUTES: Motion to approve Sept 5th minutes was made by Jaeger, seconded by Holdridge with all in favor. Motion to approve Sept 19th minutes was made by Troccoli, seconded by Jaeger with all in favor. Motion to approve Oct 3rd minutes was made by Troccoli, seconded by Holdridge with all in favor. Motion to approve Oct 17th minutes was made by Lane, seconded by Poelker with all in favor.

PUBLIC HEARING/SITE PLAN: Carol Lynes, 20 Manor Dr, TM# 78.15-1-13. Add a prefab shed, log cabin style, 43'8" x 12', meets setback laws. Motion to close the Public Hearing was made by Jaeger, seconded by Troccoli with all in favor. Motion to approve as presented was made by Troccoli, seconded by Holdridge with all in favor.

PUBLIC HEARING/SITE PLAN: Vjollca and Qazim Dedustti, 726 County Route 21, TM# 46.00-1-4. Removed existing building, proposed project is to construct single family home, well and 1250 septic, received deed, 1880 sq. ft, 4 bedroom, .98 acres, meets setbacks. Motion to close the Public Hearing was made by Lane, seconded by Troccoli with all in favor. Motion to approve as presented was made by Troccoli, seconded by Poelker with all in favor.

PUBLIC HEARING/SITE PLAN: Timothy Hunt, Alpine Flooring, 5126 St Rt 23, 78.00-3-25.1. Proposed project is a warehouse addition, 330 sq ft, 11'6" x 30', attached to existing building, meets setbacks. Read notice for the record. Received certified mail receipts. Reviewed project for the Public. No Public in attendance for this project. Motion to close the Public Hearing was made by Poelker, seconded by Lane with all in favor. Motion to approve as presented was made by Troccoli, seconded by Holdridge with all in favor.

SIGN PERMIT: Evan Schieren, Windham NY Escape LLC. Two signs, freestanding, on each side of the driveway opening, 3 ft x 5 ft, backlit, black & clear, wood frame. Mr Schieren explained that he opted for two signs to minimize light bothering neighbors. Motion to approve was made by Troccoli, seconded by Holdridge with all in favor.

SITE PLAN: Guido and Lori Aceto, 95 Mill St, TM# 78.00-5-54. Proposed project is a single family, 3 bedroom, 3.5 acre lot, 5647 sq ft, setbacks 45 ft, keeping driveway where it is due to drainage, Town sewer. Motion to set Public Hearing for Dec 19 at 7pm was made by Lane, seconded by Troccoli with 4 in favor and Jaeger recused herself.

SITE PLAN: David Elua 738 Mitchell Hollow Rd. The proposed project is to add 4 one-bedroom A-frame houses for family and guests. The lot is 60 acres with an existing single-family residence. The guest houses will be on 3.5 acres at the far end of the lot with existing large trees as a buffer with the neighbors on adjacent lots. Motion to set up escrow account in the amount of \$5,000.00 was made by Troccoli, seconded by Poelker with all in favor.

UPDATE SITE PLAN/SUBDIVISION: Windham Mountain Master Plan, South Street. Reviewed revisions and timeline to the Adventure Park. Small changes to building locations and enclosing some of the courts.

UPDATE SITE PLAN/SUBDIVISION UPDATE: Allan Yarmulnik, Windham Pines, 618 & 628 Mitchell Hollow Rd, TM # 61.00-5-31 & 46.00-2-11. Subdivide 108 acres into 7 lots, existing lot line will be eliminated, with a private road. Received complete set of design which is under review with Delaware. Discussed the wetlands and crossing a small stream with a bridge.

SUBDIVISION/SITE PLAN: 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. Reviewed Kaaterskill's responses to Delawares SEQRA concerns. Motion to set SEQRA Public Hearing for Nov 21 at 7pm was made by Troccoli, seconded by Poelker with all in favor.

Meeting was adjourned at 8:24 PM on a motion by Troccoli, seconded by Holdridge with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board

Attendance Log

Date: November 7, 2024

Please PRINT Your Name Clearly (Name Only)

Name row 1	Name row 2
Scott Ostrom	
DAVID ELUA	
George Fina	
Jim Kurt	
DANNAN FULOM	
Henry Jaen	
Lori Aceto	
Guido Aceto	
Donald Alberti	
Elisa Schieren	
Evan Schieren	
B. Douglas	