

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* – 9/1/2022

Town of Windham Planning Board Meeting
Thursday, August 18, 2022

Board Members Present: Acting Chairperson: Lisa Jaeger
Members: Claudia Lane, John O’Grady, Matthew Jordan,
Recording Secretary, Sandra Allen

Board Members Absent: Thomas Poelker

Also Present: Joe Charbonneau, Scott Ouimet, Robert Giordano, Olivia Giordano, Gail Quan,
Dusan Popovic, Russell Fink, Danielle Frank, John Carrey, Frank Hull, Sherry
Hull, Leonard Belvavia, Pavel Trzepaczka, Chuck Holtz (see attached 1)

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

SIGN PERMIT: Adaptive Sports Foundation 100 Silverman Way. Sign is replacing the existing sign located at the junction of Fromm Rd and South St. Standing, Double sided, grey, green and black, 3ft X 4ft. Received Approval Letter from Windham Mountain. Size, design, and color will remain the same just changing the wording. Motion to approve as presented was made by Member Jordan, seconded by Member O’Grady with 4 in favor and 1 absent.

SIGN PERMIT: Olivia’s Wine and Spirits 128 South St. Replacing the inserts in the existing sign, free standing, double sided, 48in X 96in #@ sq. feet, white background with red lettering. Applicant presented proposed sign with a hanging addition but that will not be added. Motion to approve without the hanging sign was made by Member Lane, seconded by Member O’Grady with 4 in favor and 1 absent.

SIGN PERMIT: Windham Chalet 292 South Street. Received Letter to Represent. Standing, one sided, 58” X 78”, wood grain with white letters. Motion to approve with conditions – Must be out of Right of Way with Town, no more than 8 ft high, not to exceed 32 sq ft, must change size of sign to fit Town Laws – was made by Acting Chairperson Jaeger, seconded by Member Jordan with 4 in favor and 1 absent.

Motion to recess Planning Board meeting at 7:18 PM was made by Member Lane, seconded by Member Jordan with 4 in favor and 1 absent.

Motion to re-open the Planning Board meeting at 7:29 was made by Member Lane, seconded by Member O’Grady with 4 in favor and 1 absent.

MINOR SUB-DIVISION: James MacDonald 281 Old Road TM# 79.00-1-11, 79.00-8.2, 7900-8.112. Subdividing 18.58 acres into 4 lots 3.27, 6.17, 4.98 and 4.16 acres, lot 4 will have ROW to lots 1 & 3. Reviewed the map. Received Lead Agency packets. Requested copy of deeds

MINOR SUBDIVISION: Sparta Manor, Chris Maganias Nauvoo Rd TM# 62.00-1-49 & 50. Reviewed maps and documents. This is not a Subdivision, but a Lot-Line Adjustment. Explained to applicant that this must go to the Town Attorney, Tal Rappleyea.

PUBLIC HEARING - SUB-DIVISION: Greifeld 798-2 Mitchell Hollow Road TM# 46.00-2-69.1 and 47.00-2-1. Received comments from DEP re: Lead Agency request. Received new map with labels. Ouimet suggested the SEQR review be postponed till the end of the meeting due to the lengthy process so that other applicants are not held up.

PUBLIC HEARING – MINOR SUB-DIVISION CONTINUED: Bruce McNab Elm Ridge Road TM# 96.00-5-88.1 and 96.00-5-88.2. No Public in attendance.

Member O’Grady asked Ouimet why a road is already in, Ouimet answered that the majority of it already existed, the culvert was in and the road over it was in. McNab was making improvements but was told to stop. The excavator was on site because the DEP asked for more soil test.

O’Grady also stated for the record **“a trench was put in and I was told by the Town Supervisor it is excluded from this because it involves NYSEG but, I notice there is no connection hooked to that, NYSEG has not dropped a line to it. It just strikes me that once again we’ve got somebody jumping the gun and this was well on its way to approval. This is not directed at you [Ouimet], this is directed in general; I want this on the record, that once again there’s been work done before the permitting has been issued and as soon as I saw that happening, I called and I was told ‘oh, its just the trench’ but it’s not just the trench, it is work being done. I want it on the record that the Code Enforcement Officer has not been site. He’s [McNab] been told to stop to stop by whom? [Ouimet “by us”] By you so it was actually the engineer who told him to stop, not the Code Enforcement Officer, which is what should have happened. This is an ongoing problem, and everyone has to be held accountable, from those jumping the gun to the Code Enforcement Officer not doing his job.”**

Member Jordan also noted that trees were uprooted. Ouimet said he saw that and the McNab was told to stop all work after the last meeting.

Still waiting for the common driveway agreement which is being drafted by the attorney and DEP septic approvals did more perk test.

MAJOR SUB-DIVISION: Windham Luxury Estates formerly known as Catskill Holdings Windham LLC aka Bonfiglio 116 & 225 Galway Rd TM# 79.00-1-40. Proposed project is approximately 130 acres on both sides of Galway Road subdivided into 12 lots of varying sizes. Received Army Corp permit. Waiting for Lawyer to draw up the Common Driveway Agreement.

MINUTES REVIEWED: Motion to approve August 4, 2022, were tabled. Motion to approve August 8, 2022, Special Meeting minutes was made by Member Jordan, seconded by Member O’Grady with 4 in favor and 1 absent.

Motion to recess Planning Board meeting at 7:55 PM was made by Member Lane, seconded by Member Jordan with 4 in favor and 1 absent.

Motion to re-open the Planning Board meeting at 8:27 PM was made by Acting Chairperson Jaeger, seconded by Member Lane with 4 in favor and 1 absent.

PUBLIC HEARING - SUB-DIVISION: Greifeld 798-2 Mitchell Hollow Road TM# 46.00-2-69.1 and 47.00-2-1. Completed Full EAF. Motion to classify SEQR as Unlisted Action was made by Acting Chairperson Jaeger, seconded by Member Jordan with 4 in favor and 1 absent. Motion to Neg Dec was made by Member

O'Grady, seconded by Acting Chairperson Jaeger with 4 in favor and 1 absent. Motion to close the Public Hearing was made by Member O'Grady, seconded by Member Lane with 4 in favor and 1 absent.

Meeting was adjourned at 8:50 PM on a motion by Member Lane, seconded by Acting Chairperson Jaeger with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL

