

**Town of Windham Planning Board Meeting**  
Windhamnyplanningboard@gmail.com

Thomas Poelker, Chairman  
Claudia Lane, Member  
Lisa Jaeger, Member  
Sandra Allen, Recording Secretary and Alternate Member

Nate Holdridge, Member  
Mike Troccoli, Member  
Jon Licurse, Alternate Member

Thursday, December 18, 2025

Board Members Present: Chairperson: Alternate Member: Sandra Allen (Secretary)  
Members: Claudia Lane, Alternate Member Jon Licurse  
Via Phone: Thomas Poelker

Board Members Absent: Lisa Jaeger, Nate Holdridge, Mike Troccoli

Also Present: See attached

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

MINUTES: Tabled

SUBDIVISION: Elua Cabins, David Elua 738 Mitchell Hollow Road TM# 46.00-2-81. Subdividing 60.62 acres to lot A 57 acres and lot B 3.62 acres. Reviewed subdivision resolution. The only change needed at this time is taking all the conditions listed on Lot A and moving the conditions to Lot B on the maps before signing. Motion to adopt the resolution was made by Allen, seconded by Poelker with 4 in favor and 3 absent.

SUBDIVISION: Edward Thompson 5628Route 23, TM# 95.01-1-8. Proposed subdivision is 5.08 acres to 2 lots, lot A 4.071 acres, lot B 1.016 acres. There is an existing single-family house which will remain on Lot B and the barn on Lot A. The existing driveway will be shared, with lot B having a ROW. Motion to set Public Hearing for Jan 15 at 7PM was made by Lane, seconded by Licurse with 4 in favor and 3 absent.

PUBLIC HEARING/SITE PLAN: Joseph Leung. Read notice for the record. Received certified mail receipts. Applicant explained the project to the Public. No Public in attendance. Proposed project is for an addition to an existing 1-story single-family cabin on .42 acres. Adding 2,000 sq feet to the back of the house, 2 stories including a 2-car garage. Access to Town sewer and water. Motion to classify SEQRA as Type II was made by Allen, seconded by Lane with 4 in favor and 3 absent. Motion to close the Public Hearing with written comments accepted until Jan 14<sup>th</sup> was made by Allen, seconded by Poelker with 4 in favor and 3 absent.

SUBDIVISION: Sanjiv Khattri State Route 23 and Karlstadt Road TM# 94.02-3-15. Subdividing 11.2 acres to lot A 2.018 acres, lot B to 3.027 acres, lot C to 4.85 acres, and lot D to 1.282 acres. Reviewed map showing all utilities. Motion to classify SEQRA as Unlisted was made by Allen, seconded by Lane with 4 in

favor and 3 absent. Motion to establish Lead Agency with coordinated review was made by Poelker, seconded by Lane with 4 in favor and 3 absent. Motion to classify subdivision as a Major was made by Poelker, seconded by Lane with 4 in favor and 3 absent.

SITE PLAN/SUBDIVISION: Windham Mountain Adventure Park and Residential. Licurse recused himself. Requested a 90 day extension. Motion to approve was made by Allen, seconded by Poelker with 3 in favor, 1 recused and 3 absent. Reviewed the proposed amendment for the relocation of the water tower to minimize the visual impact which will be referred to the Town Attorney, Allyson Phillips. Will circulate the review memo to all involved agencies for SERQA purposes. Will send for 239 review.

PRIVILEGE OF THR FLOOR: David Mulford and Rebecca Schmeer Mill Street. Residential property on 14 acres. It is determined that this project does not have to go before the Planning Board as presented due to the size of the lot and the structure being under the 3500 sq ft threshold.

Meeting was adjourned at 8:21 PM on a motion by Licurse, seconded by Lane with 4 in favor and 3 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary