

Minutes accepted and approved.

Motion made by: Lane

2nd by: Jaeger

In Favor: 4 Opposed/Recused: 0 Absent: 0 Vacant: 1

Signed and Dated: *Sandra Allen 5/18/2023*

Town of Windham Planning Board Meeting

Thursday, March 16, 2023

Board Members Present: Chairperson: Thomas Poelker

Members: Claudia Lane, John O'Grady, Lisa Jaeger

Board Members Absent:

Also Present: Charles Holtz, Ali O'Brien, Joe Burzo, Even Schieren, Scott Ouimet, Thomas Hoyt (see attached 1)

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

SIGN PERMIT: Brendan O'Brien State Route 296. Reviewed new design, changed from red, white & blue to Catskill colors brown and yellow. Reviewed new wording. Poelker questioned if the water sewer hookup is available. This Board will research the hookup situation. And again suggested less wording.

SIGN PERMIT: Brendan O'Brien 305 Mitchell Hollow Rd. Received Approval Letter from landowner. Poelker stated they need time to digest the design and the new curb cut of the driveway. Jaeger stated that the DOH reviewed the curb cut and said it met line-of sight regulations. This Board asked if 5 lots were to be sold in unison, Mrs O'Brien said he would sell individually as well. This sign is for the purpose of selling the properties only. Reviewed maps and documents. Requested that the wording preliminary roadway be changed to preliminary entry. O'Grady again suggested eliminating some of the wording because it is so busy.

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. Receive sewer and water

hook-up approval from the DEP. Received letter from Tal. Motion to wait for the sewer agreement was made by Lane, seconded by Jaeger with 4 in favor and 1 vacant.

MINOR SUBDIVISION: Arlene Mehlman and Melvin & Judith Katz. Proposed plans for the subdivision, the owners own the attached Townhouse and are looking to separate the land that the Townhouse shares. Maps are now signed by all the owners. Motion to approve was made by Lane, seconded by Jaeger with 4 in favor and 1 vacant. Maps signed and stamped.

SITE PLAN: Evan Schieren, Windham Escape LLC, Route 296 TM# 96.00-1-14. Mr. Schieren reviewed the proposed project as a Tiny Home community of 16 tiny modular homes each with a 10 x 36 footprint, slab foundation and 3 signs on 40 acres. Received detailed map. All info being sent to Delaware Engineering as the Towns engineering advisors. Discussed plans for the wetlands area, waiting for Army Corp response.

SITE-PLAN: Frank Carucci 67 Maple Dr TM# 78.19-2-55. Received authorization to Represent. Vacant land, access to sewer & water, no garage. Applicant wants to use the approved plans from previous owners, it was explained that it would have to be presented as a new project. Jaeger explained steps, request deed, and more description of proposed structure including maps and pictures.

SKETCH PLAN: Windham Cove, Brian Hughes State Route 296 TM# 96.00-1-43. Now 4 buildings 8 units, gravel parking. Discussed the deed restrictions regarding only single-family residence. Will be reviewed by Town Attorney and Applicants Attorney. Applicant requested to set up an escrow account, motion to approve said escrow account and hire Delaware Engineering for the Town was made by Jaeger, seconded by Lane with 4 in favor and 1 vacant.

Read Matt Jordan resignation. Board stated for the record the appreciation of a job well done for Jordan and he will be missed.

Meeting was adjourned at 8:28 PM on a motion by O'Grady, seconded by Lane with 4 in favor and 1 vacant.

Minutes by recording and notes,

Sandra Allen

Town of Windham Planning Board

Attendance Log

Date: MARCH 16, 2023

Please Print Your Name Clearly (Name Only)

CARLOS HOUTZ	
Ali O'Brien	
JOE BUZZO	
Evan Schieren	
Scott Swinney	
THOMAS HOFF	