Town of Windham Planning Board Meeting

Thursday, August 7, 2025

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

Board Members Absent: Mike Troccoli

Also Present: See attached

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

MINUTES: Tabled

SITE PLAN: Jim Miltenberger. Received 239 review. Motion to approve NegDec was made by Lane, seconded by Holdridge with 4 in favor and 1 absent. Motion to approve was made by Holdridge, seconded by Lane with 4 in favor and 1 absent.

SITE PLAN: Olive McNeil 102 County Route 21, TM# 78.00-5-9. Received 239 review. Motion to approve NegDec was made by Lane, seconded by Holdridge with 4 in favor and 1 absent. Motion to approve was made by Holdridge, seconded by Jaeger with 4 in favor and 1 absent.

SITE PLAN: Thomas Tangney TM# 63.00-4-21. Secretary Allen spoke with Tangney and the lot acreage is over 2 acres therefore does not need approval from this Board but does need a building permit and to abide by the setback laws on lots over 2 acres.

SKETCH PLAN: Brendan Hughes 320 St Rt 296, TM# 96.13-1-2.2. Proposed project is 20 housing units with subdivisions and private road. Reviewed maps and documents. This Board feels the project as presented is too dense. Motion for escrow in the amount of $5,000.00 was made by Jaeger, seconded by Lane with 4 in favor and 1 absent.

SITE PLAN: Windham Pines, 618 & 628 Mitchell Hollow Rd, TM # 61.00-5-31 & 46.00-2-11. Reviewed Conditional Resolution. Motion to approve Conditional Resolution with revisions as discussed was made by Poelker, seconded by Jaeger with 4 in favor and 1 absent.

SITE PLAN: Windham Villas Mill Street TM #'s 78.00-9-2, 78.00-9-3 & 78.00-9-4. New ownership Viktor Kolesnyk, Lysyy is no longer associated with the property. Project proposes revised placement which are further back from the road and smaller sizes (footprint & height) of originally approved site plan. Also changing to a modern design instead of log. Kolesnyk wanted to assure this Board that issues with the existing lot and building are being addressed. Applications will need to be updated with new owner.

Meeting was adjourned at 8:20 PM on a motion by Jaeger, seconded by Holdridge with all in favor.

Respectfully Submitted,

Sandra Allen, Recording Secretary

OFFICIAL