

Minutes accepted and approved.

Motion made by: Member O'Grady

2nd by: Member Lane

In Favor: 5 Opposed: 0 Absent: 0

Signed and Dated: *Sandra Allen* 12/2/2021

Town of Windham Planning Board Meeting
Thursday, November 18, 2021

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

Board Members Absent: Lisa Jaeger

Also Present: Elizabeth Saunier, Melissa Forbes, Pawel Trzepaczka, John Valachovic, Guy Barretta (see attached 1)

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

A motion to pause the Planning Board and open at 7:01 PM the ARB was made by Member Lane, seconded by Chairperson Poelker, with 4 in favor and 1 absent.

A motion to reopen the Planning Board at 7:15 was made by Member Lane, seconded by Member O'Grady, with 4 in favor and 1 absent.

PUBLIC HEARING - SITE PLAN: Serendipity Lake House (formerly White Birches) 40 Princess Nauvoo Rd TM# 62.00-1-4.112. Received certified mail receipts. Chairperson Poelker read the Notice for the record. Applicant presented the project for the public; this is an adjustment or addition to the approval granted Oct 4, 2018, as a wedding venue. No Public in attendance for this project. Reviewed all the maps and documents presented and review the 2018 file. After examining the old file, a completed SEQR form was not included. Secretary will send a link for Pat I Forbes. Motion to continue the Public Hearing was made by Member Lane, seconded by Member Jordan, with 4 in favor and 1 absent.

PUBLIC HEARING Continued - MINOR SUB-DIVISION: - Alpine Garden Village Inc. 57 & 61 State Route 296, TM# 79.00-4-79. Kaaterskill Associates presented the revised plans which is sub-dividing a 9.41-acre lot into 4 lots – A 6.41, B 0.97, C 1.63 and D 0.40 acres to the public. No public in attendance for this project. As requested, this Board received copies of the legal description for the parcels showing easements and easement access. Reviewed the maps, description, and documents. Motion to close the Public Hearing was made by Chairperson Poelker, seconded by Member O'Grady, with 4 in favor and 1 absent. Motion to approve as presented was made by Member Lane, seconded by Member O'Grady, with 4 in favor and 1 absent.

SITE PLAN: Aaron Mannella Indian Heights Rd TM# 78.00-6-50. Received Letter to Represent from Mannella. Representative Saunier reviewed the project. This Board explained the Site-Plan map needed

must show delineation, drainage, location of well and signed and stamped by a licensed surveyor. Requested a letter from the Town regarding sewer hook-up. A motion to classify SEQR as Unlisted was made by Chairperson Poelker, seconded by Member Jordan, with 4 in favor and 1 absent. A motion to set a Public Hearing for Dec 2, 2021, at 7:10 was made by Member Lane, seconded by Member O'Grady, with 4 in favor and 1 absent. Representative Saunier received Public Hearing notification sample letter and instructions.

SITE PLAN: Pawel Trzepaczka 4268 State Route 23 TM# 80.00-1-50. Applicant Trzepaczka reviewed the project. It has been noted and discussed that Trzepaczka started the project even though he was told not to do anything until the project has been approved. Members of this Board expressed their agitation regarding the blatant disregard of the steps required for building in this municipality. Trzepaczka has been told to cease and desist all building on this lot until the project has gone through all the necessary steps and has receive approval from this Board. A motion to classify SEQR as Unlisted was made by Chairperson Poelker, seconded by Member Jordan, with 4 in favor and 1 absent. A motion to set a Public Hearing for Dec 2, 2021, at 7:20 was made by Member Lane, seconded by Member Jordan, with 4 in favor and 1 absent. Trzepaczka received Public Hearing notification sample letter and instructions.

MINUTES REVIEWED: Motion to accept November 4, 2021, minutes with minor corrections made by Member Lane, seconded by Member O'Grady, with 4 in favor, 1 absent. Motion to accept August 19, 2021, minutes was made by Member Lane, seconded by Member O'Grady with 4 in favor and 1 absent.

It was discussed that a new sign is being erected on the corner of South Street and State Route 23 by Chicken Run. Also discussed are other illegal signs in the Town of Windham that have not be corrected and other illegal building sites throughout the municipality, the Board will have to follow-up with the Town Supervisor and the Town Board regarding the Code Enforcer following-up with these illegal issues.

Meeting was adjourned at 8:30 PM on a motion by Member Lane, seconded by Member O'Grady, with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board Attendance Log

Date: November 18, 2021

Please Print Your Name Clearly (Name Only)

ELIZABETH SAUNIER		
Melissa Forbes		
Farel Truogoch		
John Valuelon		
Guy Barizetta		