

Minutes accepted and approved.

Motion made by: Jaeger

2nd by: Troccoli

In Favor: 5 Opposed/Recused: 0 Absent: 0 Vacant: 0

Signed and Dated: *Sandra Allen*

Town of Windham Architectural Review Board Meeting

Thursday, April 4, 2024

Board Members Present: Chairperson: Lisa Jaeger
Members: Claudia Lane, Mike Troccoli, Nathan Holdridge
Recording Secretary, Sandra Allen
Thomas Poelker (via phone)

Board Members Absent:

A motion to open the ARB at 7:50 PM was made by Lane, seconded by Jaeger with all in favor.

PUBLIC HEARING/SITE PLAN: Ragnar Capital LLC, Mountain King Brewing Company, 5351 St Rt 23, TM# 78.19-1-21. Read Notice for the record. Received certified mail receipts. Saunier describe the project to the Public. Renovate existing residential building (was formerly Zerega's Pizza) to a brewery/tasting room. Two changes to the external structure – adding a garage door to the left side for loading off the street, and a small addition to the back for a walk-in cooler, storage, and a covered deck for seating area. There is a small space upstairs that will be used for an office. Public asked if the location changed from the original site plan, answer is yes. Concerns about parking in the municipal parking which is in poor condition, has poor lighting and the potential for safety issues. It was explained that the NYSDOT owns that property. Saunier has tried contacting NYSDOT about repairs and maintenance but has not heard back from them. Another comment from the Public was that he is enthusiastic about a new business in town and does not believe that a business should be punished or held up because of government (NYSDOT) incompetence. It was suggested that the businesses get together to address NYSDOT about the parking situation, they can reach out to PIO Public Information Officer on Wolf Rd. The property does meet the NYS fire code. There will be no kitchen, there will be popcorn, pretzel and hot dogs, food that does not require cooking. The Public Hearing will remain open due to snowstorm. Chairperson Poelker will inquire with the Town Attorney if Lead Agency is required.

MINUTES: Tabled

Motion to adjourn the meeting at 8:12 PM was made by Troccoli, seconded by Holdridge with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL