

**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  
John O'Neill, Alternate Member

Thursday, April 16, 2026

Board Members Present: Chairperson: Lisa Jaeger  
Members: Nathan Holdridge, Mike Troccoli, Claudia Lane, Ray Curtis  
Alternate Member: John O'Neill  
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 March 19, 2026, minutes was made by Troccoli, seconded by Jaeger with all in favor. Motion to approve April 2, 2026, minutes was made by Curtis, seconded by Holdridge with all in favor.

SKETCH PLAN: Windham Wastewater Treatment Plant 491 South St. Proposed project is an above ground, 20,000 gallon per day sewage holding tank, transfer pump system, activated carbon odor control system. The driveway will go around the entire building to include access to the new holding tank, will reconfigure stormwater retention. The Town Board has declared Lead Agency on this project and delivered a packet to this Board. Motion to send for 239 review to County was made by Jaeger, seconded by Troccoli with all in favor. Motion to set Public Hearing for May 7, 2026, at 7:00 PM was made by Troccoli, seconded by Curtis with all in favor.

SKETCH PLAN: – Ely and Danielle Franko 49 Goshen Eloise (formerly Vesuvio's) addition to rear of building. Received and read for the record a letter from the Town Building Inspector, Caropreso and the Town Board. Caropreso stated that the project construction has been and still is being overseen and monitored. Any modifications to the project have been completed by Caropreso's recommendations and permission. Due to severe deterioration of the structure alterations were required, Caropreso will continue to monitor the project as it progresses. Applicants are mainly making necessary structural improvements as well as cosmetic improvements. Moving the parking lot to the back of the building and a garden area in the front where the old parking lot was located.

SITE PLAN: Ely Franko, The Henson 39 Goshen Rd. Proposed project is to install a 12'X36' in-ground pool. The depth is 4ft for entire length, 8ft fencing around entire yard and DOH requirements around the pool itself. Pool is accessed through the hotel and gate in parking lot, with gravel and grass in pool area, low voltage lighting around the yard and lighting on the pool fence. There will be no access to the pool after dark. Motion to classify SEQRA as Type II was made by Jaeger, seconded by Troccoli with all in favor. Motion to send to County for 239 review was made by Jaeger, seconded by Holdridge with all in favor.

Motion to set Public Hearing for May 21 at 7:00 PM was made by Jaeger, seconded by Curtis 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, three story building. Update: Waiting for DEP to determine if there is a water course on the lot. Soil testing came back as good. Motion to send to County for 239 review was made by Jaeger, seconded by Troccoli with all in favor.

Troccoli, Lane and Curtis recused themselves from the following Windham Mountain projects. For the record recusal is not mandatory in all cases, and Lane and Curtis determined they will recuse to remove any appearance of conflict. O'Neill was appointed as alternate.

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 #14 A&B for larger parking for base lodge. Reviewed Delaware's completeness documentation. Need a final grading plan before site plan is approved. Motion to update all agencies involved and the County was made by Jaeger, seconded by Holdridge with 3 in favor and 3 recused.

All documents can be reviewed on the Town Website under the Planning Board tab.

SITE PLAN/SUBDIVISION: Windham Mountain – Residential Development. The request for an extension was received in a timely manner (prior to Mar 29<sup>th</sup>), motion to finalize the 90-day extension was made by Jaeger, seconded by Holdridge with 3 in favor and 3 recused.

Lane, Troccoli and Curtis rejoined the Board

SITE PLAN/SUBDIVISION: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Request for another 90-day extension. Actively perusing approval from involved agencies, two test wells have been drilled. Motion to approve the 90-day extension was made by Troccoli, seconded by Jaeger with all in favor.

SKETCH PLAN/SUBDIVISION: Ed Thompson 5628 State Route 23. Applicant looking for this Boards approval on subdividing the lot into 4 one-acre parcels before getting engineers, etc. They were advised that this Board cannot give approval without meeting all the subdivision regulations required by the Town. The Town cannot approve any subdivision without knowing all parcels are buildable lots. At this point there is not enough information presented to advise Applicant other than to hire an engineer to help them through the process before presenting to this Board again. Also explained that on projects of this level the an engineer to represent the Town will probably be required then if so an escrow account would have to be established.

Meeting was adjourned at 8:28 PM on a motion by Jaeger, seconded by Troccoli with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary