

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, September 3, 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 August 6, 2026, minutes was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent. Motion to approve August 20, 2026, minutes was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent.

LOT LINE ADJUSTMENT: Rondal Gutfleish TM# 113.00-2-58/113.00-2-51 and 113.00-2-51/113.00-2-69. Received approval letter from Town Attorney, Rappleyea. Motion to approve was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent. All maps were signed and stamped.

SITE PLAN: Cathal Kenny Elm Ridge, High Ridge Road, TM# 96.1-4-2.26. Proposed project is a 40 X 97 storage shed with electric, 0.63 acres, meets the set-back requirements. Motion to approve as presented was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent. It was explained to Applicant that if any changes or additions are made, they must submit a new site plan.

SITE PLAN: Windham Pines, 618 & 628 Mitchell Hollow Rd, TM # 61.00-5-31 & 46.00-2-11. This Board reviewed the conditional approval requirements which were submitted to Delaware Engineering. All requirements have been met and everything is in order. Motion to approve Final Platt was made by Troccoli, seconded by Holdridge with 4 in favor and 1 absent. 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.

SITE PLAN AMENDMENT: Windham Mountain Club, hotel addition. Attorney Phillips recapped all proceedings to date and explained SEQRA requirements for the FEAF. Parts II and III (NegDec) of the FEAF are completed. Reviewed the changes to SEQRA determination previously made, specifically going from residential to commercial impact and community character. Reviewed the Resolution. Motion to adopt the Windham Mountain Master Plan/Redevelopment Project, Proposed Hotel Amendment/Environmental Review with correction and changes just discussed was made by Jaeger,

seconded by Holdridge with all in favor. Motion to set Public Hearing for October 1, 2026, at 7 PM was made by Holdridge, seconded by O'Neill with all in favor.

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 7:46 PM on a motion by Holdridge, seconded by Troccoli with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Planning Board Clerk