

Minutes accepted and approved.

Motion made by: Member Lane

2nd by: Member Jordan

In Favor: 4 Opposed: 0 Absent: 1

Signed and Dated: *Sandra Allen 4/7/2022*

Town of Windham Planning Board Meeting

Thursday, March 17, 2022

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

Board Members Absent: Lisa Jaeger

Also Present: Rich Andreassen, Ryan Mitchell, Joel DuBois, Daphne Sidiropoulos, Dennis O'Kane, Helmut Phillip, R S Bendernagel, Neil Rassmussey, Thomas Hoyt, Roman Varvus, Maiia Varvus, Joe Charbonneau, Illegible, George Telles, Darrin Elsom, Ellen Montanino, Steven Montanino, Patricia Charbonneau, Peter? Illegible, Mathew Boych, Jeanne Luicurse, Nicholas Weist, Tess Charbonneau, Iris Pelham, Irene Pinto, Candida Ellis, Jordan Duquette, Blake Hays (see attached 1)

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

PUBLIC HEARING CONTINUED - Greene County Soil & Water Intersection of Peck Rd & County Route 56 TM# 97.00-3-37. Motion to reopen the Public Hearing was made by Member Lane, seconded by Member Jordan with 4 in favor and 1 absent.

Mr. Andreassen presented maps and drawings to the Public not in attendance previously, explaining 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. Mr. Andreassen also present three alternative designs.

When the floor was reopened to the Public many of the previously expressed concerns were stated again. New questions and concerns were regarding where is the money coming from to pay for this project? Is GCS&W part of or paid by the DEP? Will they ever sell the land they were gifted to the DEP? What is the relationship between GCS&W and DEP? Answer, GCS&W has a contractual relationship with DEP to do the Stream Restoration Initiative and Stream Buffer Initiative. Several of the GCS&W employees are paid from the contract with the DEP.

Who is writing the check for this project? Answer, GCS&W has a Board of Directors and of budget of their own, they also work with Greene County.

Will our taxes be paying for this? Answer, yes, in part it could be.

Do you have a budget for this project yet? Answer, no, not a set budget, it was roughly One Million but with price hikes it will probably be closer to One and a half Million. If it is funded by the City/DEP and GCS&W

ever decided to get out of a contractual relationship with DEP, there would be a Recapture and GCS&W would have to sell or sub-divide to pay back DEP.

It doesn't sound like there is much to sell or sub-divide with all the restrictions you imply. Answer, there is 12 1/2 acres and we don't wish to build in the 100-year plane, but building can be done there.

Oh! So you do have the option to move the building to a different location.

Someone in attendance presented pictures of the way the property is being maintained presently with huge pipes thrown haphazardly about and they have been there for more than eight years. The pictures also showed the poor way the barn on the property has been maintained and it is in need of major repair. (see attached 2-6) If this is the way it is presently maintained how can GCS&W be trusted to maintain any new structures? No, answer.

When asked about help or grants to repair damage to private property due to soil erosion from the Stream Restoration rerouting the stream, Mr. DuBois explained that grants are based on a scoring system. Higher scores go to lands that are for public usage and private properties where there are water quality concerns such as colloidal minerals erosion. Properties in Maplecrest have non-colloidal soil therefore score very low.

Some of the Public read prepared statements and letters from people who could not attend. (see attached 7-9)

Member O'Grady pointed out this project is not in keeping with the TOW Comprehensive Plan regarding preserving the View Shed.

Motion to continue the Public Hearing was made by Member Jaeger, seconded by Member Jordan with an all-in favor. This Board requested that the proposed structure, driveway and parking be stated out so the Board Members and the Community could get a better understanding of the project.

SITE-PLAN: Helmut Phillipp, Thunderbird Terrace TM# 78.18-1-3. Mr. Phillip presented the project. Reviewed maps, drawings and documents. Single family house, 1.7 acres. Reviewed setbacks, height of the proposed building, slab foundation, location of proposed well. Received a copy of the deed, and more info on foundation plan dimensions. Motion to classify SEQR as Unlisted action was made by Member O'Grady, seconded by Jordan with 4 in favor and 1 absent. Motion to set Public Hearing for April 7th at 7:05 PM was made by Member Lane, seconded by Member Jordan with 4 in favor and 1 absent.

SITE-PLAN: Michala Metzler/Bespoke Wedding Venue 165 Galway Rd TM# 79.00-1-30. Metzler was not in attendance Her representative was once again given the site-plan checklist and this Board requested a copy of the deed.

SIGN PERMIT: Best Hot Tubs 275 County Route 65 – No Show

SKETCH PLAN: Dennis O'Kane 7 & 8 East Rd, West Winds Estate TM# 96.00-7-10 & 96.00-7-9. Reviewed plans to add extensions to existing structure which is two (attached) townhouses used as a single-family dwelling. Applicant proposes adding two bedrooms (one to either side). Requested copy of the deeds and a map with setbacks and dimensions.

SITE-PLAN: Maiia Varvus 14 Maplecrest Rd TM# 96.18-1-6. Review maps, pictures and documents. Proposed project is to erect three glass dome structures for her extended family. Varvus was made aware that any additional structures on her property would require their own sewer and water hook-up which would be at a cost of \$7,000 (\$3,500 for sewer and 3,500 for water) per structure. Requested a copy of the deed. This Board will have to research geodesic Dome structures.

MINOR SUB-DIVISION: Sidiropoulos 3 Begley Rd TM# 78.00-3-26 Reviewed maps and documents. It was suggested that the sub-division be redesigned for easier sewer and water hook-up.

MAJOR SUB-DIVISION: Windham Luxury Estates formerly known as Catskill Holdings Windham LLC aka Bonfiglio 116 & 225 Galway Rd TM# 79.00-1-40. Escrow for Engineer is completed, and Delaware Engineering is hired. Elsom requested that Delaware do a conceptual stormwater review because DEP will be doing an extensive stormwater review. Chairperson Poelker will consult with Town Attorney regarding the legality of the request.

LOT-LINE ADJUSTMENT: Boulder Brook Properties. Drawing has been submitted to Town Attorney Rappleyea for approval. Received Lead Agency Packets which will be mailed 3/18/2022.

SKETCH-PLAN: Big Hollow Greene, 3 Leon MacGlashen Rd TM# 97.00-1-79.1. Proposed project is a Wellness Retreat Center. The existing Farmhouse to be used as rentals, Wetlands will be delineated in approx. 2 weeks and a full stormwater plan to follow. Elsom requested that if this Board feels it will require an engineer to please hire an engineer asap because all engineers are backed-up because of covid restrictions. Motion to hire an Engineer to represent this Board was made by Member Lane, seconded by Member Jordan with 4 in favor and 1 absent.

MINUTES REVIEWED: Motion to accept March 3, 2022, minutes was made by Member Lane, seconded by Member Jordan with 4 in favor and 1 absent.

Meeting was adjourned at 9:41 PM on a motion by Chairperson Poelker, seconded by Member Jordan with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board

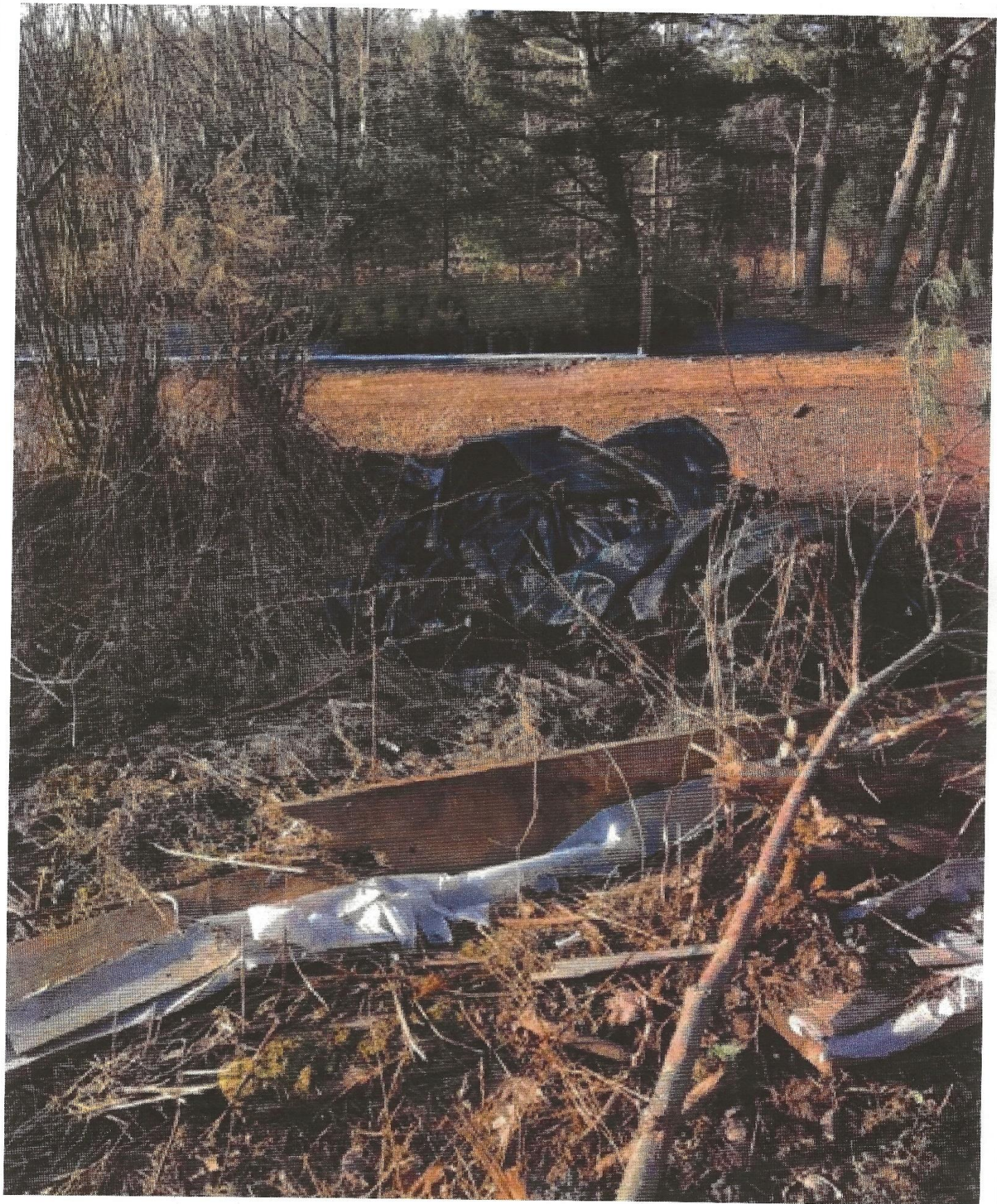
Attendance Log

Date: March 17, 2022

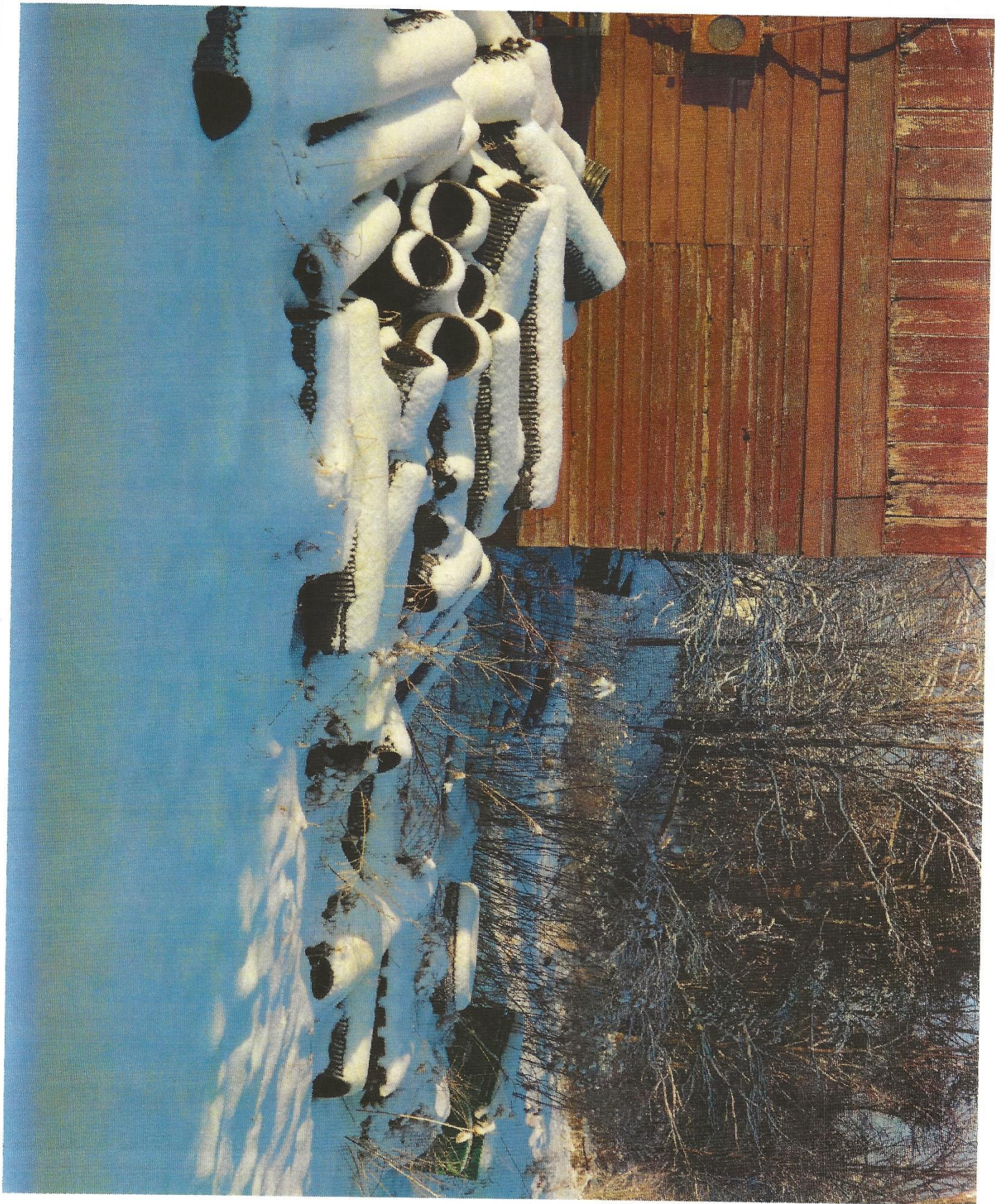
Please Print Your Name Clearly (Name Only)

Rich Andraassen	Jordan Puglette	
RYAN MITCHELL	Blake Hays	
Joel DeBois		
Daphne Sidiropoulos		
DENNIS OKANE		
W. Phillips		
R. S. Bendernage		
Diego Resnass		
Thomas Hoyt		
Roman Varvur		
Maria Varvur		
Joe Chubb		
J. Doyle		
George Telles		
Danica Nelson		
Allen Montanino		
John Montanino		
Jamila Chatterjee		
Pete Chubb		
MATTHEW F. BOYER		
STEPHEN MONTANINO		
Jeanne Lewis		
Nicholas Hertz		
Jess Chubb		
Iris Pelham		
Erebe Pinto		

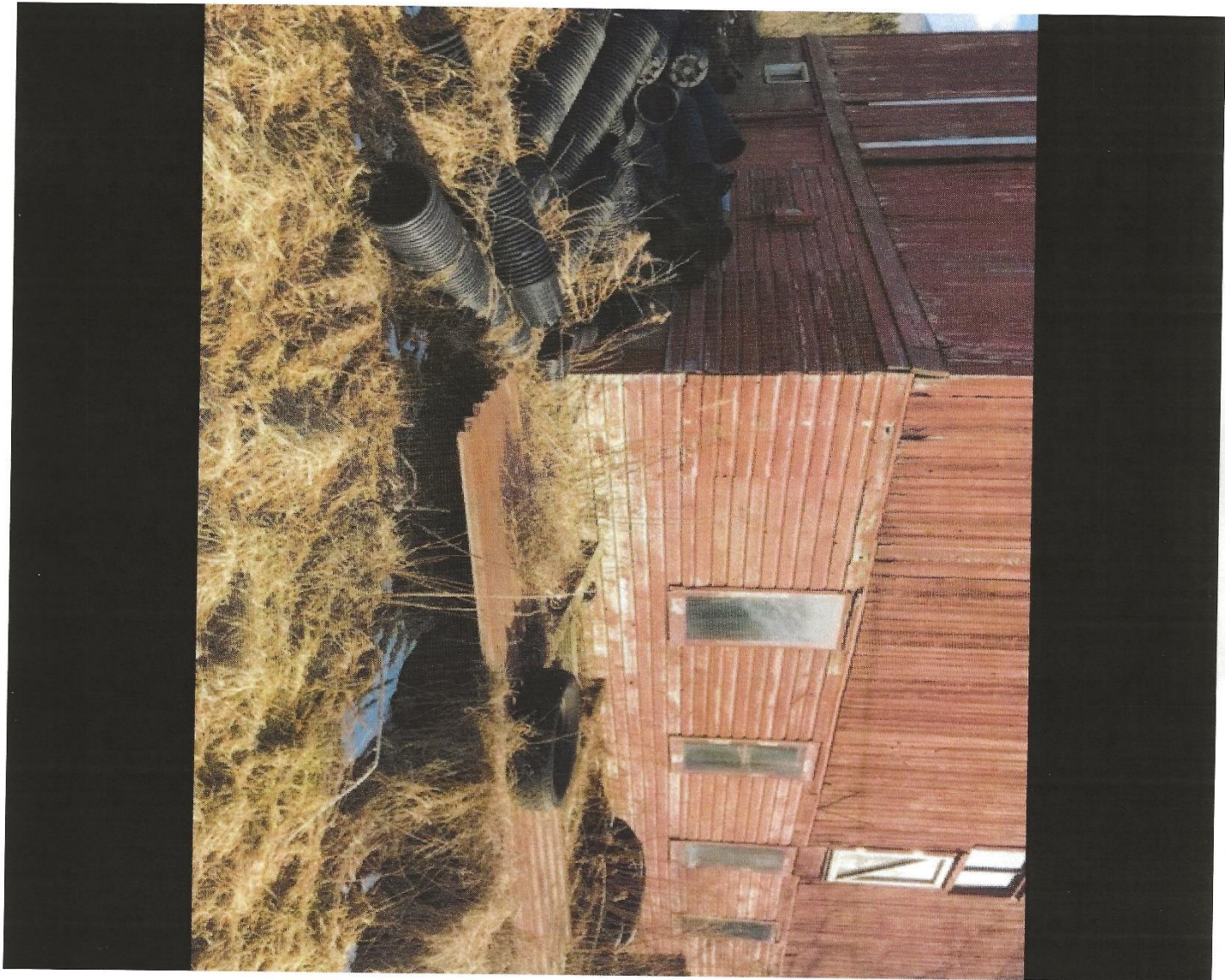
Candida Ellis











"The earth will not continue to offer us it's beauty, except with faithful stewardship. We cannot say we love the land and then take steps to abuse and destroy it. "

Pope John Paul II

Our concerns as neighbors to this proposed building site reflects not only our values and appreciation of natural beauty but also its impact on our way of life. By saying you "own the land" you are tactically implying the prerogative of "private land ownership" over the tenet of conservationism, while the photographs reflect that historically GCSW have been poor stewards to the land. Your neighbors look at blue plastic tarps, odd shed-like buildings constructed with no apparent planning as to their placement, piles of empty planting pots and a mountain-like pyramid of enormous black plastic pipes that multiply over the months and years. This scene is the antithesis to conservationism. A mission of conservation implies an assumption of moral responsibility not strategic ambiguity. To place an industrial building in the middle of a bucolic field is untenable and makes no plausible sense. How does this fit into the comprehensive plan for Windham? This building will be a detriment to our neighborhood because it doesn't fit into the character of our valley and it will negatively impact our lifestyles and property values.

The noise from the site; early morning noise, the anticipated construction racket and large machinery, negatively impacts the quality of the lives we have built and pay for here. This past summer the endless cutting and burning of trees made us go inside to close our windows as the west-bound valley breeze choked us with smoke.

Good neighbors are considerate, they don't create eyesores, they are ethical stewards to the land, they are conservationists by virtue of the fact that they create and maintain beauty. Good neighbors are thoughtful, accountable and kind.

Part of GCSW's mission is to "promote wise management of natural resources", so I ask you, is this wise management of this beautiful resource you have been given? In light of the scene we have looked at for years, my imagination makes me believe that in addition to an unsightly construction site, the messes will continue to grow and my tax dollars will pay for it.

Therefore, I respectfully request the planning board and GCSW to carefully take these things into consideration and to weigh and measure all possible outcomes and consequences to this proposed project.

Windham's comprehensive plan: what is the rural vision?

10 Top priorities

Friends of Big Hollow

Our town: Gem of the Catskills...perhaps we can then think of our Hamlets, Jewett, Ashland, Maplecrest as supporting "jewels" if you are not familiar with Maplecrest..

I can think of Big Hollow as the ruby, mysterious with its thousands of acres of protected land, nestled in amongst some to the highest Catskill peaks, rich in natural resources, a dead end valley with hundreds of acres to hike and explore, abundant in wild life, home of the nesting eagles, giant hemlocks and head waters of the wild and unpredictable Batavia Kill.

There is reason why one chooses to live here, it's not always easy, there is always a little more snow, a lot more wind, we didn't even have internet until this past spring. But we love it, **Peaceful, Stunning valley**

And aren't we all stewards of the land, from Barnum's, the original family, to my family Charbonneau's, to the Sergeants, a family that owned a home on the ski mountain, but loved coming here to hike, camp, swim, when their lives changed and they decided to sell, they certainly had the opportunity to make hundreds of thousands of dollars and sell to perhaps a developer. But they choose the Nature Conservancy and Greene County soil and water.... To **Protect**, to **CONSERVE** and **CARE** for the land for generations to come.

I can understand the plantings and making use of the land for this purpose, I am concerned with the hoop houses, they can be obtrusive and have a commercial look. But the building, the offices, the **PARKING lot!!** This will change the integrity of the landscape, Blacktop and the size of driveway, and parking lot, giving a more industrial, commercial look in such a rural setting. This project concerns me, I do not believe this is the right place for such a project. You have already clear cut the woods for your plantings, exposing even more prominently the hideous pipes, iron tubing, that already are a blight on the landscape. (when they arrived I was told would be temporary and moved out to projects, well they have never moved in over 8+ years and more debris has been added.)

Landscaping: the size of purposed trees, what kind? Will they be planted in a way to "add" to the environmental landscape of the area.

Its hard to believe that in all of Greene county this is the spot for the building, with its offices, trucks, parking lot... there are so many abandoned, or run down warehouse, gas stations, nonoperational auto repair buildings that are located on a state roads, or commercial areas that could be rehabilitated, or re purposed to suite your needs.

I have heard from some other residents who cannot be here to night who are concerned about this project.

Steven and Ellen Montanino

Tina Conway

Joe and Donna DiSalvo

John O'Shea

The Klein's

Please don't literally pave paradise and put up a parking lot.

3/17/22 Jim STARR

(1.)

Concerns: Eagles Nests + Bldg.

- 1.) "stewards" of Batavia + Big Hollow
Too Little Too Late on rechannel
of Batavia to save Eagles Nest
- 2.) Promises of rechannel dropped
Turbidity issue ignored, Tax-
payer property erosion ignored.
- 3.) Regardless of Neglect of
Eagle Tree + Nest - young
ones have returned - Now are
2 Nests next to lost Nest
* Need to be protected - the
original plan for rechannel, etc
must Happen Now - Lets work
together + make it Happen.
(OVER)

4.) As To A New ^{Govt} Building being
erected: (2.)

(a.) Eyesore plopped in the
middle of Big Hollows natural
beauty.

(b.) No other Govt or Commercial
bldgs in this area of the Catskill
Park known as Big Hollow.

(c.) Take some of the monies
for a Building of Questionable
need and Fix The Batawia
Kill Stream bed. + protect the
Eagles!

Thank You Jim