

**Town of Windham Planning Board Meeting**  
Thursday, July 3, 2025

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

Board Members Absent: Claudia Lane

Also Present: See attached

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

MINUTES: Motion to approve June 19th minutes was made by Troccoli, seconded by Jaeger with 4 in favor and one absent.

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. Received a "good to go, no objections" from DEP and lot is over 2 acres. Not subject to Planning Board review.

SITE PLAN: Olive McNeil 102 County Route 21, TM# 78.00-5-9. Proposed project is to place a 24 x 30 two-car garage near existing home, electric, no plumbing. The lot is .80 acres. As requested, received a copy of the deed, and EAF part I w/GIS map. Requested a map showing structure placement and setbacks. Motion to Public Hearing for July 17 at 7PM was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

Poelker asked Yagelski about the status of the 239 review for Nick Bove's project. County has all the updated info to continue. Gardner asked the Board for clarification of the site plan law stating that his interpretation is that the sign is to be considered part of the site plan review and would be approved as part of the application therefore if the name has been removed how can the Board go forward with the site plan application because it is incomplete. Yagelski replied that the site plan law refers to the "structure" of the sign not the content of the sign. Gardner referred to a section 11030 of the site plan law stating, "clean and wholesome" environment for the health and safety for the inhabitants of Windham, Clearly the language on the sign does not go with the community standard of "wholesome". Gardner does not understand how this Board can consider that sign when it is your duty to protect the Town. Motion to speak with Town Attorney Rappleyea regarding this issue was made by Troccoli, seconded by Poelker with 4 in favor and 1 absent.

SKETCH PLAN/MINOR SUBDIVISION: Stephen Brace, Old Road, TM# 79.00-1-8.111. Lot is 96.5 acres, subdivided to 20 acres and 76.5 acres. Road divides the lots. Received completed part I of EAF and deed. Motion to set public hearing for July 17 at 7PM was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent. Motion to declare this Board as Lead Agency and classify SEQR as uncoordinated Unlisted Action was made by Poelker, seconded by Troccoli with 4 in favor and 1 absent.

**SITE PLAN UPDATE:** 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. Received comments from all involved agencies and responded to said agencies. Asking for three waivers on road width to minimize wetland disturbance. Added a hammerhead to accommodate emergency vehicles. Stipulations will be included at Preliminary Plat/Resolution. The entry will have some clearing for line-of-sight but no signs, lighting, gates or posts. Keeping the line-of-sight clear it should be included in the road maintenance agreement. Motion to set a Public Hearing for July 17 at 7PM was made by Troccoli, seconded by Poelker with 4 in favor and 1 absent

**LOT LINE ADJUSTMENT:** Windham Mountain Master Plan, South Street. Adventure Park and Residential component. Resigning and stamping previously approved lot line adjustments which were not submitted to the Greene County Clerk within 30 days.

Meeting was adjourned at 7:58 PM on a motion by Holdridge, seconded by Troccoli with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

