

Town of Windham Planning Board Meeting
(518) 610-6552 - Windhamnyplanningboard@gmail.com

Lisa Jaeger, Chairman
Claudia Lane, Member
Ray Curtis, Member
Sandra Allen, Planning Board Clerk and Alternate Member

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

Thursday, April 2, 2026

Board Members Present: Chairperson: Lisa Jaeger
Members: Mike Troccoli, Claudia Lane, Ray Curtis, Nathan Holdridge
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: Tabled

LOT LINE ADJUSTMENT: Saccoccie/NYCDEP TM# 96.00-3-6. Received approval letter from Town Attorney, Rappleyea. Reviewed maps. Motion to approve as presented was made by Troccoli, seconded by Lane with all in favor.

SKETCH PLAN: Sean and Christine Doolan 5320 Main Street, TM# 78.19-2-33. Doolan wanted to inform the Board about future plans for the building which is to put in a Magic studio and small performance venue in the barn which is presently a public art studio. This will be in the ARB going forward.

SKETCH PLAN: 117 Legendary Lane, Luxury Resort, TM# 97.00-3-35. The proposed project is an ultra-luxury resort on 51.75 acres, adding 15 one bedroom cabins to existing structures, has existing well and septic for the existing 2 story house and indoor pool structure, with parking for 40 vehicles, and other amenities. Motion to set escrow in the amount of \$10,000.00 was made by Jaeger, seconded by Troccoli with all in favor.

SKETCH PLAN: Ely Franko, The Henson 39 Goshen Rd. Proposed project is to install a 12'X36' in-ground pool. Motion to set escrow in the amount of \$2,500.00 was made by Jaeger, seconded by Troccoli with all in favor.

SITE PLAN: Hickory Hill Residence, Jim Miltenberger 38 State Route 296. Reviewed maps, design and documents. Proposed project is, 3 units with 6 apartments each, ranging from 930 to 2,000 sq feet for long term rentals. Reviewed Delaware Engineering, Yagelski's comments. Motion to adopt Delaware Engineering's report was made by Troccoli, seconded by Jaeger with all in favor. Motion to classify SEQRA as Type I was made by Jaeger, seconded by Holdridge with all in favor. Motion to declare intent to assume Lead Agency was made by Jaeger, seconded by Troccoli with all in favor.

SITE PLAN/SUBDIVISION: Windham Mountain – Residential Development. The request for an extension was received in a timely manner and will be tabled until it is decided which Board members will participate/vote on further Windham Mountain projects.

SITE PLAN AMENDMENT: Windham Mountain Club – Hotel addition. Proposed amendments for the hotel structure is to replace 2 townhouses with a hotel unit with 26 rooms (same footprint as #13A-E) and a 4-room villa in Townhouse 34 footprint, removing townhouse #14A&B for larger parking for base lodge. Kaaterskill spoke with Fire Dept, their only concern was the proximity of the fire hydrants which Kaaterskill is addressing. Kaaterskill also reached out to EMS regarding elevator size, EMS stated that they have stair lifts and stretchers that can be in a seated position therefore able to use elevators. Will be adding a pedestrian side leading to the lodge.

Meeting was adjourned at 8:20 PM on a motion by Jaeger, seconded by Holdridge with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

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