

Minutes accepted and approved.

Motion made by: Troccoli

2nd by: Holdridge

In Favor: 4 Opposed/Recused: 0 Absent: 2 Vacant: 0

Signed and Dated: *Sandra Allen 12/2/2025*

Town of Windham Planning Board Meeting
Thursday, December 19, 2024

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

Board Members Absent: Lisa Jaeger

Also Present: See attached

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

Motion to recess at 7:00 PM was made by Troccoli, seconded by Lane with 4 in favor and 1 absent.

Motion to reopen at 7:06 PM was made by Troccoli, seconded by Lane with 4 in favor and 1 absent.

MINUTES: Motion to approved Dec 5, 2024 minutes was made by Poelker, seconded by Troccoli with 4 in favor and 1 absent.

PUBLIC HEARING/SITE PLAN: Bjorn Boyer, Eastwind TM# 79.00-4.1.1. Read Notice for the record. Received certified mail receipts. Reviewed project for the public - to rebuild the main building in a different location and going from 5 rooms to 11 rooms. Building will be prebuilt off location and set further back on the property, off the main road on a cement slab. Will be granted Town water and sewer additional EDU's after payment. The main concerns from the neighbors were regarding additional lighting which is already a problem for them, noise which is also an ongoing problem as well as the traffic going to the back parking lot, and fire spreading from the multiple firepits on the property. Boyer stated that he was unaware of the existing problems and will work on rectifying them. He will also work on altering the lighting and enforcing the noise ordinance. Motion to close the public hearing was made by Troccoli, seconded by Poelker with 4 in favor and 1 absent.

PUBLIC HEARING/SITE PLAN: Guido and Lori Aceto, 95 Mill St, TM# 78.00-5-54. Received certified mail receipts. Due to miscommunication Notice was not posted in the paper so Public Hearing will be continued at the next meeting. Reviewed project for the public - a single family, 3-bedroom, 3.5-acre lot, 5647 sq ft, setbacks 45 ft, keeping driveway where it is due to drainage, Town sewer. No public in attendance for this project. Received driveway agreement.

SITE PLAN: David Elua 738 Mitchell Hollow Rd. The proposed project is to add 4 one-bedroom, 1,500 sq ft A-frame houses for family and guests. The lot is 60 acres with an existing single-family residence. The guest houses will be on 3.5 acres at the far end of the lot with existing large trees as a buffer with the neighbors on

adjacent lots. Applicant wanted to know what the next steps were going forward which are comments from Delaware Engineering and other involved agencies.

SITE PLAN/SUBDIVISION: Windham Mountain Master Plan, South Street. Reviewed when and if a 239 review is done. Reviewed Delaware's comments regarding the housing, roads and signage, lighting, view shed and landscaping.

SUBDIVISION/SITE PLAN: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Proposed project is 107.9 acres subdivided into 30 lots. Reviewed Resolution, motion to classify as NEG DEC was made by Poelker, seconded by Troccoli with 4 in favor and 1 absent. Kaaterskill will contact neighbors to monitor neighboring wells when doing test wells.

SITE PLAN/SUBDIVISION: Allan Yarmulnik, Windham Pines, 618 & 628 Mitchell Hollow Rd, TM # 61.00-5-31 & 46.00-2-11. Subdivide 108 acres into 7 lots, existing lot line will be eliminated, with a private road. Reviewed EAF part II, motion to classify as NEG DEC was made by Poelker, seconded by Troccoli with 4 in favor and 1 absent.

Meeting was adjourned at 9:50 PM on a motion by Troccoli, seconded by Holdridge with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board Attendance Log

Date: December 19, 2024

Please PRINT Your Name Clearly (Name Only)

Name row 1	Name row 2
ERIC GOETTSCHE	
CRAIG GOETTSCHE	
DANNA RUDON	
Scott Ojima	
David Elua	
David Lieti	
Chris Conneely	
Bjorn Boyer	
Lori & Guido Aceto	
Justin dsheena Concilio	
Heather Kern	
Chris Kensler	
Chip Seamans	
Col Golden	
AND JACQUES W	