

Town of Windham Planning Board Meeting
Thursday, June 19, 2025

Board Members Present: Chairperson: Lisa Jaeger
Members: Claudia Lane, Nathan Holdridge, Mike Troccoli
Via Phone: Thomas Poelker
Recording Secretary: Sandra Allen

Board Members Absent:

Also Present: See attached

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

MINUTES: Motion to approve June 5th minutes was made by Troccoli, seconded by Holdridge with all in favor.

SIGN PERMIT: Windham Mountain Club. Double sided, free standing sign located at 5220 State Route 23. Green background with yellow lettering and boarder, 48.25 x 69.5 meets the sign requirements. It was noted that the sign went up prior to approval which is against sign laws. Motion to approve was made by Troccoli, seconded by Holdridge with all in favor.

SKETCH PLAN: Thomas Tangney TM# 63.00-4-21. Proposed project is to place an 8' x 40' storage container on the property behind the existing foliage. The lot is 2.02 acres. This inquired about wetlands, what the storage container will be placed on, and driveway. Requested a copy of the deed, map showing setbacks, wetlands/water courses, and driveway.

SKETCH PLAN: Olive McNeil 102 County Route 21, TM# 78.00-5-9. Proposed project is to place a 24 x30 two-car garage near existing home, electric, no plumbing. The lot is .80 acres. Requested a copy of the deed, map showing setbacks, and gave instructions on EAF part I and GIS map.

SKETCH PLAN: Wintergreen Club TM# 95.10-3-32. Troccoli recused. Addition to existing building which will be done in the exact style and design of existing building. Addition will be 21 x 21, with existing plumbing and electric. Classified as Type II SEQR with no further review. Received copy of the deed. Reviewed all documents, designs and maps. Motion to waive the Public Hearing was made by Jaeger, seconded by Holdridge with 4 in favor and 1 recused. Motion to approve as presented was made by Jaeger, seconded by Holdridge with 4 in favor and 1 recused.

SITE PLAN: David Elua 738 Mitchell Hollow Rd. Proposed project is to add 4 one-bedroom, 1,300 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. Reviewed and revised Resolution to Conditionally Approve a Final Site Plan. Motion to adopt Resolution as amended was made by Troccoli, seconded by Jaeger with all in favor.

Elua Cabins documents are available on the Town Website at:
<https://townofwindhamny.com/boards/planning-board/>

PUBLIC HEARING/SITE PLAN: Nick Bove, The Gas Hole, 4790 State Route 23, TM# 96.00-2-17. Reopened the Public Hearing. Bove explained the proposed project to the public, which is to reopen site as a gas station and a portion of the building (the far left) used for convenient vending machines. There will be NOT be a restroom available to the public. This site plan is only dealing with the left building space. Received letters and emails which will be attached. Concerns was the traffic and line of sight at that intersection with the possibility of a traffic light being installed, requested a traffic study be done. Hours of operation, will it be staffed, and lighting was also commented on. Motion to keep the Public Hearing open to written comments only was made by Lane, seconded by Troccoli with all in favor. Reviewed the requested documentation and maps. Waiting for 239 review comments. Applicant stated that the name "The Gas Hole" is currently off the table and is actively being considered for change. Motion to send to NYSDOT outlining the project was made by Troccoli, seconded by Lane with all in favor.

Meeting was adjourned at 8:55 PM on a motion by Jaeger, seconded by Troccoli with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board

Attendance Log

Date: June 19, 2025

Please PRINT Your Name Clearly (Name Only)

Name row 1	Name row 2
LARRY GARDNER	
Scott Aikens	
Connor R. Exam	
Olive McNeil	
David Elue	
Inna Elue	
George Elue	
Denise Meehan	
Thomas TANGNEY	
CHRIS TANGNEY	
Andrew Worlock	
Hari Torgersen	
Nick Bove	
Stacie	
Henry M. Jaen	
Marianne Ingraham	
Peter & Mue Bent	