TOWN OF WINDHAM

PLANNING BOARD

371 State Route 296

P.O. Box 96

Windham, NY 12439

**Date:** September 2, 2021

**Present:** Chairman – Tom Poelker

 Members – Lisa Jaeger, Matt Jordan

**Absent:** Claudia Lane, John O’Grady

**Also Present:**(need to get attendance sheet)

**Open Meeting:**ChairmanPoelker makes a motion to open the Planning Board Meeting at 7:05 PM with the Pledge of Allegiance, 2nd by member Jordan, 3 in favor, 2 absent.

**Minor Subdivision Application # 02-2021 – Pemberley Project:**Susie Kurkouski, 760 County Route 21, Tax Map # 46.00-1-18.Minor 4 lotSubdivisionpublic hearing scheduled for Sept 2nd 2021 @ 7:05pm opened with reading of public notice, mailed receipts were submitted. Delmar Survey hired by the applicant was present. Several neighbors were present that asked questions on the project. Which lot would owner want to keep? Applicant wasn’t sure. Why do you want to subdivide and not build? Applicant answered that they needed to sell some of the lots in order to afford keeping the property. Neighbors across the street said they came to the country for the peace and quiet now it might look like a village, at what point does the quality of life come into play. 2 more neighbors emailed comments to the planning board which the Chairman stated he did not receive, however, would be added to the file. Neighbor Steve Walker asked if the proposed driveways have been approved by County and Town Highway. Applicantsstate they didn’t know that was needed.Poelker to follow up with applicant to give Highway contact info and advise next steps to finalize application.

**Metzler Wedding/Event Venue**- Michelle Metzler, Owner, of 165 Galway Rd Windham NY, responding to letter from Windham Town attorney Gardner they were operating an illegal business/ in violation of running a wedding/event business on her property without approval from planning board. Owner explained she called the town and was told the only town requirement for a putting up a large tent on her property was paying a $100.00 fee. The owner didn’t know she needed to get Site Plan approval to operate. She rents her backyard space, not her home. The renters bring their own cater, portable bathroomsand carry their own insurance. She and her husband bought in 2017 with their 5 children. When Covid hit, they came to Windham full time and needed to find away to survive financially. They came up with the idea to rent out their property to host gatherings. They had two weddings 80 people and 108 people, so far and there are two more on the books. October 1st, 2021 and October 9th, 2021. Poelker said he would talk to the Town Board to seek their input regarding their upcoming bookings; cancelling them would cause them a financial hardship. In the meantime, Metzler’s spoke with Darin Olsom of Kaaterskill Engineering and will look to retain his company services to help them with their Site Plan application, but they are backed up with current business but mentioned because they use portable toilets the DEP wouldn’t be involved. Metzler wants to comply, she brought map of property that shows where parking is, tent location and how it runs. She wantsto be cooperative going forward and want to live here permanently. They have alerted their neighbors of what they are doing, trying to run low key business. Meztler intention is to have 5 events a year, not a big commercial business. Name of their business is called Bespoke and they advertise on Instagram. Metzler will return to complete their site plan application.

**DesantisSolar Array Project:**Samuel Wile (Suncommon Solar). Public Hearing scheduled for Sept 2nd 2021 @ 7:05pm. No one present. Public hearing postponed to Sept 16, 2021 7:05 pm. Motioned by Jordan, seconded by Jaeger, 3 in favor, 2 absent

**O’Neill Lot Line Adjustment:**Jeremiah O’Neillproposing lot line adjustment within his two adjacent lots on 16 Chalet Dr Windham NY, Town attorney Gardner reviewed the lot line request and approved it. A copy of the approval letter from the town attorney was given to the applicant Plan Board requested copies of survey maps including mylar for filing. Jordan made a motion to approve, 2nd by Jaeger, 3 in favor, 2 absent

**Rob Allison lot line adjustment-** CR 56 to be continued More information needed for Town Planning Board file. Town attorney Gardner has reviewed the request and has approved it

**Blodget Road Garage Addition:** Bob Paguette, 31 Blodgette Rd Public Hearing notice was read at 7:30 pm, no one from the public was present. Mail receipts were submitted. Jordan motioned to close the public hearing, Jaeger 2nd, 3 in favor, 2 absent. Poelker made motion to approve application, 2nd by Jordan, 3 in favor, 2 absent

**Wylder Windham Project:**Jason Anderson (Anderson Design Group) explained some minor changes to original plan. Removing impervious surfaces, adding more grassy parking areas, and removing curb cuts to site, adding hot tubs by pool area. Plans to repair and restore landscaping around the resort. A more formal landscaping plan will be presented to the board when finalized. Applicant asks next steps; will the town take lead agency and start SEQR review. Poelker will consult if any other agencies should be notified, perhaps should as a courtesy and to cover all the bases.

**Alpine Garden Lot Line Adjustment Kaaterskill:**Darrin Elsom (Kaaterskill Associates) Alpine Garden proposing a Lot Line Adjustment has been tabled and extended to Sept 16, 2021

**Darrin Elsom Sketch plan for Chalet Fondue** – Site plan application proposal to additions to dining and bar room increasing size by 1700 sq ft and expand kitchen by 200 sq ft and open-air portico off entrance. Applying to town for additional EDU’s for additional 25 seats that will be added. Presenting plan to get on county’s plan board calendar to start the 239 Review process. Darrin to prepare package for county and Windham Town Board and send it down to the County. Site Plan application fee to be paid to town.

**Minutes from July 17, and Sept 2, 2021:** Tabled until next meeting

**Adjournment:**On a motion by Chairman Poelker, 2nd by Member Jordan, 3 in favor,2 absent, the Planning Board Meeting was adjourned at 8:50PM.

Regards,

**Lisa Jaeger, acting recording secretary/Planning Board Member**