

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 5, 2026

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

Board Members Absent:

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

Chairperson Jaeger welcomed new Board member Ray Curtis.

MINUTES: Motion to approve February 19, 2026, minutes was made by Troccoli seconded by Holdridge with all in favor.

SKETCH PLAN: O'Neill Group 234 South Street. Preliminary escrow has been established. Applicant described the proposed project as 10.4 acres, townhouse complex of 40 3-story units separated into 3 large clusters, clubhouse, 2 existing access points on South Street, each unit has private garage, has access to Town water and sewer, removing all existing structures. Motion to classify SEQRA as Type I contingent to receiving a full EAF was made by Troccoli, seconded by Jaeger with all in favor. Motion to declare Lead Agency status was made by Jaeger, seconded by Troccoli with all in favor.

SKETCH PLAN: O'Neill Group 332 State Route 296. Preliminary escrow has been established. Applicant described the proposed project as 3 acres, 20 2-story townhouse units, retaining wall, each unit will have a private garage. Motion to classify SEQRA as Type I was made by Jaeger, seconded by Troccoli with all in favor. Motion to declare Lead Agency status was made by Jaeger, seconded by Holdridge with all in favor.

SITE PLAN: O'Neill Group 291 State Route 296. Project review, 14 2-story units, one garage per unit with additional parking in driveway, access to Town water and sewer, will remove debris from landfill on site. Motion to classify SEQRA as Type I was made by Jaeger, seconded by Troccoli with all in favor. Motion to declare Lead Agency status was made by Lane, seconded by Jaeger with all in favor.

SITE PLAN: Windham Villas. Delaware will compose a Completeness documentation with recommendations to review at the next meeting.

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 8:24 PM on a motion by Lane, seconded by Holdridge with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL