

Minutes accepted and approved.

Motion made by: Member O'Grady

2nd by: Member Jaeger

In Favor: 4 Opposed: 0 Absent: 1

Signed and Dated: *Sandra Allen 12/1/2022*

Town of Windham Planning Board Meeting

Thursday, November 3, 2022

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

Board Members Absent: Claudia Lane

Also Present: John Zelker, Scott Ouimet, Gaetano Zacchio, Anne Stowell, Joe Baglio, Anne Jakubowski, Rich Andreassen, Karen Hansen, Darrin Elsom, Thomas Hoyt (see attached 1)

Chairperson Poelker called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance. Motion to recess the Planning Board meeting was made by Member O'Grady, seconded by Member Jaeger with 4 in favor and 1 absent.

Motion to reopen the PB meeting at 7:20 PM was made by Member Jaeger, seconded by Chairperson Poelker with 4 in favor and 1 absent.

SIGN PERMIT CONTINUED: Zac's Property Management LLC 14 Old State Route 23. Sign is already erected. Received picture of sign and map of the property showing the location of the sign. Received a letter from Mr. Tortorelis and Mr. Worth stating that the sign is in the exact location as it had been when both owned the property. Sign is standing, double-sided, colors are white, green & black, 3 ft x 7 ft. Member Jaeger suggested a fine for signs erected before approval, all Board Members present agreed. Motion to approve as presented was made by Member Jaeger, seconded by Member O'Grady with 4 in favor and 1 absent.

SIGN PERMIT: Greene County Soil and Water Big Hollow Rd. Reviewed maps and pictures of the sign, which was already erected, Mr. Andreassen said that newer staff found the sign while cleaning and installed it not knowing approval was needed. This Board stated that too many signs are going up without approval and that something should be done including fines. Sign is free standing, double-sided, colors are brown background with white, yellow, green & blue, 40 ft x 60 ft. Motion to approve as presented was made by Member O'Grady seconded by Member Jordan with 4 in favor and 1 absent. O'Grady ask Andreassen if things were being cleaned up on the property as promised, yes and culvert pipes are being auctioned off.

SITE PLAN - MINOR SUBDIVISION: Lori & Guido Aceto 95 Mill Street TM# 78.00-5-45.1. Existing residence lot is 5.3 acres; proposal is to subdivide to 3 new building lots and 1 with existing residence. Not in the sewer or water district but is adjacent. Will be applying for approvals to hook-up to Town sewer and Water from Town of Windham and DEP. Shared driveway, no wetlands. Doing Archaeological studies.

MAJOR SUBDIVISION: James MacDonald 281 Old Road TM# 79.00-1-11, 79.00-8-2, 79.00-8-112. Subdividing 18.58 acres (3 lots) into 4 lots 3.27, 6.17, 4.98 and 4.16 acres, lot 4 will have ROW to lots 1 & 3.

Reviewed the deed, no restrictions. Elsom presented the project to the Public. No comments or concerns. Received Road Maintenance Agreement and Shared Driveway Agreement from lawyer. Received DEP stormwater and septic approval. Motion to classify SEQR as Unlisted Action was made by Member O'Grady, seconded by Member Jordan with 4 in favor and 1 absent. Motion for Neg Dec was made by Chairperson Poelker with 4 in favor and 1 absent. Motion to close the Public Hearing was made by Member Jordan, seconded by Member Jaeger with 4 in favor and 1 absent. Motion to approve as presented was made by Member O'Grady, seconded by Member Jordan with 4 in favor and 1 absent.

MAJOR SUBDIVISION: 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. Reviewed through the Resolution aloud. Need clarification and changes from Town Attorney Rappleyea. Motion to accept the Resolution subject to amendments and clarifications was made by Chairperson Poelker, seconded by Member Jordan with 3 in favor, 1 opposed and 1 absent. Full resolution will be attached once returned from Town Attorney Rappleyea.

NYC DEP Land Acquisition TM# 114.00-1-36. Landlocked, 14 acres approx. between Route 56 and Charbonneau Way. Suggest access to public and all recreational activities.

MINUTES REVIEWED: Motion to approve October 20, 2022, minutes was made by Member O'Grady, seconded by Member Jaeger with 4 in favor and 1 absent.

Meeting was adjourned at 9:25 PM on a motion by Member O'Grady, seconded by Chairperson Poelker with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

