

Minutes accepted and approved.

Motion made by: Member Jaeger

2nd by: Member Jordan

In Favor: 3 Opposed: 0 Absent: 2

Signed and Dated: *Sandra Allen* 12/16/2021

Town of Windham Planning Board Meeting
Thursday, December 2, 2021

Board Members Present: Chairperson: Thomas Poelker
Members: Lisa Jaeger, Matthew Jordan, John O'Grady, Claudia Lane,
Recording Secretary: Sandra Allen

Board Members Absent:

Also Present: Larry Gardner, Pawel Trzepaczka, Liz Saunier, Antonia Schreiber, Melissa Forbes, Edward Ragusa, Mary Ragusa, Susan Mannella, Aaron Mannella, Guy Barretta, Candida Ellis, Regina Tortorella, Aaron Perer, Thomas Hoyt (see attached 1)

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

LOT-LINE ADJUSTMENT: Harold Benjamin TM# 78.00-5-19.11. Larry Gardner present as representative. Reviewed the documents and map. The lot-line adjustment has no change in acreage between lots 78.00-5-19.11 Benjamin and 91.00-3-10 Lent. Motion to approve as presented was made by Member Jaeger, seconded by Chairperson Poelker, with an all-in favor.

PUBLIC HEARING - SITE PLAN: Aaron Mannella Indian Heights Rd TM# 78.00-6-50. Chairperson Poelker read the Notice for the record. Received Certified Mail Receipts. Received a Site-Plan map needed must show delineation, drainage, location of well and signed and stamped by a licensed surveyor as requested. Received a letter from the Town regarding sewer hook-up. Representative Saunier reviewed the project for the Public. Mr. Ragusa inquired about the driveway and height of the proposed house. Saunier showed Ragusa the driveways on the map as well as the building dimensions, Ragusa was satisfied with the answers. No other comments or concerns from the Public. SEQR part II was completed by this Board. A motion to approve as presented was made by Member Jordan, seconded by Member Jaeger, with an all-in favor.

PUBLIC HEARING - SITE PLAN: Pawel Trzepaczka 4268 State Route 23 TM# 80.00-1-50. Chairperson Poelker read the Notice for the record. Received Certified Mail Receipts. Chairperson Poelker stated to Trzepaczka "you started your project without a site-plan. You started your project without a building permit. Not once but twice you were told 'STOP, no more construction. Regardless of what you are doing there you have men on the job, you have equipment on the job, whether you put the foundation in, electric in, or drainage in, you are in violation and have offended everyone in the community by doing this. We will not be issuing an approval for a building permit tonight. We are going to continue this Public Hearing and have a word with the Town Supervisor and the Town Attorney. You did not do what we asked you to do and

everyone on this Board is offended by that. We cut you some slack at the last meeting to move this forward to a Public Hearing, but you continued to disregard our Cease and Desist that we expressed at that time.” Trzepaczka has been told again to cease and desist until he has approval. Pictures taken by the Town Assessor of the work being done on the property was reviewed. A motion to call the Town Code Enforcer to issue a STOP WORK order was made by Member O’Grady, seconded by Jordan, with an all-in favor.

PUBLIC HEARING continued - SITE PLAN: Serendipity Lake House (formerly White Birches) 40 Princess Nauvoo Rd TM# 62.00-1-4.112. No Public in attendance for this project. Reviewed all the maps and documents presented and review the 2018 file. Received completed SEQR Part I from Forbes. Completed SEQR Part II. A motion to approve as presented was made by Chairperson Poelker, seconded by Member O’Grady, with an all-in favor.

A motion to pause the Planning Board meeting at 7:50 PM and open the ARB meeting was made by Member Jaeger, seconded by Member Jordan, with an all-in favor.

A motion to reopen the Planning Board meeting at 8:15 PM was made by Chairperson Poelker, seconded by Member Lane, with an all-in favor.

MINUTES REVIEWED: Motion to accept November 18, 2021, minutes was made by Member O’Grady, seconded by Member Lane, with an all-in favor. Motion to accept September 2, 2021, minutes was made by Member Jordan, seconded by Member Jaeger with an all-in favor.

It was discussed that a letter would be sent to the Town Board and the Town Code Enforcer. Reviewed and discussed the content of the letter. Also, discussed all the sign violations and the abuse of signage by Tubs and Stuff as well as all of the items stored on the lawn.

Meeting was adjourned at 8:50 PM on a motion by Member Lane, seconded by Member O’Grady, with an all-in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

