

Town of Windham Planning Board Meeting
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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, July 2, 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.

MINUTES: Motion to approve June 18, 2026, minutes was made by Jaeger, seconded by Holdridge with all in favor.

SUBDIVISION/SITE PLAN: Brendan Hughes 320 St Rt 296, TM# 96.13-1-2.2. Proposed project is now 16 housing units 2200 to 2600 sq ft, 3 bedroom, 2 1/2 bathroom and garage with subdivisions and private road. Keeping a lot of the natural vegetation with new landscaping. Applicant's Engineer that the lot was increased in size from 2.026 acres to 2.747 acres. It was explained that an official Lot Line Adjustment is needed and directed him to Town Attorney Rappleyea. Requested updated plans.

PUBLIC HEARING CONT./SITE PLAN: O'Neill Group 291 State Route 296. Reviewed project for the Public. Reviewed the County 239 review. Requested that the applicant communicate with the local fire department. Read a letter from a neighbor for the record. Run-off to the property below was discussed, please refer to the link on the Town website for engineering details. Motion to reopen the Public Hearing was made by Troccoli, seconded by Lane with all in favor. When Schieren's engineers, from Windham NY Escapes, reached out to O'Neill's engineers their response was Windham NY Escapes could alter their project. Schieren's concerns are that his project, after a lengthy review, has all their permits in place from all involved agencies. Reviewed the NegDec and Resolution, recorded amendments. Motion to approve the amended NegDec was made by Jaeger, seconded by Troccoli and all in favor. Motion to close the Public Hearing was made by Holdridge, seconded by Troccoli with all in favor. Motion to conditionally approve the amended Resolution was made by Troccoli, seconded by Curtis with all in favor.

SITE 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. Reviewed the County 239 review. If tires are needed, they will be stored in the shed. This project is exempt from SEQRA. Though it is not necessary for approval this Board request copies of any permits and approvals issued from other agencies.

Meeting was adjourned at 8:18 PM on a motion by Jaeger, seconded by Troccoli with all in favor.

Respectfully Submitted,

Sandra Allen, Planning Board Clerk