

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, August 6, 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 July 16, 2026, minutes was made by Troccoli, seconded by Jaeger with all in favor.

SITE PLAN: Devanand & Vidyahlatie Jaikarran Begley Road. Proposed 5-bedroom, two-story single-family home, 5,000 sq ft, 7 acres. Review maps and plans, lot fronts Begley and private road, proposed driveway entry is on the private road. Reviewed project, maps and documents. Motion to waive the Public Hearing was made by Jaeger, seconded by Troccoli with all in favor. Motion to approve as presented 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. Received map of proposed additional lights and a sidewalk to the back parking area for the safety of customers. And a storage shed closer to the sidewalk for his workers safety. Discussed time of operation M- Sat 9 to 6 and Sun 9 to noon. Reviewed the new language of the conditional approval. Motion to accept the conditional approval was made by Troccoli, seconded by Lane with all in favor.

SUBDIVISION/SITE PLAN: Brendan Hughes 320 St Rt 296, TM# 96.13-1-2.2. Proposed project is 16 housing units 2200 to 2600 sq ft, 3 bedroom, 2 ½ bathroom and garage with subdivisions and private road. Keeping a lot of the natural vegetation with new landscaping. Applicant's Engineer stated project intent is affordable housing and emphasized "trying" to stay under the \$440,000 mark. Applicant not present. Yagelski from Delaware pointed out some issues with the setbacks, SEQRA packets were sent out, keeping the Type I SEQRA classification because the project was started well before the zoning law start date.

SITE PLAN: O'Neill Group 234 South Street. Proposed project as 10.4 acres, townhouse complex of 40 3-story units separated into 3 large clusters, clubhouse, 2 existing access points on South Street, each unit has private garage, has access to Town water and sewer, removing all existing structures. Reviewed changes, and traffic studies.

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.

SUBDIVISION: Windham Mountain Master Plan. Request for an extension, received in a timely fashion. Motion to approve the 90-day extension was made by Jaeger, seconded by Holdridge with 3 in favor and 3 recused.

SITE PLAN AMENDMENT: Windham Mountain Club – Adventure Center. Reviewed the lighting amendments, wastewater from the pool and hot tubs. Reviewed changes and modification memo. Motion to approve the amendment was made by Jaeger, seconded by O'Neill with 3 in favor and 3 recused.

SITE PLAN AMENDMENT: Windham Mountain Club, hotel addition. Attorney Phillips recapped all proceedings to date and explained SEQRA requirements. Reviewed the changes to SEQRA determination previously made, specifically going from residential to commercial impact. Phillips will draft a Resolution.

Lane, Troccoli and Curtis rejoined the Board.

Meeting was adjourned at 8:34 PM on a motion by Jaeger, seconded by Holdridge with all in favor.

Respectfully Submitted,

Sandra Allen, Planning Board Clerk