

Minutes accepted and approved.

Motion made by: Troccoli

2<sup>nd</sup> by: Poelker

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

Signed and Dated: *Sandra Allen 4/18/2024*

## **Town of Windham Planning Board Meeting**

Thursday, March 21, 2024

Board Members Present: Chairperson: Thomas Poelker  
Members: Lisa Jaeger, Mike Troccoli,  
Recording Secretary, Sandra Allen

Board Members Absent: Claudia Lane, Nathan Holdridge

Also Present: James Morzillo, Liz Saunier, Andrew Harlock, Darrin Elsom, Bob McLynn,  
Brian Durand, Owen Hartman, Robert Giordano, Michael Gad, Jordan Sakni,  
Jon Licurse, Samantha Cummings, Rick Jordan, Marianne Brigham, Joeseph  
Moris, Lars Larsen, Willie Jrdan, Adam Yagekski

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

**PUBLIC HEARING/SUBDIVISION:** Donald and Katherine Murray, 425 County Route 12 TM# 95.01-2-3. Read Notice for the record. Received certified mail receipts. Received official map as requested. Recounted project for the Public, lot is 4.17 acres to lot A .82 acres with existing single-family residence and lot B 3.35 acres with accesses to Town sewer and well. Public asked for clarity of location and approached the front and reviewed the map up close. No other questions, comments, or concerns from the Public. Motion to close the Public Hearing was made by Poelker, seconded by Jaeger with 3 favor and 2 absent. Motion to classify SEQR as Unlisted was made by Poelker, seconded by Troccoli with 3 favor and 2 absent. Motion to accept NegDec as made by Jaeger, seconded by Poelker with 3 favor and 2 absent. Motion to approve as presented was made by Jaeger, seconded by Troccoli with 3 favor and 2 absent. Maps were signed and stamped.

**SKETCH PLAN:** Jordan Sakni, Haus Windham 218 St Rt 296, TM# 96.00-1-41. Applicant was reminded that he still has an open sign permit outstanding and needs another permit for the new sign. Mr. Sakni stated that the project is two small pre-built units added to the resort property, lot is 18 acres. Structures will be connected to Town water and sewer. Sakni was informed that he will require Town approval and issued EDU's before this Board's approval. Require a full size map with setbacks, parking, access signs, vegetation, and all structures on the lot.

**SITE PLAN:** James Morzillo, 20 Brook Hollow Lane, TM# 78.00-7-5.112. Single Family residence, 3-bedroom, chalet style house, wood siding, earth tones, 1.1 acres, soil testing was done w/DEP, septic and well, it meets setbacks. Reduced the square footage by approx. 400 sq ft, as requested, which will limit the potential of adding more bedrooms in the future, reviewed the new map and floor plans. Motion to set public hearing for April 4 at 7 PM was made by Jaeger, seconded by Poelker with 3 in favor and 2 absent.

SITE PLAN: James Morzillo, Kingswood Lot 4, TM# 61.00-9-4. Single family residence, ranch style house, 1.36 acres, 1 story w/walk-out, 4-bedroom, septic, well. Reduced the square footage by approx. 500 sq ft, as requested, which will limit the potential of adding more bedrooms in the future, change a portion of the basement to crawl space instead of a fully finished basement. Reviewed the new map and floorplan. Motion to set public hearing for April 4 at 7 PM was made by Poelker, seconded by Troccoli with 3 in favor and 2 absent.

MINUTES: Motion to approve March 7th minutes was made by Troccoli, seconded by Poelker with 3 in favor and 2 absent.

Meeting was adjourned at 8:01 PM on a motion by Jaeger, seconded by Troccoli 3 in favor and 2 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL