

Minutes accepted and approved.

Motion made by: Jaeger

2nd by: Troccoli

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

Signed and Dated: *Sandra Allen 10/19/2023*

Town of Windham Planning Board Meeting

Thursday, September 21, 2023

Board Members Present: Chairperson: Lisa Jaeger
Members: Claudia Lane, Nate Holdridge, Mike Troccoli
Recording Secretary, Sandra Allen

Board Members Absent: Thomas Poelker

Also Present: Scott Ouimet, Richard Sullivan, Pierson Silver, Chad Drechler, John Martin,
Evan Schieren, Edouard Terzis, James Rusin, Adam Yagelski, Damjan Gielaj
(see attached 1)

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

SIGN PERMIT: Living Faith Community Church. Replacing existing sign, on building, White background with blue and gold lettering and logo, 4' x 8', 32 sq. feet. Motion to approve was made by Troccoli, seconded by Lane with 4 in favor and 1 absent.

PUBLIC HEARING - SITE PLAN: Anton Aliaj Old Road TM# 79.00-3-28.2. Read Notice for the record. Received certified mail receipts. Applicant reviewed the project for the public, single family residence, A Frame, 3 bedrooms, 2 bathrooms. Received requested a map showing boundary lines, neighbors, setbacks, location of the structures, well and septic. Project meets all setback requirements. No Public in attendance for this project. Motion to classify SEQR as Unlisted was made by Lane, seconded by Troccoli with 4 in favor and 1 absent. Motion to close the Public Hearing was made by Troccoli, seconded by Lane with 4 in favor and 1 absent. Motion to approve as presented was made by Troccoli, seconded by Lane with 4 in favor and 1 absent.

LOT-LINE ADJUSTMENT: Pierson Silver TM# 78.00-6-25.1 and 78.00-6-25.2. Received Town Attorney approval letter. Reviewed the maps. Motion to approve was made by Lane, seconded by Holdridge with 4 in favor and 1 absent. Signed and stamped all maps.

SKETCH PLAN: Chad Drechsler 23 Manor Rd. Renovate existing building, same footprint, adding a second floor, .35 acres. Requested copy of the deed, blueprints, maps with setbacks, water, and an application.

SITE PLAN: John Martin Jr. 499 County Route 40 TM# 113.02-2-9. Reviewed maps and documents. Prefab one-family residence to be erected after existing structure is demolished. Reviewed the prefab design. Motion to set Public Hearing for October 5, 2023, at 7:00 PM was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent.

SITE PLAN: South Street Residences TM# 95.06-1-5. The proposed project is a 29-unit structure on .75 acres, 12 one bed/studio units, 10 two bed units, 5 three bed units and 2 five bed units. Reviewed the maps, deed and documents. Concerns regarding water runoff from the mountain, parking/density for lot size, and fire safety were discussed. Motion to retain Delaware Engineering was made by Lane, seconded by Troccoli with 4 in favor and 1 absent. Motion for the applicant to set up an escrow account in the amount of Six thousand (\$6,00.00) dollars was made by Jaeger, seconded by Lane with 4 in favor and 1 absent.

UPDATE SITE PLAN/SUBDIVISION: Windham Cove Brian Hughes State Route 296 TM# 96.00-1-43. Applicant is still waiting for the HOA agreement.

UPDATE SITE PLAN: Evan Schieren Windham Escape LLC, Route 296 TM# 96.00-1-14. Received Notice of Complete Action from DEP. Mr. Yagelski from Delaware Engineering reviewed the Conditions of Approval and took note of any adjustments for the final draft. Yagelski read the amended Conditions of Approval for the record. Motion to accept Conditions of Approval was made by Troccoli, seconded by Jaeger with 4 in favor and 1 absent.

Motion to recess at 8:34 PM was made by Lane, seconded by Jaeger with 4 in favor and 1 absent.

Motion to reopen at 8:51 PM was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

UPDATE: Hemlock Hills Copper Ridge Trail TM# 95.00-2-16 and 95.00-2-11. Cynthia Gracia from DEP was inquiring about the NegDec on this project. The file was missing from the office, duplicate paperwork was obtained from the engineer company working on the Towns behalf, Delaware Engineering. After contacting the Applicant's representative, we were informed that the project was officially withdrawn.

MINUTES: Motion to approve Sept 7th minutes was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

Meeting was adjourned at 9:22 PM on a motion by Jaeger, seconded by Lane with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

