

**Town of Windham Planning Board Meeting**  
Thursday, May 15, 2025

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

Board Members Absent: Nathan Holdridge

Also Present: See attached

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

MINUTES: Tabled

PUBLIC HEARING/SITE PLAN: Larry Josberger Read notice for the record. Received certified mail receipts. Josberger described project to Public adding a 14 x 19 (reduced the original size) garage, no electric or water, same siding as the house. No Public in attendance for this project. Review map and documents. Reviewed setbacks. Motion to classify SEQR as Type II was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent. Motion to close Public Hearing was made by Jaeger, seconded by Poelker with 4 in favor and 1 absent. Motion to approve as presented was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

PUBLIC HEARING/SITE PLAN: Eastwind TM# 79.00-4.1.1. Read notice for the record. Received certified mail receipts. Described proposed project to Public is to add a greenhouse-like structure for social gatherings and a permanent Airstream trailer food truck nearby, food truck will not be seen from the road. No Public in attendance for this project. 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. This Board will make site visit. Motion to close the Public Hearing was made by Troccoli, seconded by Poelker with 4 in favor and 1 absent.

PUBLIC HEARING/SITE PLAN: Susan and Barry Smith. Read the notice for the record. Received certified mail receipts. Smith reviewed the proposed project for the Public is the addition of a stand-alone 2 story garage. The downstairs for cars and the upstairs consisting of 2 rooms and a bathroom. Will have its own driveway. Received the requested a map showing setbacks, well and sewer connections and a copy of the deed. EDU for sewer was approve by the Town Board. Motion to classify SEQR as Unlisted was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent. Motion to close the Public Hearing was made by Lane, seconded by Troccoli with 4 in favor and 1 absent. Motion to approve was made by Lane, seconded by Poelker with 4 in favor and 1 absent.

SITE PLAN: Nick Bove, The Gas Hole, 4790 State Route 23, TM# 96.00-2-17. Proposed project is to reopen site as a gas station and a portion of the building (the far left) used for convenient vending machines. Bove asked for the record if Poelker would recuse himself. There will be a restroom available. This site plan is only dealing with the left building space. Requested a copy of bulk petroleum permit. Motion to set Public Hearing for June 5<sup>th</sup> at 7:00 PM was made by Troccoli, seconded by Poelker with 4 in favor and 1 absent.

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. Applicant working on storm water plan. Waiting for Delaware comments. Reviewed SEQR SEAF part 2 and 3 amended #2 from small impact to moderate. This Board will make another site visit. Motion to adopt resolution and NegDec was made by Troccoli, seconded by Poelker with 4 in favor and 1 absent.

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

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 to Conditionally Approve Major Subdivision Preliminary PLAT and Site Plan. Motion to adopt amended Resolution with 9J was made by Poelker, seconded by Troccoli with 4 in favor and 1 absent.

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

Meeting was adjourned at 9:34 PM on a motion by Jaeger, seconded by Poelker with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

