

Minutes accepted and approved.

Motion made by: Member Lane

2<sup>nd</sup> by: Member Jordan

In Favor: 4 Opposed: 0 Absent: 1

Signed and Dated: *Sandra Allen 3/17/2022*

**Town of Windham Planning Board Meeting**  
Thursday, March 3, 2022

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

Board Members Absent:

Also Present: Helmut Phillip, Evan Schiern, Rich Andreassen, Ryan Mitchell, Patricia Charbonneau, Zoltan David, Laura Blass, Michael Blass, Candida Ellis, Phyllis Parrish, Thomas Hoyt, Tess Charbonneau, Luis Pelham, Jeanne Luicurse (see attached 1)

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

**PUBLIC HEARING** - Greene County Soil & Water Intersection of Peck Rd & County Route 56 TM# 97.00-3-37. Received Certified Mail Receipts. Chairperson read the notice for the record.

Mr. Andreassen presented maps and drawings to the Public while 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.

When the floor was open to the Public, Patricia Charbonneau, Zoltan David, Laura Blass, Michael Blass, Phyllis Parrish, Tess Charbonneau, Luis Pelham, Jeanne Luicurse had the following statements, questions and concerns: First, Patricia Charbonneau started with a prepared statement regarding the some history of Maplecrest and the project property, her history with said Town and property and her feelings and concerns regarding the proposed project and the impact she feels it will have on the entire area. Concerns by all are that this will bring an industrial look to the pristine valley, how much traffic that will be generated by this project. Also asked were how much the equipment weighs that will be stored on the property and how the equipment and traffic will affect the road – answer, the equipment is already being used on the property just not stored there at the present time so the traffic will be the same or less, equipment which is a one ton dump truck and a Ford F250 will remain the same and the same yearly deliveries of soil and/or stone. Will something be done with the existing pump which is loud and obtrusive? – answer, the workload will remain the same. How much will this cost and why can't unused existing structure in the area be repurposed instead of building a new structure at the proposed site – answer, plans are not finalized at this time, so cost is undetermined, and they own this property, not other unused lots/buildings as suggested. Is there a way to have the ingress/egress on Peck Rd instead of County Route 56 – answer, it was considered but there is a deed restrict saying only residential building in that area. Rebut, why can't the road and

parking be there? Can the can someone look into whether or not the restriction can be lifted? There are eagles nesting in the area how will the construction affect them? All expressed their emotional and generational ties to the area and how this project will impact their lives. Also, there is a lack of trust with GC Soil & Water because after rerouting the Batavia Kill and has caused erosion to some properties and after years they still have not corrected and/or repaired this problem, now it has become an even bigger concern because there are large trees that will be lost due to the continued erosion. GCSW said there will be no repair and the only remedy offered was to plant non-indigenous trees. In another incident after redirecting the Batavia Kill a homeowner told them “This is dangerous, and it will affect my house”; he was told he was wrong; his house is gone now because when Irene came through it washed his house away and after 9 years his house is still in the stream and pieces of it are still on GCSW property (the proposed project land). Motion to continue the Public Hearing was made by Member Jaeger, seconded by Member Jordan with an all-in favor.

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. Requested a copy of the deed, Letter of Approval for sewer hook-up, and more info on foundation plan.

SKETCH PLAN: Evan Schieren, Windham Escape LLC, Route 296 TM# 96.00-1-14. As a curtesy, Mr. Schieren wanted to update this Board of changes to original Sketch-Plan. New Engineers and Excavators have been hired. The one physical change is structures will have a permanent foundation instead of being on trailers. Schieren was asked if he has given more thought to a maintenance person living on site since this will be for short term rentals, he answered yes still working on logistics for housing. Requested a copy of the deed.

Motion to recess the Planning Board meeting was made by Chairperson Poelker, seconded by Member Lane with an all-in favor.

Motion to reopen the Planning Board meeting was made by Chairperson Poelker, seconded by Member Jaeger with an all-in favor.

MINUTES REVIEWED: Motion to accept February 17, 2022, minutes was made by Member Lane, seconded by Member Jordan with an all-in favor.

Meeting was adjourned at 9:55 PM on a motion by Member Lane, seconded by Member Jaeger with an all-in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

