

Town of Windham Planning Board Meeting
Thursday, May 1, 2025

Board Members Present: Chairperson: Lisa Jaeger
Members: Claudia Lane, Nathan Holdridge, Mike Troccoli
Thomas Poelker via phone
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 April 17th minutes was made by Holdridge, seconded by Jaeger with all in favor.

PUBLIC HEARING/MINOR SUBDIVISION: Windham Foundation 4 County Route 65A, TM# 96.00-5-48. Proposed subdivision is 31.034 acres lot to two lots of 7.200 acres and 23.834 acres. Read notice for the record. Received certified mail receipts. Reviewed project for the Public. Public reviewed the map and what are the future plans for the lots. Motion to close the Public Hearing was made by Jaeger, seconded by Troccoli with all in favor. Motion to approve was made by Troccoli, seconded by Holdridge with all in favor. Signed and stamped all maps.

LOT-LINE ADJUSTMENT: Silver on Hickory Hill. Reviewed map. Received Approval Letter from Town Attorney, Rappleyea. Motion to approve was made by Lane, seconded by Holdridge with all in favor. Maps were signed and stamped.

SITE PLAN: Larry Josberger Proposed project is adding a 14 x 24 garage, no electric or water, same siding as the house. Review map and documents. Reviewed setbacks. Motion to set Public Hearing for May 15 at 7:00 PM was made by Lane, seconded by Poelker with all in favor.

SITE PLAN: Jim Miltenberger Proposed project, storage building for equipment, no water, electric only, metal building. Reviewed map, design and documents. Requested a copy of the deed. Motion to set Public Hearing for June 5 at 7:00 PM was made by Troccoli, seconded by Poelker with all in favor.

SITE PLAN: Eastwind TM# 79.00-4.1.1. Proposed project is to add a greenhouse-like structure for social gatherings and a permanent Airstream trailer food truck nearby. Both to be placed where the old building that burned was located. Food truck will be plumbed in with the able to move around the property for events. Reviewed the maps, documents and designs. The "greenhouse" is ? x ? sq. feet and will be used for indoor eating and events and will have electric but no plumbing. Motion to set Public Hearing for May 15 at 7:00 PM was made by Troccoli, seconded by Holdridge with all in favor.

SITE PLAN: Susan and Barry Smith. Proposed project 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 copy of the deed. Received Town Board approval for EDU for sewer. Motion to set Public Hearing for May 15 at 7:00 PM was made by Troccoli, seconded by Holdridge with all in favor.

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. Because of concerns about the septic, it has been redesigned as a raised bed septic. Read letters from neighbors for the record. Elua addressed the concerns as follows: cabins are on 3 acres and have been moved closer to each other to have less impact on the neighbors, only one wall has gable window which do not face any of the neighbors, because of the angle of the A-frame cabins they cannot be lowered without expanding the footprint, the suggested trees (Norwich Spruce) will not do well because of lack of sunlight, driveway lights are downward facing. Yagelski stated the all the details of the infrastructure need to be noted on the map along with the phasing. Delaware will devise the Conditional Resolution.

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

Meeting was adjourned at 9:02 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: May 1, 2025

Please PRINT Your Name Clearly (Name Only)

Name row 1	Name row 2
Inna Elua	
George Elua	
David Elua	
SHAUN LEE	
MATT Rodrigue	
RICHARD TOLLNER	
Phyllis PARRISL	
DAWREL ORLOWBY	
JOHN DELANEY	
THOMAS HOYT	
Eugenia Leonidou	
Louie Leonidou	
Amina Warrach	
Daniel Cipriani	
Jim Mittenberger	
Sonya	
DAVE RIKARD	