

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, June 4, 2026

Board Members Present: Chairperson: Nathan Holdridge
Members: Ray Curtis, Claudia Lane, Mike Troccoli
Secretary and Alternate Member: Sandra Allen

Board Members Absent: Lisa Jaeger, Alternate Member: John O'Neill

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

Motion to recess at 7:01 PM was made by Curtis, seconded by Troccoli with 4 in favor and 1 absent.

Motion to reopen at 7:04 PM was made by Troccoli, seconded by Curtis with 4 in favor and 1 absent.

MINUTES: Motion to approve May 21, 2026, minutes was made by Holdridge, seconded by Troccoli with 4 in favor and 1 absent.

PUBLIC HEARING/SITE PLAN: O'Neill Group 291 State Route 296. Read notice for the record. Will receive certified mail receipts by Mon. Project review for the Public, 14 2-story units, one garage per unit with additional parking in driveway, access to Town water and sewer. Questions and Concerns from the Public included: Will the Townhouses be sold or rentals. O'Neill answered that it depends on the market/interest rates at the of completion, the goal is to sell or long-term rentals. Someone ask the long term rentals would be affordable to people coming here to work and was answered yes, around \$2,000 or \$3,000 a month with a yearlong lease. An opposing comment is that the area needs more short-term rentals. Other concerns were regarding storm water plans. O'Neill explained that a DEC permit, and DEP does not have a review requirement for this site. There will be several storm water features, predominately porous pavement with storage for run-off. Existing run-offs on the site will not be touched or impacted. The Town Board gave conditional approval for water and sewer hook-up, there will be one connection to the water main to a parallel line for home connections, sewer already has 4 connections which are stubbed. There were concerns regarding water freezing this past winter; it was explained that having more people hooked up to and using the water will help mitigate the freezing and that year-round residences did not have a freezing issue with their water. Landscaping was reviewed and O'Neill introduced the landscaping who would be working with them and invited the neighbor to request design/foilage options to Bentley. One of the neighbors was very concerned about fire after having experienced the fire of the previous structure on the site. It was explained that each unit will be separated by firewalls and that the driveway and parking area is up to code for emergency vehicles and the buildings are very close to the fire dept as well as fire hydrants. She also said that a minimum of thirty new neighbors is excessive and stated that the applicant has an unsafe history. O'Neill explained that over 10 years ago there was one fatality and besides being monitored by OSHA there have been no more safety issues. Yagelski explained that the topic was

beyond the scope of this Board and safety issues were handled by different agencies. There were also comments regarding this outstanding reputation of the O'Neill Group.

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

PUBLIC HEARING CONT/SITE PLAN: Windham Wastewater Treatment Plant 491 South St. Presented proposed project to the Public, 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. Reviewed the concerns from the last meeting which regarded odor and the capacity becoming overloaded and unable to support any Town growth. It was explained that the amount of sewage taken in can be altered at any time. It is designed as 40,000 gallons a day but the agreement with NYCDEC is that we will only receive 10,000 gallons a day until it is analyzed how that works. Right now, the Town is allowed to discharge 445,000 gallons a day, presently the average daily flow is 266,000 gallons a day. Flows vary daily and monthly; presently the max flow during winter months and potential septic sewage would be in the summer months. There is also larger flow during storm run-off. As for odor, there will be an activated carbon odor control system and if there are any problems with the system the holding tank can be sealed off. One hundred percent of the funds for all the new construction is from a grant from NYC. Reviewed the County 239 review comments. Motion to close the Public Hearing was made by Troccoli, seconded by Holdridge with 4 in favor and one absent. Motion to approve was made by Holdridge, seconded by Troccoli with 4 in favor and 1 absent.

PUBLIC HEARING CONT/SITE PLAN: Hickory Hill Residence, Jim Miltenberger 38 State Route 296. Read notice for the record. Received certified mail receipts. Proposed project is 3 buildings with 6 apartments each, ranging from 930 to 2,000 sq feet for long term rentals, three story building. Public comments and concerns: One question asked was, is it affordable housing, Ouimet answered that it would be market rate, long term housing. Motion to close the Public Hearing was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent. Reviewed NegDec. Motion to approve NegDec was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent. Reviewed Conditional Resolution. Motion to approve amended Resolution to Conditionally approve Redevelopment Project known as Hickory Hill, The Residences was made by Troccoli, seconded by Holdridge 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.

SKETCH PLAN: Town of Windham, Seely Road Recreation Park. Proposed project for the Town owned 8-acre parcel is as follows: recreational site with a state-of-the-art baseball field, 46 car parking lot, 150 seat grandstand w/restrooms, batting cage, and playground for younger children. In the future perhaps a skate park and a practice ball field. Lighting will only be during the day, no night games only security lights after dark. In second level of archaeology study for grant program. Town Board has declared lead agency.

SKETCH PLAN: Nick Bove, The Gas Hole. Proposed project is an addition of an auto repair shop in the two empty bays in the existing structure, will add two new lifts, additional cars will be in the back, no waiting room or public restrooms. There will be no external changes to the footprint, lighting or structures. Requested a map showing the space for additional cars waiting for repairs, tire storage and plans for hours of operation and noise control. Bove will email Yagelski all the information required for County 239 Review tonight for the County deadline tomorrow.

Sketch Plan: Elua/Bresler 46 Mill Street – Elua reviewed the changes to the original design presented to the Planning Board to accommodate the concerns expressed at a previous meeting. He stated that the main objective of the project is for “workforce housing”. Troccoli objected to the term “workforce housing” saying it was a very broad definition and is usually in conjunction with a town, but this is private rentals. Both disagreed with the terminology. LaMonte Engineering, for Elua/Bresler, reviewed the lot, all setbacks and flood zone areas; the buildable area can sustain 11,200 sq ft footprint and be 3 stories. Due to previous concerns regarding density, the height, and fitting with existing structures the changes made to the original design are decreasing the buildable footprint to 9,000 sq ft, eliminating the third story making it a 2-story building and going from 30 apartments to 20 apartments. Proposed apartments are 3 two bedroom and 7 one bedroom per floor, with one parking spot per apartment. Elua spoke with the Highway Supervisor; Murray suggested no parking in the front due to snow removal. Murray also suggested and is happy with a circular driveway to allow for easy access for emergency vehicles. The north opening will be the entrance and the south the exit for better viability. Curtis asked about a particular curve in the drive being wide enough for emergency vehicles. It is presently 18 to 20 ft wide but there is enough room to widen it if needed. The structure will be at an angled view and nestled into the landscaping to minimize the visual impact. Motion to set escrow in the amount of \$2,500.00 was made by Holdridge, seconded by Curtis with 4 in favor and 1 absent.

Meeting was adjourned at 9:11 PM on a motion by Holdridge, seconded by Troccoli with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary