

Minutes accepted and approved.

Motion made by: Troccoli

2nd by: Poelker

In Favor: 5 Opposed/Recused: 0 Absent: 0 Vacant: 0

Signed and Dated: Sandra Allen 4/3/2025

Town of Windham Planning Board Meeting
Thursday, March 6, 2025

Board Members Present: Chairperson: Thomas Poelker
Members: Claudia Lane, Nathan Holdridge, Mike Troccoli
Alternate: Jon Licurse
Recording Secretary: Sandra Allen

Board Members Absent: Lisa Jaeger

Also Present: See attached

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

Chairman welcomed Jon Licurse as our new Alternate Member.

MINUTES: Tabled

SITE PLAN: Donna Probst 32 Mountain View Rd, TM# 78.00-2-65. Proposed application is to install a pre-built two car garage for additional storage and workshop, on-story, Alaska slap, 24 X24. Reviewed map, reviewed deed, meets setbacks. Public Hearing was set for March 20 at 7 PM.

MINOR SUBDIVISION: Peter Kocienda & Jeanne Tompkins, Galway Rd, TM# 79.00-2-38. Proposed project is 79.21 acres subdivided to 3 lots, lot A 45.59, lot B 25.00, lot C 8.62 acres. Reviewed maps, deed easements and lot access. Motion to set the Public Hearing for March 20 at 7 PM. was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent.

SITE PLAN/SUBDIVISION: Windham Mountain Master Plan, South Street. Troccoli recused himself due to conflict of interest. Reviewed comments from the Public Hearing and Greene County. Greene county asking for further traffic info. Discussed approval for clearing tree prior to full approval to mitigate any harmful impact to wildlife. Public Hearing for written comments will remain open until March 20, 2025.

Windham Mountain Master Plan documents are available on the Town Website at:
<https://townofwindhamny.com/boards/planning-board/>

SUBDIVISION/SITE PLAN: Ziad Barghash, Windham Skye, CR 10, TM# 46.00-1-22. Proposed project is 107.9 acres subdivided into 30 lots. Reviewed comments. Made small changes to the project; change the location of pond and made it smaller for less impact on wetland. Reviewed comments from Delaware.

Windham Skye documents are available on the Town Website at:
<https://townofwindhamny.com/boards/planning-board/>

SITE PLAN: David Elua 738 Mitchell Hollow Rd. The proposed project is to add 4 one-bedroom, 1,300 sq ft A-frame houses for family and guests. The lot is 60 acres with an existing single-family residence. The guest houses will be on 3.5 acres at the far end of the lot with existing large trees as a buffer with the neighbors on adjacent lots with dark sky lighting. Reviewed further comments from Delaware. Delaware requested a more detailed map and building heights and everything on one map. This Board would like to do site visits. Public Hearing was set for March 20 at 7 PM.

Elua Cabins documents are available on the Town Website at:
<https://townofwindhamny.com/boards/planning-board/>

Meeting was adjourned at 8:43 PM on a motion by Lane, seconded by Troccoli with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL

Town of Windham Planning Board

Attendance Log

Date: March 6, 2025

Please PRINT Your Name Clearly (Name Only)

Name row 1	Name row 2
David Elia	
George Elia	
Richard Tolney	
DANNAN NELSON	
Karen Bradley	
Donald Alberti	
Scott Vincent	
Marc Farmillette	
Vincent Augello	
Richard Kreshook	
THOMAS HOYT.	
D. POPONC	
B. Touche	
JOHN GASKILL	
Chip Seaman	
CHUCK HOLTZ	
Karen Matteo	
Zian BARCHASU	
LEE RAPPUEYA	