

Town of Windsor Planning Board

124 Main Street
Windsor, N.Y. 13865

MINUTES
April 26, 2023

The April meeting of the Town of Windsor Planning Board was called to order at 7:30 p.m.

Present at the meeting was as follows: Shelly Bennett-Johnson, Fran Stone, Ryan Gillbich, Anne Weaver, Eve Neureuter, Doug Saunders.

The first order of business was: In tonight's meeting there was a discussion and presentation of the site planning proposal of The Hills of Windsor. The Hills is a training and retreat center for spiritual renewal. It is planning to be a year-round retreat. At the retreat center there will be an RV site, a three story lodge, amphitheater, recreational lake, pickle ball and tennis courts, and play ground. The plan is to have 96% green space.

The center is a 436-acre property. There is a proposal for 22 RV sites at the top of Garrett Road. The lodge itself will be built into the landscape. It will have 60 rooms enough for 2 people per room or 4 to a room when there is a child retreat planned. The construction of the lodge will start in the spring of 2024. The RV's could come up to the site as early in the year of 2023.

Also discussed was a type 1 action to be taken. This consists of an environmental impact. It should be ranging from moderate to large impact. The water and sewage will be treated on the property so no impact will be needed on the surrounding area. After this introduction the meeting was turned to any floor questions by the concerned public.

The first speaker was Daniel Price lives on White Birch Road asked about if cross country vehicles are to be used at the retreat. What kind of noise level the retreat will be having, if the retreat will be year round, and who will be maintain the road going into the retreat.

The second speaker was Harold Smith who resides on Garrett Road. Concerned about if Garrett Road will be paved or not and about the noise level of the PA system and how late into the night will it be used.

The third speaker was Mark Odell. His concern was why is the RV site so far away from the lodge. Will the RV's be placed on flat area and will the RV's be coming into the retreat from Garrett Road or Dunbar Road (which is the main entrance).

The fourth speaker Jeff Forbidussi. Was wondering if the sports park will be lit for night use. Concerned about where the runoff of the lodge will be draining to. Is the retreat going to be open up to schools?

The fifth speaker is Dan Cowell. He resides on Shedd road. His concerns is about people from the retreat walking onto his property.

The six speaker was Steven on Garrett Road. Wanted to know if the area was zoned as a Agricultural District and if trailers and mobile homes are permitted in this zoned area.

Jeff, who is from the Hills of Windsor said that one of the organizations that will be coming to the retreat will be the Salvation Army. This will be a training session for the workers nationwide to come and to get recharged. Jeff also said that they are planning on hiring some local construction personnel to do some work at site.

The next step will be for the planning board to visit the site.

Motion to adjourn was at 8:52 1st by Ryan Givlich
2nd by Doug Saunders

Submitted by Eve Neureuter