

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, March 19, 2026

Board Members Present: Chairperson: Lisa Jaeger
Members: Mike Troccoli, Claudia Lane, Ray Curtis
Secretary and Alternate Member: Sandra Allen

Board Members Absent: Nathan Holdridge

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

Motion to recess the meeting at 7:05 PM was made by Troccoli, seconded by Curtis with 4 in favor and 1 absent.

Motion to reopen the meeting at 7:07 PM was made by Troccoli, seconded by Lane with 4 in favor and 1 absent.

MINUTES: Motion to approve March 5, 2026, minutes was made by Jaeger seconded by Lane with 4 in favor and 1 absent.

SIGN PERMIT: The Community of Windham Foundation located at the VFW building. Received permission letter from landlord. Reviewed documents, map and picture. Double sided, green background with white lettering, 18 sq ft. Motion to approve was made by Lane, seconded by Troccoli with 4 in favor and 1 absent.

SITE PLAN: Joseph Leung 9-2 Cuomo's Cove Road, TM# 96.00-1-38. Reviewed the proposed project 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. Reviewed SEQRA which was classified as Type II at the Dec 18, 2025, meeting. Received the County 239 response. Motion to approve as presented was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

Town Counsel, Allyson Phillips, explained that Lane is disclosing that her employer is connected to Windham Mountain and that Curtis is a ski instructor at Windham Mountain. Attorney Phillips will review the relevant legal authority and confer with the individual Board members regarding their ability to participate in the review of this application. Troccoli, being a member of Windham Mountain Club, will continue to abstain from all deliberations and decisions regarding this application.

Leach spoke regarding a letter sent to the Town Board highlighting the successes of the winter season at the Mountain as well as the community events they have participated in. Windham Mountain is looking forward to participating in more community events.

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. Delaware will compose a Completeness documentation with recommendations to review at the next meeting. Will compare changes with the approved site plan.

Meeting was adjourned at 7:58 PM on a motion by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL