

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, October 1, 2026

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

Board Members Absent: Ray Curtis

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

MINUTES: Motion to approve September 3, 2026, minutes was made by Troccoli, seconded by Lane with 4 in favor and 1 absent. Motion to approve September 17, 2026, minutes was made by Troccoli, seconded by Lane with 4 in favor and 1 absent.

SKETCH PLAN/SITE PLAN: Furst Windham House LLC, Lot 4 of Windham Luxury Estates. Proposed project is a single family home, 3,900 sq. ft, 10 acres. This Board will review submitted documents and will advise applicant regarding next steps.

SKETCH PLAN/SPECIAL USE PERMIT: Hariklia Koundourakis, Peregrine Realty 7 Stavros Rd. . The proposed special use is to utilize a limited portion of the existing single-family residence as the firm's registered principal office and for limited administrative and executive office functions. No construction, expansion, exterior alteration, grading, land disturbance, change in access, change in existing parking, or other physical modification to the building or site is proposed in connection with this application. The proposed office will not have employees regularly reporting to the property and will not routinely receive clients or members of the public. This Board will review submitted documents and will advise applicant regarding next steps.

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.

PUBLIC HEARING/ SITE PLAN AMENDMENT: Windham Mountain Club, hotel addition. Notice was read for the record.

Attorney Phillips gave a full history of the entire Windham Mountain Master Plan beginning in 2023. She then explained the SEQRA process - a SEQRA public hearing is not required however the Board made the decision to hold a public hearing during the SEQRA phase of the project so that they could consider all the questions and concerns from the community. In order to hold the mandated site plan public hearing, which is separate from the SEQRA public hearing, the SEQRA review and determination must be completed.

Phillips explained that tonight's hearing was to listen to all the comments, concerns and questions from the community and that all will be addressed at a further date.

Town Attorney, Rappleyea, further explained that in consideration of all in attendance responses will be kept to 3 minutes per person.

Chairperson Jaeger asked, at this time, if anyone had written comments they would like to read. All written comments, concerns and questions, even if read aloud, are attached.

McGuffog, Papson, Flannigan, Giordano (for Leman) read their prepared letters, (see attached)

Schreiber implored the community to work together. Strongly stated the need for a sidewalk and that all businesses are pulling from an existing client/customer base.

Bove expressed concerns about the loss of parking and fears of Windham becoming a ghost ski resort and what if this project fails. He feels that this is a major project the effects the entire town and there is no reason to rush the process.

Exum questioned why Jaeger has not recused herself because she is the Chairperson of the Windham Chamber and Windham Mountain Club gave a large donation to the Chamber. He also asked if Leach was also part of the Windham Chamber. And, if Jaeger recused would there be a quorum?

Previous owner of Minimal expressed that she had to close her business due to lack of business. She feels that tourism is down and wanted to know if anyone's business has grown or made money since the new management/owners at Windham Mountain.

Giordano asked if there was a hotel on the original plans submitted and did Windham Mountain make a promise and assurance not to put in a hotel?

Mateo asked if the proposed hotel was the same size and design of the townhouses it will replace?

Torgersen requested that the public hearing remain open for written and verbal comments and questions.

Buyers asked about original plans with the hotel, then the removed hotel plans and now back again?

Martin wanted to say for the record that he has only had positive interactions working with the management/owners of Windham Mountain.

Goettsche stated that she has worked in the Spa at Windham Mountain through 3 owners. The Spa was originally open to the public and when it became private it helped local spa/massage establishment and feels it gives the same opportunities to other local restaurants and businesses.

Grubbs shared that since opening his business has continued to grow. He believes in self-competition, supporting and hiring the local youth, and supporting the success of others.

C Martin feels that the Mountain entrance and Adventure park look much better.

Hodge feels that Windham Mountain is the life blood of this town and likes so many people are here (tonight) and contributing to the process.

Jaeger asked if anyone else wanted to speak, there were no takers. Motion to keep the public hearing open for written comments until Oct 15, 2026, was made by O'Neill, 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 8:19 PM on a motion by Troccoli, seconded by Holdridge with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Planning Board Clerk

This is a draft only! Subject to change.
Attachments will be added.

DRAFT