

Town of Windham Planning Board Meeting
Thursday, June 5, 2025

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

Board Members Absent: Claudia Lane, Nathan Holdridge

Also Present: See attached

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

MINUTES: Motion to approve May 15th minutes was made by Jaeger, seconded by Troccoli with 3 in favor and 2 absent.

PUBLIC HEARING/SITE PLAN: Jim Miltenberger. Read notice for the record. Received certified mail receipts. Miltenberger described proposed project, storage building 80 x 100 for equipment, no water, electric only, metal building. Reviewed map, design and documents. Motion to send out for 239 review was made by Jaeger, seconded by Troccoli with 3 in favor and 2 absent. Motion to close the Public Hearing was made by Jaeger, seconded by Poelker with 3 in favor and 2 absent.

PUBLIC HEARING/SITE PLAN: Nick Bove, The Gas Hole, 4790 State Route 23, TM# 96.00-2-17. Read notice for the record. Certified mail receipts will be handed in tomorrow. 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 a restroom available. This site plan is only dealing with the left building space. Received requested a copy of bulk petroleum permit. The majority of comments and concerns regarded the proposed name of the gas station, equally pro and con comments, which technically not part of the "site plan" public hearing. Another major concern was the traffic and line of sight at that intersection with the possibility of a traffic light being installed. Hours of operation, will it be staffed, and lighting was also commented on. Received many of the comments expressed tonight in writing as well as letters and emails which were read for the record. (see attached) Motion to adjourn the Public Hearing was made by Poelker, seconded by Jaeger with 3 in favor and 2 absent. Reviewed the site plan checklist and items, labels and dimension needed on the plan/map with Bove. Motion to send out for 239 review was made by Jaeger, seconded by Troccoli with 3 in favor and 2 absent.

PUBLIC HEARING/SITE PLAN: Eastwind TM# 79.00-4.1.1. This Board did site visits. Reviewed the maps, documents and designs. The food truck will be off grid, no water, electric or gas lines. The "greenhouse" is 20 x 40 sq. feet and will be used for indoor eating and events. Reviewed SEQR EAF parts II and III. Motion for NegDec was made by Poelker, seconded by Troccoli with 3 in favor and 2 absent. Motion to approve as presented was made by Jaeger, seconded by Poelker with 3 in favor and 2 absent.

Meeting was adjourned at 8:48 PM on a motion by Jaeger, seconded by Troccoli with 3 in favor and 2 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

DRAFT

Town of Windham Planning Board

Attendance Log

Date: June 5, 2025

Please PRINT Your Name Clearly (Name Only)

Name row 1	Name row 2
Connor R. Exum	MATTHEW RODRIGUE
Rosemary Weiss	Brendan McElhinney
DiAnne Bance	J. Carparelle
Denise Meehan	A. Carparelle
Brian Hamme	Stefanie Klep
Laura Chase	Next Asher
Jim Tharington	Drew Shuster
Clif Cool	Christina Brower
Jana D. Bort	RICHARD KRESHTOOL
ELEONORE CARPENTER	MARTIN OPITZ
LARRY GARDNER	RICHARD TOLNER
David Elia	Debra Sharrow
Nick Bova	Papson Maria Elena
Don Jagers	Zoe Marz
Wolfe	Mollytham
Jim Huf	Ellen Schorsch
Daniel Cipriani	Anthony DeSantis
Phyllis Parrish	FRANCA DIADLA
Yvonne Guev	Don Colli
Jim PARRISH	Amanda DeSantis
Devin Delaney	Rami ESKENDER
William Garvey	
Elizabeth Gross	