

Town of Windham Planning Board Meeting
(518) 610-6552 – sallen@townofwindhamny.gov

Lisa Jaeger, Chairman
Claudia Lane, Member
Ray Curtis, Member

Nate Holdridge, Member
Mike Troccoli, Member
John O'Neill, Alternate Member
Sandra Allen, Planning Board Clerk

Thursday, June 18, 2026

Board Members Present: Chairperson: Lisa Jaeger
Members: Nathan Holdridge, Ray Curtis, Claudia Lane, Mike Troccoli
Alternate Member: John O'Neill
Planning Board Clerk: Sandra Allen

Board Members Absent:

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 Troccoli, seconded by Holdridge with all in favor.

Motion to reopen at 7:11 PM was made by Lane, seconded by Troccoli with all in favor.

MINUTES: Motion to approve June 4, 2026, minutes was made by Holdridge, seconded by Troccoli with all in favor.

LOT LINE ADJUSTMENT: Windham Village/McNab 78.00-6-29.22. Received approval letter from Town Attorney Rappleyea. Motion to approve was made by Troccoli, seconded by Holdridge with all in favor. Maps were signed and stamped.

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.

SIGN PERMIT: Windham Mountain Club 36 South Street. Changing the Mulligan's sign to Clubhouse. Using existing post, free standing, double-sided, 2.5ft x 4ft, same design as all other WMC signage. Motion to approve was made by Holdridge, seconded by O'Neill with 3 in favor and 3 recused.

LOT LINE ADJUSTMENT: Windham Mountain Club. Received approval from Town Attorneys Phillips and Rappleyea. Motion to approve was made by Holdridge, seconded by O'Neill with 3 in favor and 3 recused. Maps were signed and stamped.

PUBLIC HEARING/SITE PLAN AMENDMENT: Windham Mountain Club – Hotel addition. Read notice for the record. Received certified mail receipts. Applicant reviewed proposed amendments for the hotel structure is to replace 2 townhouses with a hotel unit with 26 rooms (same footprint as #13A-E) and a 4-room villa in Townhouse 34 footprint, removing townhouse #14A&B for larger parking for base lodge, high end luxury resort, next level of resorts now available in the area.

It was asked if the café and bar will be open to the public and answered it will only be open to registered guests. Concerns regarding parking and traffic, outside lighting, sound, and firepits. Since the hotel will be open to the public can non-member homeowners in the area purchase passes for all amenities? The answer was no, other than skiing amenities are for Club members and hotel guests. Does changing from residential structures to a commercial building change water usage? Motion to adjourn the Public Hearing to be resumed and re-noticed at a future date was made by Jaeger, seconded by Holdridge with 3 in favor and 3 recused.

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

Meeting was adjourned at 8:16 PM on a motion by Jaeger, seconded by Troccoli with all in favor.

Respectfully Submitted,

Sandra Allen, Planning Board Clerk