

**TOWN OF WINDHAM
TOWN BOARD WORKSHOP ZONING MEETING
371 State Route 296, Hensonville, NY
Website: www.townofwindhamny.com**

JUNE 26, 2025

Present: Supervisor: Thomas F. Hoyt
Councilmen: Wayne Van Valin, Ian Peters, Stephen Walker & Kurt Goettsche
Town Clerk: Bonnie Poehmel

Also Present: Zoning Commission Committee: Delaware Engineering Planner Helen Budrock, Carol Shaw, Bob Rhoades, Mike Triccoli, Richard Tollner, Leonard Shapiro, Patricia Charbonneau & Attorney Town Attorney Tal Rappleyea. The following taxpayers were present: David Elua, Molly Hurst, Fred Mazza & Connor Exum (undisclosed as recorded and taped the entire meeting)

The Supervisor called the meeting to order at 4:00 p.m. and opened with the Pledge of Allegiance.

1.NOTICE OF WORKSHOP MEETING: Supervisor Hoyt read the following legal notice allowed: "Notice is hereby given that the Windham Town Board shall conduct a Workshop Zoning Town Board Meeting on June 26, 2025 at 4:00 p.m. at the Town Hall, Hensonville, NY for the purpose of a Workshop Zoning Session on the Draft Zoning Law for 2025. By Order of the Windham Town Board Bonnie Poehmel Town Clerk Dated: May 22, 2025"

Helen Budrock opened the meeting with an agenda. The Town Board and the Zoning Commission Committee are having a joint work session to review and discuss the "Windham Draft Zoning Law-Preliminary Report". Special Counsel David Devaprasad has also reviewed the draft. Town Attorney Tal Rappleyea has made some changes to be addressed; Helen has included his changes in the agenda for all to review. Helen has set aside two hours for this meeting. The Town Board will ask questions to the Zoning Commission Committee on the "Windham Draft Zoning Law-Preliminary Report". Any changes will be recorded by Helen Budrock. The Town Clerk Bonnie Poehmel has an audio recording of this meeting as allowed by the Open Meetings Law. A table size map has been presented with five (5) color districts as well as a map on the TV screen for all to see the zoning districts that have been made.

The zoning districts are named as follows: "Rural Resident District (RR) **acres:** 22,269 and **% of Land area:** 79.4%; Hamlet District (H) **acres:** 3436 and **% of Land area:** 12.2%; Planned

Residential District: (PR) **acres:** 217 and **% of Land area:** 0.08%; Business District (B) **acres:** 945 and **% of Land area:** 3.4%; Resort District (R) **acres:** 1,189 and **% of Land area:** 4.2%; The total of acres: 28,056 and % of Land area: 100%.” A description of each district as listed above has been given, along with two proposed districts: Flood Hazard and Riparian Area Overlay District (FHROD) and Ridgeline Protection Overlay District (RPOD).

The Zoning Commission Committee has been working on this law for the past 18 months. They have taken field trips in real time. All areas of the Town of Windham and the two hamlets of Hensonville and Maplecrest have been covered and discussed. The Zoning Commission Committee would like to meet again with the remaining committee members who were not able to attend today. They will discuss the noted changes. When ready the Zoning Commission Committee will set a public hearing as required by law. After that the Town Board will set a public hearing as required by law for the final zoning law to be set in motion to be accepted.

The meeting adjourned at 5:42 pm on a motion by Councilman Peters, 2nd by Councilman Walker, with all in favor.

SUPERVISOR

COUNCILMAN

COUNCILMAN

COUNCILMAN

COUNCILMAN

TOWN CLERK
