

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, May 7, 2026

Board Members Present: Chairperson: Lisa Jaeger
Members: Nathan Holdridge, Claudia Lane, Ray Curtis
Alternate Member: John O'Neill
Secretary and Alternate Member: Sandra Allen

Board Members Absent: Mike Troccoli

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

Motion to recess the meeting at 7:00 PM was made by Jaeger, seconded by Lane with 4 in favor and 1 absent.

Motion to reopen the meeting at 7:01 PM was made by Jaeger, seconded by Lane with 4 in favor and 1 absent.

MINUTES: Motion to approve April 16, 2026, minutes was made by Holdridge, seconded by Curtis with 4 in favor and 1 absent.

PUBLIC HEARING/SITE 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. Notice was read for the record. No Public in attendance for this project. Motion to recess the Public Hearing was made by Curtis, seconded by Holdridge with 4 in favor and 1 absent.

SIGN PERMIT: Nick Bove, The Gas Hole, 4790 State Route 23, TM# 96.00-2-17. Proposed sign design is double sided, free standing, blue and yellow, 29.864 sq. ft., 12ft in height. Reviewed all documents, maps and designs. Motion to approve was made by Lane, seconded by Curtis with 4 in favor and 1 absent.

SIGN PERMIT: David Mulford 803 Mill Street. Proposed sign is a sandwich board style, 20in x 30in, displayed on lawn only when selling maple syrup, always in at night. Request more information and map regarding placement on the lot.

SKETCH PLAN: Christopher Shirley 8 Windham Woods Rd, TM 97.00-1-46. Proposed project is a 4500 sq ft single-family residence , 5-acre lot, 3 bedrooms, drilled well, and septic. Reviewed map with wetlands, and remedy it by installing a culvert under the driveway with permits from the Army Corp and a Town building permit. Motion to set Public Hearing for May 21 at 7:00 PM was made by Holdridge, seconded by

Curtis with 4 in favor and 1 absent. Motion to classify SEQRA as Type II was made by Jaeger, seconded by Holdridge with 4 in favor and 1 absent.

SITE PLAN: Hickory Hill Residence, Jim Miltenberger 38 State Route 296. Proposed project is 3 buildings with 6 apartments each, ranging from 930 to 2,000 sq feet for long term rentals, three story building. This Board requires a defined height on said buildings prior to approvals; Miltenberger stated he will have those measurements by the next meeting/Public Hearing. Reviewed minor changes to the design, driveway is going from two openings to a single entrance. Waiting for more information from the DEP and waiting to hear back from DOH re: Lead Agency responses. Motion to set Public Hearing for May 21, at 7:00 PM was made by Holdridge, seconded by Curtis with 4 in favor and 1 absent.

All documents and maps regarding this project can be reviewed on the Town Website under the Planning Board tab.

SITE 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. Reviewed project, motion to classify SEQRA as Type I was made by Jaeger, seconded by Holdridge with 4 in favor and 1 absent. Motion for intent to seek Lead Agency and send packets to involved agencies was made by Jaeger, seconded by Curtis with 4 in favor and 1 absent.

All documents and maps regarding this project can be reviewed on the Town Website under the Planning Board tab.

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 themselves to remove any appearance of conflict. O'Neill was appointed as alternate.

SITE PLAN/SUBDIVISION: Windham Mountain – Adventure Center. Reviewed changes as per DOH regarding adding more lighting for the pool and moving the showers closer to the pool.

All documents and maps regarding this project can be reviewed on the Town Website under the Planning Board tab.

Lane, Troccoli and Curtis rejoined the Board

SITE PLAN/SUBDIVISION: Windham Pines, 618 & 628 Mitchell Hollow Rd, TM # 61.00-5-31 & 46.00-2-11. Request for first 180-day extension, first approval expires May 19, applicant is still waiting for DEC wetlands permit. Motion to approve the extension was made by Jaeger, seconded by Holdridge with 4 in favor and 1 absent.

Meeting was adjourned at 8:18 PM on a motion by Holdridge, seconded by Lane with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary