

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, January 15, 2026

Board Members Present: Chairperson: Lisa Jaeger
Members: Nathan Holdridge, Mike Troccoli
Via Phone: Thomas Poelker
Secretary and Alternate Member: 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.

John Brust from Delaware Engineering spoke regarding two projects that will be coming before this Board the first will be a receiving station at the wastewater plant for potential revenue for the Town. The second project will be for a ball field on Sealey Road.

MINUTES: Motion to approve November 20, 2025, minutes was made by Jaeger, seconded by Holdridge with 4 in favor and 1 absent. Motion to approve December 4, 2025, minutes was made by Jaeger seconded by Holdridge with 4 in favor and 1 absent.

PUBLIC HEARING/SUBDIVISION: Edward Thompson 5628Route 23, TM# 95.01-1-8. Read notice for the record. Applicant's written notices to neighbors were not mailed at the appropriate time so applicant requested the Public Hearing be extended. Reviewed the proposed subdivision for the Public, 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. Will check on easement for the well because both wells are currently on the 4.071-acre lot and will have an easement for the sewer. This Board wants it noted that any further construction on the 4.071-acre lot must come back before this Board. Request a copy of the deed.

SITE PLAN: Mill 46 LLC, David Elua & Eugene Bresler 46 Mill Street, TM# 78.19-2-43. Proposed project is workforce apartments, year-round leasing, no air B&B, 16 units, 3 floors, .77 acres, 18 parking spots in back. Adirondack style design, narrow (side) profile facing the street, height of structure does not break the ridge line, native landscaping, 8 two-bedrooms and 8 one-bedroom units, wheelchair ramp. At this time this Board has concerns regarding density, traffic, parking, and flooding. Motion to establish an escrow in the amount of Five Thousand (5,000.00) dollars was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

SUBDIVISION/SITE PLAN: 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. Under review with Delaware Engineering.

SITE PLAN/SUBDIVISION: Windham Mountain Residential. Troccoli recused himself. Proposed new project is to change townhouse 14 to a 26-room hotel and lot 3 single-family unit to a 4-room villa which will be part of the hotel. Need to submit updated plans and a Public Hearing will have to be held as well as updating all the involved agencies.

Poelker stated that he will be resigning after the next meeting. Brust presented Poelker with a plaque acknowledging his service and dedication. Supervisor Hoyt also expressed his thanks to Poelker for his years of services

Meeting was adjourned at 8:21 PM on a motion by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary