

Minutes accepted and approved.

Motion made by: Lane

2nd by: Troccoli

In Favor: 5 Opposed/Recused: Absent: Vacant:

Signed and Dated: *Sandra Allen 12/21/2023*

Town of Windham Planning Board Meeting

Thursday, December 7, 2023

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

Board Members Absent: Nate Holdridge, Thomas Poelker

Also Present: John Valachovic, Darrin Elsom, Scott Ouimet, Ziad Banghash, Roman Geyzer,
Jim Miltenberger, Liz Saunier, John LiCurse, Adam Yagelski (see attached 1)

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

SIGN PERMIT: Mountain King Brewery. Reviewed documents and design. Proposed sign is for a business that has not yet been in for a site plan. This Board feels it is premature and potentially misleading, will research.

SIGN PERMIT: Prominence Restaurant 55 Route 296. All signs meet requirements, research was done regarding the freestanding sign possibly being in the DOT ROW and was found to be clear of the ROW in line with existing signs in the area. Motion to approve as presented was made by Troccoli, seconded by Lane with 3 in favor and 2 absent.

LOT-ADJUSTMENT: Stonewall Glen TM#'s 95.07-1-.9, 95.07-1-10 and 95.07-1-11. Received Approval Letter from Town Attorney. Reviewed maps and proposed adjustments. Motion to approve was made by Troccoli, seconded by Jaeger with 3 in favor and 2 absent.

LOT-ADJUSTMENT: Jim Miltenberger Dusty Rd TM#'s 79.00-3-64, 79.00-3-65 and 79.00-3-15. Received Approval Letter from Town Attorney. Reviewed maps and proposed adjustments. Motion to approve was made by Troccoli, seconded by Lane with 3 in favor and 2 absent.

SITE PLAN: Roman & Jakeline Geyzer, Hemlock Haven Northridge Extension, TM# 79.00-4-81. Single family residence, 2 acres, well, septic. Presented a redesigned plan to correspond with the approved 3 bedroom perk test. Reviewed the maps and design. Motion to set Public Hearing for December 21, 2023 at 7:00 PM was made by Jaeger, seconded by Lane with 3 in favor and 2 absent.

UPDATE SITE PLAN: Windham Cove Brian Hughes State Route 296 TM# 96.00-1-43. Received the request HOA. Reviewed the HOA and comments from Delaware Engineering. HOA will be reviewed by the Town Attorney. There will be a Transportation Corp, Applicant lawyer is working on it.

UPDATE - SITE PLAN: Mike Bonfiglio, Windham Luxury Estates Lot 5, TM# 79.00-8-5. Motion to set a Public Hearing for the purpose of hearing public comment on a proposed modification of the previous site plan approval limited solely to potential impacts to the view shed on January 4, 2023 was made by Jaeger, seconded by Troccoli with 3 in favor and 2 absent.

MAJOR SUBDIVISION: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Proposed project is 107.9 acres subdivided into 32 lots of varying acreage. Motion to classify SEQR as Unlisted Action was made by Lane, seconded by Jaeger with 3 in favor and 2 absent. Motion to hire Delaware Engineering was made by Jaeger, seconded by Lane with 3 in favor and 2 absent. Motion for an Escrow account be established with a minimum of \$5,000.00 was made by Jaeger, seconded by Troccoli with 3 in favor and 2 absent.

MINOR SUBDIVISION: Richard Pedrick 539 County Route 40, TM#113.00-2-13. Proposed project, subdivide 10.54 acres into two lots, lot A 2.30 acres with existing structure and lot B 8.24 acres. Reviewed maps and documents, no deed restrictions. Motion to classify SEQR as Unlisted action was made by Jaeger, seconded by Troccoli with 3 in favor and 2 absent

MINUTES: Motion to approve Nov 4th minutes was made by Troccoli, seconded by Lane with 3 in favor and 2 absent.

Meeting was adjourned at 9:20 PM on a motion by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary