

Town of Windham Planning Board Meeting

Thursday, October 16, 2025

Board Members Present: Chairperson: Thomas Poelker
Members: Nathan Holdridge
Recording Secretary and Alternate Member: Sandra Allen

Board Members Absent: Lisa Jaeger, Claudia Lane, Mike Troccoli

Also Present: See attached

Meeting was called to order at 7:00 PM, followed by the Pledge of Allegiance.
Chairperson Poelker appointed Allen as voting member.

MINUTES: Tabled

SIGN PERMIT: Community Dog Park at the Windham Path. Attached to fence near the entrance, brown and green, 14.5" x 24". Reviewed documents and pictures. Applicant stated that the large post will be removed. Motion to approve was made by Poelker, seconded by Holdridge with 3 in favor and 3 absent.

SITE PLAN: Windham Villas Mill Street TM #'s 78.00-9-2, 78.00-9-3 & 78.00-9-4. Reviewed revisions and comments from Delaware Engineering. Went from 6 bedrooms to 5 bedrooms, submitted landscaping designs, reduced parking, and added notes to the plans. This Board needs to determine if this is a residential or commercial project; there is a website connected to the previously approved "residential" house advertising as an Air B&B, yoga studio, etc.... This project will be subject to a new SEQRA review if determined commercial. Ouimet stated that applicant will put in writing that the units/lots will be sold and will sign an agreement with the Town. Motion to reaffirm SEQRA as Unlisted and to send notices to involved agencies was made by Poelker, seconded by Holdridge with 3 in favor and 3 absent.

SITE PLAN/MAJOR SUBDIVISION: Brendan Hughes 320 St Rt 296, TM# 96.13-1-2.2. Proposed project is now 16 housing units 2200 to 2600 sq ft, 3 bedroom, 2 1/2 bathroom and garage with subdivisions and private road. Keeping a lot of the natural vegetation with new landscaping. Applicant's Engineer stated project intent is affordable housing and emphasized "trying" to stay under the \$440,000 mark. EDU approval will be necessary from the Town Board. Motion for escrow in the amount of \$5,000.00 was made at a previous meeting. Requested Full EAF part I. Applicant will send digital applications including EAF. Motion to classify SEQRA as Type I was made by Poelker, seconded by Holdridge with 3 in favor and 3 absent.

SITE PLAN/SUBDIVISION: Brendan Hughes 429-433 St Rt 296, TM# 96.18-1-2 & 3. Proposed project is 8 housing units with subdivisions on .654 acres. Reviewed maps and documents. The units are 3-bedroom, 2 story dwellings between 1800 to 2000 square feet and parking. Motion for escrow in the amount of \$5,000.00 was made by Poelker, seconded by Holdridge with 3 in favor and 3 absent. Requested Full EAF part I. Applicant will send digital applications including EAF. Motion to classify SEQRA as Unlisted was made by Poelker, seconded by Holdridge with 3 in favor and 3 absent.

Meeting was adjourned at 7:49 PM on a motion by Poelker, seconded by Holdridge with 3 in favor and 3 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

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