

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

**Date:** July 2, 2020

**Open Meeting:**

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

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

**Also Present:** James McNab, Brendan Hughes, Nina Hoening, John Valachovic, Christian Denniston, Anthony Lulic, Mark Lulic, Pastor Cool

**Minutes from March 5, 2020:** Chairperson Weiman appointed Recording Secretary Soule as a voting member to fill a quorum for the Meeting of March 5, 2020.

On a motion by Chairperson Weiman, 2<sup>nd</sup> by Member Shanley, with 2 in favor, 2 abstain, 1 vacancy the Minutes of March 5, 2020 were re-submitted for approval with COVID 19 update.

**Minutes from June 18, 2020:** On a motion by Chairperson Weiman, 2<sup>nd</sup> by Member Lane, with 3 in favor, 1 vacancy the Minutes of June 18, 2020 were approved as presented.

**Sign Permit Application: Hope Restoration Christian Fellowship:** 117 State Route 296, Member Jaeger asks when the sign will be going up and Pastor Cool said it would be going up on Fridays and taken down on Sundays. This will be a temporary sign and will only be up for the summer. On a motion by Member Jaeger, 2<sup>nd</sup> by Member Poelker, will all in favor, 1 vacancy the sign permit application was approved.

**Update on Public Hearings:** Chairperson Weiman advised that the 7:20 pm Public Hearing for Mountain Top Cares Coalition, Site Plan Review # 03, 5494 State Route 23 would not be heard because they did not have their paperwork ready in time.

Chairperson Weiman also advised that the 7:50 pm Public Hearing for Windham Trading Post, Site Plan Review # 2, 399 and 403 State Route 296 would not be heard because they did not have their paperwork ready in time.

**Public Hearing: Site Plan Review # 04 Brendan Hughes:** Chairperson Weiman read the Public Hearing announcement. Tax Map # 96.14-1-8, 53 County Route 65 A (Seeley Road) James McNab and Brendan Hughes present and no members of the public in attendance. Brendan Hughes gives James McNab permission to

represent him for this project. Green and white certified mail receipts and another map were turned in as requested by the Planning Board. James explained that they did not get the letter from the County Highway Superintendent because they will not be changing the existing driveway now. On a motion by Member Poelker, 2<sup>nd</sup> by Member Lane, will all in favor, 1 vacancy Site Plan Review Application # 4 for Brendan Hughes is approved.

**Public Hearing Rescheduled for Site Plan Review # 03 Community Recovery Center:** On a motion by Chairperson Weiman, 2<sup>nd</sup> by Member Jaeger, with all in favor, 1 vacancy the Public hearing for Mountain Top Cares Coalition will be July 17, 2020 at 7:10 pm.

**Public Hearing Rescheduled for Site Plan Review # 02 Windham Trading Post:** On a motion by Chairperson Weiman, 2<sup>nd</sup> by Member Poelker, with all in favor, 1 vacancy the Public hearing for Joe Charbonneau / Windham Trading Post will be July 17, 2020 at 7:20 pm.

**Public Hearing: Site Plan Review # 05 Nina Hoening:** Chairperson Weiman read the Public Hearing announcement. Tax Map # 78.00-6-17, 13 Thunderbird Lane, Nina Hoening is present and no members of the public in attendance. Nina had a site plan sketch showing the existing house with the addition added and the location of the detached garage. She also turned in the green and white certified mail receipts. Chairperson Weiman advises Nina to just make sure that the detached garage is at least 10 feet back from the property line. On a motion by Member Lane, 2<sup>nd</sup> by Member Shanley, with all in favor, 1 vacancy Site Plan Review Application # 5 was approved.

**Public Hearing: Subdivision # 06 David Schlowsky:** Chairperson Weiman read the Public Hearing announcement. Tax Map # 95.06-1-4, 292 South Street, John Valachovic and Christian Denniston from Kaaterskill Associates are present and no members of the public in attendance. John handed in the green and white certified mail receipts. David is working on the HOA papers. Subdivision is to separate  $\frac{3}{4}$  of an acre into 4 separate lots with each of the 3 units (Town Houses) having their own SBL number and the 4<sup>th</sup> lot as a common area having around 0.55 acres. The common area is mostly streambed and is in the flood plain. Chairperson Weiman asks about deed restrictions and that he would like it to say "limited to additional Town Houses and subject to Planning Board approval". The parking lot will be in the back of the units. Chairperson Weiman asks to make a motion that they recognize this as an unlisted action, 2<sup>nd</sup> by Member Shanley, with all in favor, 1 vacancy. Chairperson Weiman would like to get a motion to approve the subdivision, Member Jaeger makes the motion, 2<sup>nd</sup> by Member Poelker, with all in favor, 1 vacancy. Chairperson Weiman asks to make a motion to issue a negative declaration for this subdivision, 2<sup>nd</sup> by Member Poelker, will all in favor, 1 vacancy.

**Site Plan Review: # 06-2020 Anthony Lulic:** Tax Map # 96-00.1.46, State Route 296. Site Plan Review is for new construction of a house, 40 x 40, with 2-car garage. House will be going in the center of property. It is a 3 bedroom, 2 story house. Chairperson Weiman will need a letter from DOT for the driveway entrance to the property, a sketch plan, to scale, printed from the Greene County GIS website, and the green and white certified mail receipts sent to surrounding properties within 500 feet. Chairperson Weiman makes a motion to recognize this as a type 2 action in regards to the SEQR, 2<sup>nd</sup> by Member Jaeger, with all in favor, 1 vacancy. Chairperson makes a motion to set Public Hearing for July 16, 2020 at 7:30 pm, 2<sup>nd</sup> by Member Shanley, with all in favor, 1 vacancy.

**Correspondence:** Letter from the Town Attorney Larry Gardner regarding proposed subdivision of premises owned by Windham Mountain Retreat, Inc, and Windham Estates. Town Attorney has reviewed and does approve of the subdivision and recombination, upon the certain survey map prepared by Santo Associates, dated March 12, 2020, entitled "Proposed Subdivision of Lot 3 and Recombination of Its Area With Lot 2 and Lot 4 Windham Estates". Final approval lies with the Planning Board.

No one is in for Eric on this lot line adjustment so this will be tabled until the next meeting, July 16, 2020.

**Adjournment:** On a motion by Member Lane, 2<sup>nd</sup> by Member Jaeger, with all in favor, 1 vacancy, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

*Janine Soule*

Planning Board Secretary

OFFICIAL