

Minutes accepted and approved.

Motion made by: Jaeger

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

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

Signed and Dated: *Sandra Allen 6/20/2024*

**Town of Windham Planning Board Meeting**  
Thursday, June 6, 2024

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

Board Members Absent: Mike Troccoli

Also Present: Scott Ouimet, David Murphy, John Valachovic, Jordan Sakni, Yael Harooni,  
Bob Rhodes, Bette Rhoades, Darrin Elsom, Chris Seamans, Liz Saunier,  
Stephanie Grubbs, Jon Licurse Anthony Minnit, Marianne Brigham, Karen  
Matteo, Adam Yagelski

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

**PUBLIC HEARING/ SITE PLAN:** Bette and Robert Rhodes 345 County Route 56 TM# 97.00-4-32. Read Notice for the record. Received certified mail receipts. Project is to add a 16 x 24 utility shed to the lot, no electric or water, placed on crushed stone, meets set back requirements. No public in attendance for this project. Motion to close the Public Hearing was made by Holdridge, seconded by Poelker with all in favor. Motion to approve as presented was made by Poelker, seconded by Jaeger with all in favor.

**LOT LINE ADJUSTMENT:** Brady/Maldonado 5618 State Route 23. Reviewed the wording on the map: as specified by the Planning Board, any access depicted on the area to be conveyed approved or unapproved by NYS DOT is for the benefit of the buyer only to whom the property is being conveyed and not in any way permitted to access the contiguous property subdivision currently under review by any other state or regional agency or authority. Motion to approve was made by Poelker, seconded by Holdridge with all in favor. Maps were signed and stamped.

**SKETCH PLAN:** Todd and Stephanie Grubbs 5383 Main Street. Interested in opening “Clutch Coffee, Cookies and Ice Cream Bar”. Received an authorization letter from the landlord. Reviewed a rough sketch of the interior floor plan, there will be a small oven to bake the frozen, pre-prepared cookie doughs and to reheat the pastries. There will be coffee, teas and milkshakes. There is three spots for parking in the front and there is some municipal parking by carvel. Will have an electrician come in to inspect and needs DOH approval. Referred Mrs. Grubbs to download the site plan with check list from the Town website.

**SKETCH PLAN:** David Murphy. Proposed project is to erect a cell tower. This Board requested permission letter from the landowner to construct the tower and a copy of the deed. Received maps showing the lot location. Need to clarify if it is in Windham or Jewett because the boundary line runs through the lot.

SITE PLAN REVISION: Roman & Jakeline Geyzer, Hemlock Haven Northridge Extension, TM# 79.00-4-81. Because of the septic system the house must be shifted over NE 8 feet. Reviewed the map, with the shift it still meets all requirements and is well within setbacks. Motion to approve the revision was made by Lane, seconded by Holdridge with 3 in favor, Poelker abstained.

SITE PLAN and SIGN PERMITS: Jordan Sakni, Haus Windham 218 St Rt 296, TM# 96.00-1-41. Received a letter from DOH but it does not pertain to this project. Town Attorney advised that the 200 sq ft structures are not in compliance and are not subject to a variance. The options are to remove them or to add on to them so that they comply. Motion to set escrow account in the amount of \$1,500 was made by Poelker, seconded by Lane with all in favor. Submitted an amended site plan.

SITE PLAN: Lysyy, Mill Street TM#s 78.00-9-2, 78.00-9-3, and 78.00-9-4. Escrow will be set up in a couple days.

SITE PLAN UPDATE: Windham Mountain Master Plan, South Street. Received updated plans which also include conceptual plans for the Adventure Center and the Golf Course. All updates are available to view on the Town website.

SITE PLAN UPDATE: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Waiting for Delaware to complete their review, Elsom is meeting with Yagelski next week

Motion to change the Thursday July 4<sup>th</sup> meeting to Wednesday July 3<sup>rd</sup> was made by Lane, seconded by Holdridge with all in favor.

MINUTES: May 16 minutes Tabled

Meeting was adjourned at 7:55 PM on a motion by Jaeger, seconded by Lane with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary