

Minutes accepted and approved.

Motion made by: Member Lane

2nd by: Member Jordan

In Favor: 5 Opposed: 0 Absent: 0

Signed and Dated: *Sandra Allen 3/3/2022*

Town of Windham Planning Board Meeting
Thursday, February 17, 2022

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

Board Members Absent: Member John O'Grady

Also Present: Paula Scarey, Michael J Scarey, Scott Ouimet, Darrin Elsom, Rich Andreassen
(see attached 1)

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

PUBLIC HEARING - MINOR SUB-DIVISION: Paula Scarey, 1015 North Settlement Road TM# 60.00-5-3.1. Chairperson Poelker read the Notice for the record. Received certified mail receipts. Reviewed documents and map. Entire parcel is 83 acres in the Town of Windham and 17 acres in the Town of Ashland, proposed project is to sub-divide out a 2-acre parcel which has 1.4 acres in the Town of Windham (Windham Lot B) and .6 in the Town of Ashland (Ashland Lot B). The remaining acreage approximately 81.6 in the Town of Windham (Windham Lot A) and 16.4 in the Town of Ashland (Ashland Lot A). Motion to change SEQR classification from Unlisted to Type II was made by Member Jaeger, seconded by Member Jordan with 4 in favor and 1 absent. No public in attendance for this project. Motion to close the Public Hearing was made by Chairperson Poelker, seconded by Member Jaeger with 4 in favor and 1 absent. Motion to approve was made by Member Jaeger, seconded by Member Jordan with 4 in favor and 1 absent. Maps were signed and stamped, Mrs. Scarey was informed that maps must be filed with the county within 30 days and this board requested a signed and stamped copy of the map after Ashland approved their portion of the sub-division.

SKETCH PLAN: Greene County Soil & Water Intersection of Peck Rd & County Route 56 TM# 97.00-3-37. Reviewed documents and drawings. Representative, Mr. Andreassen, explained the proposed project, building a new 4,800 sq. ft. mixed-use structure. The structure is to provide storage for vehicles, equipment and tools, an office space w/2 office, conference room, breakroom, and bathroom. The proposed project also includes a new driveway off Big Hollow Rd. New water supply well and subsurface sewage treatment system. A parking area for staff and truck/trailer maneuvering. Mr. Andreassen reviewed the changes to the building design as requested with color options; the Board felt the Red Barn was the best choice for fitting into the environment.

Received Greene County Planning Board 239 response; 1 – one motion detected wall mounted light, Is that sufficient lighting? Yes, building is only used during daylight hours. 2 – It is recommended that general landscaping screening from neighbors using native plantings. That is the intention of Applicant and shown on presented drawings. 3 – It should also be considered that the Batavia Kill and wetlands, as well as cold weather habitat and rare animal species are in the general area of construction. Applicant is aware of this

and has all waterways and wetlands on map. 4 – It is recommended that the multi-use building be consistent architecturally and aesthetically with existing building in the area. 5 – Asphalt pavement is proposed, it is recommended that a pervious material be considered.

Received Greene County Highway Dept permit approval.

Reviewed the proposed signage, suggested yellow for the letting to look similar to other Trailhead, GC and DEP signage in the area. Applicant was informed that a sign permit had to be submitted to the Town Clerk prior to approval. Motion to classify SEQR as Unlisted Action was made by Member Jaeger, seconded by Chairperson Poelker with 4 in favor and 1 absent. Motion to set Public Hearing for Thursday, March 3, 2022, at 7:05 PM was made by Member Jordan, seconded by Member Jaeger with 4 in favor and 1 absent.

MAJOR SUB-DIVISION: Windham Luxury Estates formerly known as Catskill Holdings Windham LLC aka Bonfiglio 116 & 225 Galway Rd TM# 79.00-1-40. Applicant's Representative reviewed the proposed sub-division as 134 acres to be divided into 12 lots ranging from 3.7 to 23.6 acres per lot. Requested Letter to Represent.

Received no objection to this Board acting as Lead Agency Letter from DEP on Nov 1, 2021, and from the DEC on Nov 3, 2021. Motion to hire an Engineer (Delaware Engineering) to represent this Board and the Town of Windham was made by Chairperson Poelker, seconded by Member Jordan with 4 in favor and 1 absent. Applicant is informing this Board that a few trees are being removed but not clearcutting.

SKETCH PLAN - LOT-LINE ADJUSTMENT: Boulder Brook Properties LLC - Six parcels - 61.00-5-24, 61.00-5-26, 61.00-5-27, 61.00-5-28, 61.00-5-29, 61.00-5-30. There are six existing parcels, re-arrange some property lines. This Board requested a copy of the deed. Applicant requests a SEQR review for this project.

MINUTES REVIEWED: Member Lane had to leave early - motion to approve Sandra Allen to fill quorum requirements was made by Chairperson Poelker, seconded by Member Jordan with 3 in favor and 2 absent. Motion to accept February 3, 2022, minutes was made by Member Jaeger, seconded by Member Jordan with 4 in favor and 2 absent.

Meeting was adjourned at 9:00 PM on a motion by Member Jordan, seconded by Member Jaeger with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board
Attendance Log

Date: February 17, 2022

Please Print Your Name Clearly (Name Only)

Paula Scalley		
MICHAEL J SCALLEY		
Scott Quimet		
PARNER BUSOM		
Rich Andreassen		