

**TOWN OF WINDHAM
PLANNING BOARD
371 State Route 296
P.O. Box 96
Windham, NY 12439**

Date: July 16, 2020

Open Meeting:

The Planning Board Meeting was opened by Chairperson Weiman with the Pledge of Allegiance to the Flag at 7:00 PM.

Present: Chairperson – Dave Weiman
Members – Ed Shanley, Claudia Lane, Lisa Jaeger
1 Absent
1 Vacancy
Recording Secretary – Janine Soule

Also Present: Bob Rhoades, Adam Okonski, Darren Elsom Kaaterskill Associates, Jonathan Gross, Elizabeth Gross, Maggie Graham, Jeri Lennox, Melinda Sokoll, Drew Shuster, Natasha Shuster, Karen Hansen, Anthony Lulic, Mark Lulic, Mike Ryan Mountain Eagle

Absent: Tom Poelker

Minutes from July 2, 2020: On a motion by Member Lane, 2nd by Member Shanley, with 2 in favor, 1 absent, 1 vacancy the Minutes of July 2, 2020 were approved as presented.

Lot Line Adjustment: Windham Farmhouse LLC Tax Map # 98.00-1-17.2, Adam Okonski and Christian and Alexis Schnedler. Adam Okonski is selling 2 acres + to Christian and Alexis Schnedler. Chairperson Weiman would like to make a motion to approve the lot line adjustment, 2nd by Member Jaeger, with 2 in favor, 1 absent, 1 vacancy.

Lot Line Adjustment: Member Lane asks if there will be a continuation on proposed subdivision for Eric Vaughn, Windham Mountain Retreat. Chairperson Weiman answers yes, and he wants to clarify whether we need to have a copy of the map. Member Lane asks what property this is for, Chairperson Weiman, this is for lots 2 & 3, purposed subdivision of lot 3 and recombination of its area with lot 2 and lot 4 of Windham Estates.

Correspondence: Tax Map # 95.00-1-16.11 & 16.12, Chairperson Weiman comments on letters in regards to Stonewall Glen received back on March 9, 2020. DOH approved Stonewall Glen's realty subdivision until March 17, 2025 and DEP approved the storm water plan until March 17, 2025.

Correspondence: DEP property purchases community review fact sheets for Prop ID # 9492 – Tax Map # 79.00-3.23 & 24 – State Route 23, M. Senet and Prop ID # 9403 – Tax Map # 78.00-1-90 – Tap Jam Road, Bernard Brabazon. There are no comments from the Planning Board. Chairperson Weiman makes a motion to approve, 2nd by Member Jaeger, with 2 in favor, 1 absent, 1 vacancy.

Public Hearing: Site Plan Review # 03 Mountain Top Cares Coalition: Tax Map # 78.18-1-47 5494 State Route 23 – rental of commercial office space for a recovery community outreach center. Chairperson Weiman reads the Public Hearing notice and would like to mention for the record that there are a number of people outside. So far there is about 4 or 5 people and we are going to try to limit the comments to 2-3 minutes from each person. Chairperson Weiman asks the board if they have any further questions before we start bringing members of the public, no one from the board does. He then asks Jonathan Gross of the Mountain Top Cares Coalition if there is anything he would like to say or add. Jonathan introduces Maggie Graham who is on the board of directors and used to be the head of Mental Health. Member Lane asks if the Planning Board has received any correspondence on this subject. Chairperson Weiman responds with nothing has come in or been passed on to him from the Planning Board Secretary.

Drew and Natasha Shuster would like to hear the presentation from Jonathan Gross in regards to the Recovery Community Outreach Center.

Jonathan explains that they are a Recovery Community Organization located in the old bank. It started about 2 years ago when there was a forum in the Centre Church (Property). Many people came. There were speakers, a film and it was really at that point that the organization started. They did Narcan trainings. About a year later, they showed another film called Smacked at the Windham Theater and had 200 people. They had a panel and it was not only well attended but it was an enthusiastic group. When asked if anybody in the group knew of anybody that had an addiction problem, was an addict, or knew of someone in recovery, almost every hand went up. It was at that point that they realized that there was an opportunity to really do something on the mountaintop. A Recovery Community Organization is an independent, nonprofit organization lead and governed by the representatives of the local communities of recovery. They organize recovery focused policy advocacy activities, carry out recovery focused community education, outreach programs and provide peer based recovery support systems. The only mission of the RCO is to mobilize resources within and outside of the recovery community. To increase prevalence and quality of long term recovery of alcohol and other drug addictions and public education.

Chairperson Weiman would like to know what the day to day routine is going to be.

Jonathan explains that they are doing what they are calling a soft opening. They signed a lease and have paid somebody and the doors could open on July 15th but they are going to wait until mid August maybe even September to actual open the doors. The hours are going to be 3 days a week 9 to 5 and probably an evening. They are going to staff at least one person on the phone and computer. They are going to make rooms available for people who come in and may need to talk or need navigation to other agencies. That is a huge part of what they are doing. If somebody needs the mobile crisis unit or needs somebody to talk to, they will know where to go. They will have a 12 step program, have meetings for the volunteers and have educational evenings. Have group meetings, an occasional come over for food maybe even some music. There will be a phone number that is good 24 hours a day.

Natasha and Drew Shuster are here and they are both excited about this. Being a major neighbor, having a business and home in their back yard, they say yes to the Recovery Community Outreach program. They think the community needs to realize that there are many people in the community that need help. Chairperson Weiman is glad that they are here.

Mindy Sokoll is grateful as well. She has had to go down off the mountain to get care for her son, herself and her daughter and thinks this is a good idea.

Bob Rhoades has a few questions to ask

1. Have any of the full time residents or business people expressed their need for this facility?

Chairperson Weiman, very brief yes. There has not been much of a push back.

2. What is the perceived benefit to the towns' people and to the business people for this facility?

Jonathan Gross answers all you need to do is to come out late at night and go to a gas station in town and see that there are issues that are hiding in plain sight.

3. Will there be an option for a public referendum on this for the people to say yes or no in regards to the facility?

Chairperson Weiman as of right now, no. This is technically a simple site plan review, being that we do not have zoning in the Town of Windham, we are essentially ministerial board. The Mountain Top Cares organization came to us with a plan for some landscaping and some interior work. The Planning Board is using this as a chance to allow them to meet some of the public and the Planning Board would not subject any other business to this sort of scrutiny. We understand the concerns that the public has but there will not be no public referendum. We will vote on this, this evening, assuming we get the clear from everybody.

Bob comments that he is here for questions only.

Chairperson Weiman explains that he is trying to answer them. From a site plan review point of view, it is a fairly simple done deal. It is something that is needed, it's a commercial enterprise taking place on main street. As a Planning Board goes, it is a perfect fit. Without any kind of zoning laws, there is not much we can do.

Bob asks if there will be more discussion as we go a long, public discussion.

Chairman Weiman would imagine if people are unhappy with this they will bring it up to the Town Board to deal with but from a Site Plan Review aspect there is really not much to discuss.

Bob says he is not pro or con, he just wanted a couple of questions answered. If there is an additional public comment situation then he will ask more questions.

Karen Hansen states that she knows there is a drug problem everywhere but there are places to get help. As far as a business owner, she does not think this is a good idea for her business. She states that she has to go off the mountain to see her doctors that they can go off the mountaintop as well. Maybe transportation could be provided? What exactly is this program? Will they bring in Narcan? Do they help the kids right then and there? Do they have the pills to give them? Is it just counseling? Is there any other facility like this anywhere else in the county?

Jonathan responds that there is a recovery rides program where they hope to do that. Rather than seeing people loitering or hanging around, not being able to get off the mountain, they feel that they could provide that service. There will be strict protocols around the center so there will not be loitering outside of the Center. This is a non-clinical environment. They are not licensed to give out or dispense drugs. This will be the first Center in Greene County.

Maggie Graham responds as well, this is not a clinic. It is a recovery center. A recovery Center helps people get into a program and those that are already in recovery, sustaining and getting into a long-term recovery program. There will also be an opportunity to educate the families, friends and community.

Chairperson Weiman ends the questioning at this point.

Member Jaeger asks if they had the Mountain Top Cares Coalition send out Public Notices.

Chairperson Weiman asks if they have their green and white receipts.

Jonathan explains that they mailed them out but did not know they had to bring them in.

Members Lane and Shanley comment that we need them to finalize. There are rules to abide by.

Chairperson Weiman explains that this is a part of our procedure. He then asks the Board if they have any thoughts. Out of the 5 people that came in, 3 were in favor and 2 were against with question marks because they were not totally opposed. He asks Jonathan if he is okay with a soft opening would they mind returning on August 6, 2020. Considering it is a site plan approval for limited landscaping and some internal renovations, Chairperson Weiman purposes that they conditional approve their site plan contingent on receipt of the green and whites. He states that they have approved more with a lot less. If the Board is not comfortable with it, they can hold it.

Member Shanley states that they can continue what they are doing but we cannot finalize the paper work.

Chairperson Weiman asks Jonathan if he wouldn't mind being prepared to answer more public comments at the next meeting. Chairperson Weiman makes a motion to table the Public Hearing until August 6, 2020 at 7:10 pm, 2nd by Member Jaeger, with 2 in favor, 1 absent, 1 vacancy.

Public Hearing: Site Plan Review # 06 Anthony Lulic Tax Map # 96-00.1.46, State Route 296, for new construction of single family home. Chairperson Weiman read the Public Hearing notice and states there are no members of the public in attendance. Chairperson Weiman asks if Mr. Lulic has the green and whites and the letter from DOT. Mr. Lulic turns in the green and whites but DOT is requiring a letter from the Town stating that there are no objections. Chairperson Weiman makes a motion to close the Public Hearing, 2nd by Member Jaeger, 2 in favor, 1 absent, 1 vacancy. Chairperson Weiman will also issue something to DOT. Chairperson Weiman asks to get a motion to approve the Site Plan as presented, Member Jaeger moves motion, 2nd by Chairperson Weiman, 2 in favor, 1 absent, 1 vacancy.

Site Plan Review: # 04 Joseph Catalanotto Tax Map # 95.00-1-46.112, Panarama Lane 1.3 +/- acres. Proposed new single-family residence. Darrin Elsom from Kaaterskill Associates is in to present the site plan. There is an application in to the Town Board for approval of connection to Town Sewer for a single family house. Darrin asks that the Public Hearing be scheduled for August 20, 2020. For SEQR Chairperson Weiman asks that they recognize this as an unlisted action, 2nd by Member Jaeger, 2 in favor, 1 absent, 1 vacancy. Chairperson Weiman makes a motion to set Public Hearing for August 20, 2020 at 7:10 pm, 2nd by Member Jaeger, 2 in favor, 1 absent, 1 vacancy.

Adjournment: On a motion by Chairperson Weiman, 2nd by Member Shanley, 2 in favor, 1 absent, 1 vacancy, the meeting was adjourned at 8:14 PM.

Respectfully submitted,

Janine Soule

Planning Board Secretary