

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, February 5, 2026

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

Board Members Absent:

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

MINUTES: Motion to approve December 18, 2025, minutes was made by Lane, seconded by Poelker with 3 in favor (Allen alternate for purpose of quorum to approve minutes) and 3 abstain. Motion to approve January 15, 2026, minutes was made by Troccoli seconded by Holdridge with all in favor.

PUBLIC HEARING CONT/SUBDIVISION: Edward Thompson 5628Route 23, TM# 95.01-1-8. Received certified mail receipts. Received a copy of the deed. 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. No Public in attendance for this project. Motion to close the Public Hearing was made by Jaeger, seconded by Troccoli with all in favor. Lawyer to draw easement for the well because both wells are currently on the 1.01-acre lot and 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. Motion to classify SEQRA as Unlisted was made by Jaeger, seconded by Troccoli with all in favor. Motion to approve as Neg Dec was made by Poelker, seconded by Troccoli with all in favor. Motion to approve was made by Troccoli, seconded by Holdridge with all in favor. Signed and stamped maps.

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. Delaware Engineering gave a briefing to this Board. Motion to classify SEQRA as Type I was made by Jaeger, seconded by Troccoli with all in favor. Full EAF part 1 will be required by applicant. Motion to declare intent to be lead agency and start coordinated review process was made by Jaeger, seconded by Holdridge with all in favor.

SKETCH PLAN: Windham Luxury Suites, Jordan Sakni 218 and 226 State Route 296, TM# 96.00-1-41. Proposed project is to add 8 "sleeping suites" to the resort. Reviewed the documents, maps and pictures. Motion to set escrow for \$1,500.00 was made by Poelker, seconded by Troccoli with all in favor.

SKETCH PLAN: O'Neill Group – 234 South Street and 332 Route 296. Neither applicant nor representative were in attendance for either project. To help move the process forward motion to set escrow for each project in the amount of \$1,500.00 per project was made by Troccoli, seconded by Jaeger with all in favor.

SITE PLAN/SUBDIVISION: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Requesting another 90-day extension. Extension was reviewed by Town Attorney, Rapplelea. Well testing still being done for the project. Motion to approve 90 extension was made by Jaeger, seconded by Holdridge with all in favor.

SITE PLAN/SUBDIVISION: Windham Mountain water storage tank relocation. Troccoli recused himself. Attorney Phillips reviewed the project to date and reviewed the Amendment with Conditions. Motion to approve the Amendment with Conditions was made by Poelker, seconded by Holdridge with all in favor.

Meeting was adjourned at 8:19 PM on a motion by Troccoli, seconded by Holdridge with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary