

TOWN OF WINDSOR, COUNTY OF BROOME, STATE OF NEW YORK
Intent To Declare Lead Agency Status Town of Windsor-The Hills of Windsor
RESOLUTION #17-2023

PRESENT: Supervisor Mark Odell
Deputy Supervisor Daniel Colwell
Councilman Gary M. Hupman
Councilman Timothy Harting
Councilman Daniel R. Price

At a regular meeting of the Town Board of the Town of Windsor, held at Town Hall, 124 Main Street, Windsor, NY on the 14th day of June, 2023, the following resolution was

OFFERED BY:
SECONDED BY:

WHEREAS, The Hills of Windsor, Inc., 8130 Oswego Road, Liverpool, New York 13090 (“Applicant”) has proposed a project to develop a Christian retreat center on a 436-acre property located on 200 Garrett Road in the Town of Windsor, Broome County New York (Tax Map No. 165.02-1-2.2); and

WHEREAS, The Hills of Windsor, Inc., with the assistance of Passero Associates Engineering and Architecture (“Passero”) has developed plans/drawings and prepared the State Environmental Quality Review Act (“SEQRA”) Full Environmental Assessment Form (“EAF”), Part 1; and

WHEREAS such proposed project is to include construction of a lodge containing 60 hotel style rooms and a worship sanctuary; 22 Recreational Vehicle sites with water, sewer and electric service and various recreation areas including sports fields and courts, a playground and a zipline; and

WHEREAS, upon review of the EAF, the Engineer’s Report and plans/drawings, The Hills of Windsor Inc.’s proposed project involves the physical alteration of 19.7 acres, and therefore pursuant to 6 NYCRR 617.4(a)(6)(i), qualifies as a Type 1 action; and

WHEREAS, in accordance with the provisions of 6 NYCRR Part 617, the Town Board of the Town of Windsor intends to serve as Lead Agency for the SEQRA review of this Type 1 Action, and, in this capacity, will determine if the proposed action will have a significant effect on the environment;

WHEREAS, the Lead Agency will undertake a coordinated review of this action.

NOW, THEREFORE BE IT RESOLVED, that the Board of the Town of Windsor declares that this project qualifies as a Type 1 action;

FURTHER RESOLVED, that the Board of the Town of Windsor declares that this shall be a coordinated review;

FURTHER RESOLVED, that the Board of the Town of Windsor hereby designates its intention to serve as Lead Agency for the SEQRA Coordinated Review of this Type 1 Action, and will circulate the Lead Agency Notice, a copy of the a full Environmental Assessment Form and the proposed plan, to all Involved and Interested Agencies, whom shall be given 30 days from the mailing of the Lead Agency Notice to challenge the Windsor Town Board’s Lead Agency designation and to provide written comments on the full Environmental Assessment Form.

FURTHER RESOLVED, that the action is not located in an agricultural district,

FURTHER RESOLVED, that the Town Clerk is instructed to provide the Lead Agency Notice, the full Environmental Assessment Form and proposed plan to the following agencies:

- 1) Broome County (via the Legislature Clerk, Planning Department, and DOT)
- 2) NYS Department of Environmental Conservation
- 3) NYS Department of Transportation
- 4) Broome County Health Department
- 5) NYS Historical Preservation
- 6) Army Corps.

FURTHER RESOLVED, that this Resolution shall take effect immediately.

CERTIFICATION

I, Elizabeth Pfister, do hereby certify that I am the Town Clerk of the Town of Windsor and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Windsor at a meeting thereof held at Town Hall, 124 Main Street, Windsor, NY on the 14th day of June, 2023. Said resolution was adopted by the following roll call vote:

Supervisor Mark Odell	VOTED _____
Deputy Supervisor Daniel Colwell	VOTED _____
Council Member Gary Hupman	VOTED _____
Council Member Timothy Harting	VOTED _____
Council Member Daniel R. Price	VOTED _____

Motion
Resolution Adopted:

Town of Windsor Seal

Elizabeth Pfister, Town Clerk Town of Windsor