

**TOWN OF WINDHAM  
ARCHITECTURAL REVIEW BOARD**

371 State Route 296  
P.O. Box 96  
Windham, NY 12439

**Date:** August 6, 2020

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

**Also Present:** Joe Charbonneau, Robert Lani

**Open Meeting:** On a motion by Member Jaeger, 2<sup>nd</sup> by Member Lane, 3 in favor, 1 vacancy the ARB Meeting was opened at 8:20 PM.

**Public Hearing for Windham Trading Post:** Site Plan Review # 02, 399 and 403 State Route 296, Tax Map # 96.14-01-34 and 96.14-01-35. Chairperson Weiman reads the Notice of Site Plan. No one from the Public is present. Joe presents the green and white receipts. The right of way to the cemetery is by the Brabazon Building not by the old Seeleys. All of the utilities will be underground coming from the old Seeley Building. Member Lane makes a motion to accept the Site Plan, 2<sup>nd</sup> Member Shanley, 3 in favor, 1 vacancy.

**Sign Permit Application # 03 Windham Trading Post:** 399 and 403 State Route 296, Tax Map # 96.14-01-34 and 96.14-01-35. Joe presents the board with pictures of the signs he is proposing. Window sign is 3 x 4 and the hanging sign is 4 x 3. Member Jaeger makes a motion to approve the Sign Permit Application, 2<sup>nd</sup> Member Poelker, 3 in favor, 1 vacancy.

**Site Plan Review Application # 08 LLMR:** Tax Map # 78.19-1-21, 5351 Main Street for new modular single-family house. Robert Lani, single-family home behind the old Zeregas, Lot is 45' x 120', house is 40' x 28' modular. Member Lane would like to see the Site Plan Review because the new building seems like it is going to be very tight there. Robert comments that there is plenty of room and Member Lane asks even with the Town Parking Lot. Robert states that he will not be on the Town's Parking Lot. Chairperson Weiman makes a motion to approve the sketch plan. Robert asks about what he will need for the next meeting. Chairperson Weiman states the Board will need the Site Plan, driveway access, whatever easement that will be provided for that, set backs off the lot, which Robert asks what are the set back rules. Members respond with 10 feet. Measure the distance from the old Zeregas to the Masonic Lodge and mark it as whatever it is and say it matches existing building. Robert says everything will be up to DEP code the foundation; it has to have the blow through windows. Member Jaeger wants to know if DEP wants the foundation to be raised 4 feet. Robert explains they want the foundation to be raised and have blow out windows. For the next meeting Robert will need to have elevations of proposed modular, with siding, colors, letter from the Town Board on sewer and water access, copy of the current property deeds.

**Minutes from July 16, 2020:** On a motion by Member Lane, 2<sup>nd</sup> Member Poelker, 3 in favor, 1 vacancy the Meeting Minutes of July 16, 2020 were approved as presented.

**Adjournment:** On a motion by Chairperson Weiman, 2<sup>nd</sup> Member Lane, 3 in favor, 1 vacancy the ARB Meeting was adjourned at 8:49 PM.

Respectfully submitted,

*Janine Soule*

Planning Board Recording Secretary

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