

Town of Windham Planning Board Meeting
Thursday, July 17, 2025

Board Members Present: Chairperson: Lisa Jaeger
Members: Nathan Holdridge, Mike Troccoli, Claudia Lane
Via Phone: Thomas Poelker
Recording Secretary: Sandra Allen

Board Members Absent:

Also Present: See attached

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

MINUTES: Motion to approve July 3 minutes was made by Troccoli, seconded by Holdridge with all in favor.

PUBLIC HEARING/SITE PLAN: Olive McNeil 102 County Route 21, TM# 78.00-5-9. Read notice for the record. Received certified mail receipts. Applicant explained the project to the public which is to place a 24 x30 two-car garage near existing home, electric, no plumbing. The lot is .80 acres. No Public in attendance for this project. As requested, received a map showing structure placement and setbacks. Motion to declare this Board as Lead Agency and classify SEQR as uncoordinated Unlisted Action was made by Jaeger, seconded by Lane with all in favor. Motion to close the Public Hearing made by Jaeger, seconded by Troccoli with all in favor. Awaiting the 239 review.

PUBLIC HEARING/MINOR SUBDIVISION: Stephen Brace, Old Road, TM# 79.00-1-8.111. Road divides the lots. Read notice for the record. Received certified mail receipts. Applicant described the project to the Public which is to subdivided 96.5 acres, to 20 acres and 76.5 acres. No Public in attendance for this project. Reviewed EAF part II & III. Motion to declare NegDec was made by Jaeger, seconded by Troccoli with all in favor. Motion to close the Public Hearing was made by Troccoli, seconded by Holdridge with all in favor. Motion to approve was made by Troccoli, seconded by Holdridge with all in favor.

PUBLIC HEARING/SITE PLAN: Windham Pines, 618 & 628 Mitchell Hollow Rd, TM # 61.00-5-31 & 46.00-2-11. Read notice for the record. Received certified mail receipts. Applicant explained the project to the Public which is subdivide 108 acres into 7 lots, existing lot line will be eliminated, with a private road. Motion to close the Public Hearing was made by Troccoli, seconded by Lane with all in favor. Yagelski from Delaware Engineering will compose the Resolution.

Sketch Plan: O'Neil Group Hensonville LLC Proposed project is 20 three story townhouses, 3 bedrooms, 3.5 baths, and garage on 2.5 acres. This Board has strong concerns regarding the high intensity, it is extremely high density for the acreage.

Meeting was adjourned at 7:52 PM on a motion by Troccoli, seconded by Poelker with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL