

**TOWN OF WINDSOR, COUNTY OF BROOME, STATE OF NEW YORK
HILLS OF WINDSOR-SITE PLAN APPROVAL RESOLUTION #6-2024**

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

At a Meeting of the Town Board of the Town of Windsor, County of Broome, New York, held at the Town Hall, 124 Main Street, in the Village of Windsor on the 10th day of January, 2024, there were:

Offered By:
Seconded By:

WHEREAS, The Hills at Windsor, Inc. has applied for site plan approval to construct a Christian retreat center including a lodge/worship building with 60 hotel style rooms; 22 recreational vehicle (RV) sites with water, sewer and electric hookups; and recreational facilities including tennis, pickleball, basketball and volleyball courts, soccer fields, playground and zipline at 200 Garrett Road; Tax Parcel 165.02-1-2.2; and

WHEREAS, the Town Planning Board, having considered the application complete and in conformance with the requirements of the Code of the Town of Windsor (Code) §93.21, §93.21.1, referred said application with its recommendation to the Town of Windsor Town Board pursuant to Code §93.21.1(B), and

WHEREAS, a public hearing was held by the Board on August 9, 2023 pursuant to Town Code §93.21.1.C, and thereafter continued to regular Town Board meetings held on September 13, 2023, October 4, 2023, November 1, 2023 and December 13, 2023 with public comments for each public hearing as applicable registered in the meeting minutes and considered by this Board, and

WHEREAS, upon the conclusion of the said public hearing held on December 13, 2023, the Town Board closed the hearing as it relates to the SEQRA review and the site plan application, and

WHEREAS, the Town Board, with the assistance of its technical engineering and legal consultants, engaged in a detailed review of the site plan application materials and the Full Environmental Assessment Form (“FEAF”), and

WHEREAS, The Broome County Planning Department has reviewed the application pursuant §239 –l, -m, and –n of the New York State General Municipal Law and determined that the proposed action will have no significant county-wide or inter-community impacts, and

WHEREAS, Pursuant to the New York State Environmental Quality Review Act (“SEQRA”) and its implementing regulations at 6 NYCRR Part 617, the Town Board of the Town of Windsor on December 13, 2023, adopted a written, negative declaration of environmental significance, the specific findings of which as more fully set forth in the Long Environmental Assessment Form Part 3 adopted by the Board on January 10, 2024, and

WHEREAS, the Town Board has thoroughly reviewed and considered all of the information submitted in connection with this Application, including information submitted by the Applicant, the Applicant's consultants, the Board's consultants, the County Planning Board, involved and interested agencies identified as part of the SEQRA process, and members of the public who participated in the public hearings held on August 9, 2023, September 13, 2023, October 4, 2023, November 1, 2023 and December 13, 2023; and

WHEREAS, The Town Board has reviewed this application relative to the considerations and criteria found in the Town Code, Articles IV (Agriculture District) and Article V (Commercial District) and §93-21.1 for commercial site plan review and approval, and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board, having complied with SEQRA and basing its decision upon Applicant’s request and the entire record of submissions following the application, and having fully and carefully deliberated thereon, hereby approves, with conditions, the sketch plan documents, submitted with the application dated June 6, 2023 and supplemented thereafter as site plan for 200 Garrett Road subject to the following:
 - a. Applicant shall coordinate permitting with the Town of Windsor Code Enforcement Officer and ensure all project permitting obligations are met, and applicable permits obtained prior to the commencement of construction of the permitted action. Applicant further agrees to provide copies of all project permits to the Code Enforcement Officer on an ongoing basis, and
 - b. Applicant will advise the Code Enforcement Officer of any proposed changes or modifications of the Site Plan documents as approved, and agrees that any

modifications deemed material by the Code Enforcement Officer may be subject to review and approval by the Town Planning Board and Town Board, and

- c. Applicant shall comply with all applicable Town Code provisions and local laws including but not limited to property maintenance and noise control both during construction and operation of the proposed action, and
 - d. Applicant agrees to consult with the Town Code Enforcement officer with respect to the installation of adequate signage at the Garrett Road entrance to the site advising said entrance is for emergency entrance and exit only, and further to ensure that subsequent to the completion of construction, and during operation, that said entrance will be used solely for emergency purposes, and
2. The Town Board hereby finds that the Applicant's site plan is compatible with (1) the Town's Comprehensive Plan, (2) the permitted uses in the Zoning and Agriculture Districts, (3) adjoining properties and the natural environment of the parcel and surrounding parcels; and furthermore, that the project complies with the requirements for site plan approval as set forth in the Town Code, and it is further

RESOLVED, that the Applicant's site plan for the development of The Hills at Windsor Project at 200 Garrett Road, Windsor New York is hereby approved subject to the conditions set forth herein.

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 the Windsor Town Hall, 124 Main Street, Windsor, NY on the 10th day of January 2024. Said resolution was adopted by the following vote:

Supervisor Mark Odell	Voted -
Deputy Supervisor Daniel Colwell	Voted -
Councilman Gary Hupman	Voted -
Councilman Timothy Harting	Voted -
Councilman Daniel R. Price	Voted -

Motion

Resolution Adopted:

[Town of Windsor Seal]

Elizabeth Pfister, Town Clerk
Town of Windsor