

Minutes accepted and approved.

Motion made by: Lane

2nd by: Jaeger

In Favor: 4 Opposed/Recused: 0 Absent: 1 Vacant: 0

Signed and Dated: *Sandra Allen 9/5/2024*

Town of Windham Planning Board Meeting

Thursday, August 15, 2024

Board Members Present: Chairperson: Thomas Poelker
Members: Lisa Jaeger, Nathan Holdridge, Mike Troccoli, Claudia Lane
Allyson M. Phillips, Esq., Adam Yagelski from Delaware Engineering

Board Members Absent:

Also Present: Please see attached

Chairperson called the meeting to order at 7:08 PM, followed by the Pledge of Allegiance.

A moment of silence for the Hitchcock family.

SITE PLAN/SUBDIVISION: Windham Mountain Master Plan, South Street. Notice was read for the record. Received certified mail receipts.

Ms. Phillips addressed the Public explaining that the project review is in its earliest stages and the purpose of the current Public Hearing is to gather comments, concerns and questions from the community. There will be further mandatory Public Hearings, and all written letters and emails will become part of the record.

Kaaterskill Engineering and Chip Seamans gave a PowerPoint presentation for the Public. All documents are available on the Town website on the Planning Board page.

Comments, concerns and questions:

Fred Mazza - asked the start time and completion of the project. Seamans answered – Ongoing renovations to the spa and gym will be completed this year, the Adventure Park start construction next spring and open 2026, Golf course close for renovations in 2026 reopen 2027, Townhouses and single-family houses start in spring and gradual and ongoing based on sales.

William McGregor - concerns about the water and sewer systems as well as the electric capacity for the area. He also wanted to mention while driving on Main St by the tubing park his windshield freezing over and unable to see due to snow making process which is a public safety issue and to please be mindful of the wind direction while snow making.

Liz Saunier – Had four specific questions to be considered. First, can conditions be written that there will be no qualifying conditions for ski passes, for example, property ownership?
Second, how will the quantity of people/tickets be documented and enforced by other entities other than Windham Mountain, for example perhaps the Town Board?

Third, the year-round jobs and careers created, what percentage will be local residents compared to imported people brought in to fill positions.

Fourth, has any representation been made for our resources to be provided for emergency service units to increase their capacity to serve this development, for example a ladder truck?

Evan Goettsche – works at and enjoys the community the Mountain provides and that they are looking to open more opportunities to locals.

Marianne Brigham – what is the 25-year business plan in terms of membership, how does this impact the 35 Hundred Club? And the Icon passes are very complicated compared to other ski resorts. Also concerned about the infrastructure and the plans to accommodate the additional homes.

Cynthis Bruno – concerned about the infrastructure in place for our firefighters and the very limited resources we have. And, parking will become a problem as the lots continually become smaller to accommodate new structures.

Victoria Shuster – Who is the new housing for and what will be the cost? This area needs low-cost housing and rent controlled apartments. Also, what impact will the expansion of the golf course have on our strained water supply.

Jason Winocour – The golf course is an existing amenity and income resource being taken away. Can a middle ground be found such as open to the public weekdays, semi-private will not take anything away from people paying six figures.

Ziad Barghash – Stated that this is a boon for the town and is in support of it.

Margot Sheridan – Concerned about the public losing the golf course which was built by Clearance D Lane for the public! It is historically part of the community. Going private will also break up a lot of groups/friends made playing for years at the Windham golf course. Also concerned about the infrastructure, the fire alarm goes off non-stop for the mountain.

Drew Shuster – When a project like this happens in other towns and cities the applicants usually do something for the town and its people. What is Windham Mountain doing for the town, not just the select few? Housing for the locals, what will be available for the local community? What project will be available for the local community? How many golf rounds are we going to lose when the golf course is totally private?

Natasha Shuster – Windham Mountain and the Golf Course are the economic engines that differentiate our community from other communities so, one person or group take over that economic engine built to their benefit and the club members it effects the rest of the community.

Unclear – Is for public golf course access, not just skiing.

Charles Presti – Windham Mountain Homeowners Association has three reservoirs and gave access to the town in case of emergency. Does the town have the capacity to supply the new all the new homes? We have enough problems with our own water, we cannot supplement the town to support this group.

Stephen Benchenagal – Supports the project, it creates jobs and careers. Also agree with offering season passes or memberships for the golf course.

Unclear – Asked for a business plan, financial and how this project is being funded and received nothing. What happens if it goes under? He also agrees with previous statements regarding most large projects give to the community, it appears this project is just taking, taking, taking.

Joe Gorberg – Have there been any sound studies for the Adventure Park especially for the pickleball.

Unclear (WAJ Student) - Open the adventure park to the students in the summer. It could be a plus for the children of the community and for the parents.

Antonia Schrieber –Strongly stated the need for sidewalks for the growth of the town and the mountain.

Randy Tuttle – We not only have to consider the firefighters but also the ambulance services. Many, many weekends there are no ambulances on the mountain. What happens when all the mountain top ambulances are down the mountain with ski injuries when someone is having a heart attack?

Elizabeth Gross – This kind of development and the future needs to be mindful of the small Volunteer Fire Depts we have. Maybe it's time for a paid Fire Dept. Be mindful of the impact the gentrification of a project like this one will have on the community.

Mike – To the Board, please consider the infrastructure that we take for granted fire, ambulance, police, electric, water, sewer and broadband and the impact it has on the community. What is the capacity of the aquifer? The water quality has been getting worse with all the new construction.

Katherine Frankovich – Concerned about the infrastructure and stated there are grants available for sidewalks. It would be good to have safe walkways.

Liz Armstrong – Are the financials sustainable? And there is a greater need for water for snowmaking due to warmer winters and less natural snow that the area has been having.

Unclear – Where is the power of the Planning Board?

Ms. Phillips answered, and in closing this is the first of many Public Hearing meetings. The Public Hearing will be adjourned. After the SEQRA determination that Planning Board then takes a hard look at how the project adheres to the local laws.

A copy of the recording will be available to anyone who submits a FOIL request to the Town Clerk in writing.

Meeting was adjourned at 8:45 PM on a motion by Poelker, seconded by Jaeger with all in favor.

Respectfully Submitted via recording,

Sandra Allen, Recording Secretary

Ziad Barghash 25 Homestead Lane Windham ✓
Margot Sheridan 5469 Main St. Windham ✓
LARS LARSEN 262 Beechey RD Windham
Drew Gristle Windham NJ
MATTIA SPINALE Windham NJ ✓
Janice Hitchcock 5438 Main St Windham

Evan Schieren	
Elda Martore	Haines Falls NY
Christie Arles	Haines Falls, NY
Antonia Schreiber	Windham, NY
Susan Smith	Windham NY.
BARRY SMITH	WINDHAM N.Y.
Ann Marie Troccoli	Windham NY
Mary Re McCann	Windham NY
Dan O'Brien	Windham NY.
Jason Wincour ✓	Stewart, NY
Stephen & Bonnie Boudreau	Windham
Maggie Brubaker	Hensonville NY
Alexandra Rodas	Windham NY
Richard Jordan	Windham NY
Richard Jordan	Windham NY
Ken Sa	Windham NY

Laura Bartner Maplecrest, NY

JOHN McCABE

Andrea Versa

Windham NY

Chris Deaney

16 Pond Ln

Carmel Delaney

" " "

Joseph Gelb

111-1 CD Road Rd Windham

Archie Bauer

MAPLECREST NY

Noel McDermott

Windham NY

Brendan McDermott

Jody Peter Early

Jane E. ...

Windham NY

Amanda Alverson

233 South St

Hetti Misenti

5639 NY 23

D& P. Kambeseles

89 South St.

Tim Doherty

Chase Dr Heuveland

Patricia ...

996 CR 10 Windham

- Befina + Stephen Cody 313 Hodge Ct Windham
- Anne & Ed Oakley 981 Ct. Rt. 10 Windham
- Arsun Walter 42 Indian Hts Windham
- ✓ LIZ SAUNIER WINDHAM
- Peter Wynn
- Donald Alberti Windham
- Kathy Reynolds 568 PO Box Windsted Ct 06098
- EDWARD + MARY GILLI CARROLL 66, Wm ✓
- ✓ Evan Goetsche 7 Mitchell Hollow RD Windham NY
- Tony Graham 122 Braintree Ridge Rd Windham NY
- ~~Anthony Pignatelli 158 Clove Rd Windham~~
- Rhina Schneiderman 5 White Way
- Jonathan Cross Maplecrest ^{71 Evergreen Ln} NY 12454
- Rupert & Julia Allan 501 WC
- Nick Bone Windham NY
- Jim MacDonald Windham, NY

Jeff Burndam 25 Windham Mt. Village Windham
PATRICIA CHARBONNEAU 449 Caty Kil 56 Maple St
Elizabeth Gross 71 Evergreen Ln Maple St
Hardy J Carreras 5415 Main St. Windham
E. LACHMAN 5320 Merri. St
M Casano 53 Shock St. Windham
R. Kreshstad 53 Shock St Windham
Adm
Anne Akey 136 Skytop Drive, Prettsville.
Marianne Brigham 225 Mill St. Windham ✓?

- ✓ Cynthia Bruno
Bill Peterson 94 N Ridge East
John Rosasco Windham
- ✓ JENNIFER SCHAEFFER 5469#2 STRT 23 WINDHAM
Emanuel Stueckli Will street Windham
Julie Boyd 50 Braundland Ridge Road Windham
Emily Smith 326 Big Hollow Rd Maplecrest NY
BRIAN SWEDBERG 56 WINDHAM MT VILLAGE - WINDHAM
Jimmy Lawrence Jr. 59 Quads Way, Windham NY
JOHN FINNEGAN 22E W R ROAD
Seema Bhatt 5419 Rout 23 Windham
ANNA LAFERDIA 27 CHURCH ST
MICHAEL LAFERDIA 27 CHURCH ST
Phyllis Bannist 5380 Main St -
Jim Bannist 5380 Main St -
Khalil Kanaan 10 Enclave north Drive^{tt} 204

Please SIGN IN

If you wish
 to speak, please
 put a checkmark ✓

NAME	ADDRESS of PARCEL	
Angio, 116	89 Club Rd.	
SHERMAN	26 DIANNE DRIVE	
GARDNER	88 PLATEAU MTN RD, HUNTER	
Hemmel	Windham	
SOLODAR	3961 Rt 214 Hunter	
Coyle	Rte 23c Lexington	
BRENDAN HUGHES		
FREN MAZU	93 Bowen Ridge	✓
MOLYTHURSH	65 Windham Ridge Rd 16D	
MIKE ALONCIO		
CHARLES PRESTI		
P. White	33 COUNTRY RT 21 WINDHAM	
Brendan O'Brien	25 Pine Kill Mead	
MELISSA J. JONES	5486 ST. RT 23 WINDHAM	
PERRY COCHIN	551 - 206 - 0081	
JOHN IANNEU	100 SILVERMAN WAY NY	
KAREN ELDER	13 High Point Road Windham NY 12496	
Richard Elder	13 High Point Road Windham NY 12496	
WILLIAM G. MACGON	4 COUNTRY CLUB WINDHAM NY	✓

- Margaret Scary PO Box 126 Windham, NY 12496
- Victoria Shuster 5510 Rt 23 Windham NY 12496 ✓
- Maria Swedberg 56 Windham Mt Village, Windham
- John + Deb. Buncer PO Box 171 Windham
- Anthony + Nancy Pimpinella PO Box 621 Windham
- PATRICK BLOTT 5419 Main St Windham
- Kori Torgerson Ph.D. 112 Buckskin Loop Windham
- PETER MECCA - Windham
- HELEN CASEY 91 HOLIDAY COURT.
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-
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-
-
-
-

Please SIGN IN

If you wish to speak, please put a checkmark ✓ next to name

NAME	ADDRESS of PARCEL
DAN Buzetta	8 The Glade - Windham
Kathy Janni	10 Pond Lane
Resind Steinborn	15 Meadow Lane
Paul Steinborn	" " "
Judy Gorberg	8 Brainard Ridge Rd.
Joe Gorberg	" " " "
Peter Martucci	125 CT RT 32C
J. Bapilio	51 ANCHOR CAMP RD
MARGARET NITAN	138 SUNSET PK. RY., HAINES FALLS
MARY ANN SPARZZA	240 Summit PK Haines Falls
BILL PETTI	58 ANDREA Way Haines Falls NY
SUSAN SMYERS	11890 NY23 Ashland
Ashraf Nassar	Hudson
Anthony Minniti	6321 Airport Rd Prattsville
Bill Williams	1070 Rt 10 ✓
Randy Zumb	192 Co. RT 40
John Fay	69 WINDHAM RT 106 RD WINDHAM
BRIAN VRABEL	22 Black Bear Lane
Barbara + John Tait	POB 821 Windham

my clients. Accordingly the plan must be modified to maintain the same type of direct and unencumbered access my clients currently enjoy to access their property rather than forcing them to pass through and be burdened by the traffic generated by the Resort.

Please take the foregoing into consideration as you review the application, and if you have any questions or concerns, please do not hesitate to have your counsel contact me.

Very truly yours,

A handwritten signature in cursive script, reading "Laura E. Ayers", written over a horizontal line.

Laura E. Ayers
laura@lauraayerslaw.com

cc. Wintergreen Club, Inc. via email
Tal Rappleyea, Esq. via email: Tal@talrappleyea.com

The Law Office of

Laura E. Ayers, Esq.

186 Delevan Road
Delanson, New York 12053

Phone: (518) 895-1115

Facsimile: (518) 456-6709*

www.lauraayerslaw.com

*not for the service of legal papers

August 5, 2024

Via Email and Certified Mail RRR:
Windhamplanningboard@gmail.com

Town of Windham Planning Board
371 State Route 296
Hensonville, NY 12439

Re: Windham Mountain Resort Master Plan

Dear Planning Board,

I represent the Wintergreen Club, Inc. that owns real property known by the Tax Parcel ID Number of 95.10-3-32 by that adjoins the Windham Mountain Resort.

Please be advised that by virtue of an easement agreement dated February 2, 2005 and recorded on September 19, 2005 in Liber 1185 of Deeds at Page 226 and by virtue of their deed dated August 3, 2006 and recorded on August 23, 2006 in Liber 1228 at page 122, my client has deeded rights to use Fromm Road in its current location to access their real property. Upon review of the Full Environmental Assessment Form and narrative of the Windham Resort Masterplan, it has been noted on Page 5 Section F Narrative Paragraph 3 their plan is to remove Fromm Road entirely stating: "Fromm Road will be removed, and a new road will be constructed connecting Resort Drive to Trailside Road."

The easement my clients enjoy over Fromm Road cannot be extinguished or unilaterally relocated by the landowner. See *Lewis v. Young*, 92 NY2d 443 (1998). Access over Fromm Road cannot be removed, nor can it be relocated without my client's express written consent. While my client does not oppose the project and the possibility of relocating their easement, the new location must be:

- 1) mutually agreeable,
- 2) the landowner must bear the expense of the relocation,
- 3) the change cannot frustrate the parties' intent or object in creating the right of way,
- 4) the change cannot increase the burden on the easement holder, and
- 5) the change cannot significantly lessen the utility of the right of way.

The possibility of having my clients use Resort Drive instead of Fromm Road would frustrate the intent in creating a private access road and would materially increase the burden on

William L. Deane

24 Loretta Lane

PO Box 224

Windham, NY 12496

(201)924-4827

Deanbill77@gmail.com

Town of Windham

Planning Board

windhamnyplanningboard@gmail.com

Re: Windham Mountain Club Master Plan

Ladies and Gentlemen:

Dear Members of the Planning Board,

My wife, Helen, and I have been a part of the Windham community since 2001, spending weekends and vacations here before making it our full-time home in 2011. We've loved everything this town has to offer, from the restaurants and shops to skiing and golfing. It's been a wonderful place to retire and share with our family and friends.

The proposed changes at Windham Mountain Club (WMC), particularly the potential loss of access to some activities, have us worried about the future of this community. I'd like to share a few thoughts and concerns:

1. **Impact on Property Values:** WMC is constructing significant new units, including 66 units on their property and more on South Street, and I'm concerned about the effect on home values. Fewer visitors during peak ski periods could mean fewer prospective homebuyers, which will inevitably lead to a decrease in property values.
2. **Effect on Local Restaurants:** During ski season, we tend to avoid dining out on weekends because it's already tough to get a table. If visitor numbers drop, local restaurants could see a downturn. That's something we should all think about.
3. **Windham Country Club:** As an avid golfer and longtime member of Windham Country Club (WCC), I'm disheartened by the possibility of losing it. I enjoy the camaraderie with the other members, the course itself, and the quality of the staff and services. The idea that existing golf members and day golfers could all simply shift to another course, likely Christman's Windham House, is bound to create access issues, and in the long run, it could hurt the local tourism and economy. Once the WCC course is rebuilt and made exclusive to WMC members, the broader community loses out on a valuable resource and the golf course will no doubt be significantly under utilized. Perhaps utilization issues could be mitigated by

continuing to offer “season passes” to non-members even if restricted to weekdays or limited hours on weekends. Has there been any study on the economic impact this could have on local businesses that benefit from the golf community?

4. **Insular Community:** The WMC seems to be developing an insular, self-sufficient community, which doesn't align with the character of Windham or the surrounding areas. This exclusivity could diminish the town's inclusive spirit and its economic ties with the broader region.

I understand that these are complex issues, and I hope the Planning Board considers the long-term impact on Windham and the surrounding communities. Thank you for taking the time to read my thoughts and for the effort you're putting into this important decision. Sincerely,

Very Truly Yours,

William L. Deane

August 15,
2024

Dear Windham Planning Board Members,

My wife, Marguerite and I are the owners of 217 South Street, Windham, New York 12496 located at the intersection of Trailside Road.

My concerns about the Current Windham Resort Master Plan Proposal relate directly to our current Windham Community Infrastructure.

Community Infrastructure has been defined as “a complex system of facilities, structures, and the environment of a neighborhood that contributes to the quality of life and overall safety and health of a community.”

Our **Windham Community Infrastructure** must be our main concern when reviewing any proposed plans that may impact our Windham Quality of Life.

Such concern is recommended for reviewing the proposed Windham Resort Master Site Plan and Major Subdivision. The project on the south slopes calls for “development of property, incorporating townhomes, single-family properties, lots, and green space” is located on South Street in the Town of Windham, Greene County, NY.

- Municipal water supply demand - is it currently adequate to handle the expected additional residents?
- Utilities - electric service demands - are they able to handle the additional load demands?
- What are Environmental impacts on our roads and traffic safety?
- How will our Police & Fire services, Ambulance & EMS services meet the increased demands?
- With the additional housing proposed - this will have an impact on our Schools. Will our Windham schools have the ability and the capacity to admit new students?

Thank you very much for considering the concerns mentioned here that will effect all of us who love our Windham Community.

Regards,
John Lockwood
518-734-6294
516-697-5526 c

**WINDHAM PLANNING BOARD
NOTICE OF PUBLIC HEARING
WINDHAM MOUNTAIN REDEVELOPMENT PROJECT**

PLEASE TAKE NOTICE that the Town of Windham Planning Board will hold a public hearing on August 15, 2024 at 7:00 p.m. at the Centre Property Church, located at 5379 State Route 23, Windham, NY, to receive public comment on the proposed Windham Mountain redevelopment project. Windham Mountain Partners, LLC (the "Applicant") has applied to the Town of Windham Planning Board for site plan and major subdivision approval to implement a new Master Plan for development that will include new residential development at the base of the ski mountain, base lodge improvements, expanded adventure center that will offer access to different on-site and off-site recreational activities, and upgrades to the existing golf course and clubhouse. The project also includes proposed changes and expansions of the existing Windham Mountain private membership club and related access restrictions. The total project area includes close to +/- 245 acres spread over 36 tax parcels in the Town of Windham, Greene County. Town of Windham Planning Board has declared itself Lead Agency to oversee the environmental review is required under the New York State Environmental Quality Review Act ("SEQRA"). This includes a review of potential impacts arising from proposed construction activities and access restrictions and mitigation that has been proposed by the Applicant and incorporated in the project design, including mitigation measures that are intended to maintain long-term public access to the ski mountain. The Planning Board invites all interested members of the public to attend the public hearing to offer comments for its consideration. The Planning Board is in the initial phase of its review and will consider public comments that are received at this hearing prior to making its determination of significance under SEQRA. There will be additional opportunities for public comment in the future as part of the Planning Board's review of the Applicant's site plan and subdivision applications. All application documents, including but not limited to site plan concept sheets, Full EAF with supplemental narrative, and supporting studies including wildlife habitat assessments, wetland delineations, correspondence with involved and interested agencies, and related engineering reports, are available for review at the Town Clerk's office. Interested members of the public are encouraged to attend and comment. The Planning Board will also consider any written comments that are received.

By Order of the Windham Planning Board

Bonnie Poehmel
Town Clerk
Dated: August 1, 2024



Bette Rhoades <windhamacctclerk@gmail.com>

Fwd: Meeting on 8/15 regarding Windham Mountain Club

1 message

WindhamNYPlanningBoard <windhamnyplanningboard@gmail.com>
To: windhamacctclerk@gmail.com

Wed, Aug 14, 2024 at 2:38 PM

----- Forwarded message -----

From: **Susan Kowalski** <assetusa03@yahoo.com>
Date: Wed, Aug 14, 2024 at 11:25 AM
Subject: Meeting on 8/15 regarding Windham Mountain Club
To: windhamnyplanningboard@gmail.com <windhamnyplanningboard@gmail.com>

To The Planning Board:

Regarding the proposed changes the Windham Mountain Club wants to make, my concerns have to do with water and how 46 townhouses and 20 new homes will effect those that rely on town water already and/or those that rely on well water as well. It has been my experience that both the quality and pressure of the water changes with building both.

Can the Water Department handle an additional 46 townhouses and 20 additional single family houses in addition to the other new houses being built on South Street already? Or, if they are planning to dig wells, how many wells per house and how would that effect others with existing wells? If it cannot be done without effecting existing home and business owners than it needs to be paused until a system can be figured out.

The stream below the snow tubing area is currently used for snow blowing without issue to my knowledge; however, would the additional need for so much water also effect the stream?

Finally, would the new townhouses and single family homes be water metered by the Town Water Department?

Thank you for reading my concerns.

Sincerely,

Sue Kowalski



Sandra Allen <windhamnyplanningboard@gmail.com>

WM Planning Board Meeting 8/15th - Windham Homeowner Feedback

2 messages

Howard Bass <howardkbass@outlook.com>

Fri, Aug 9, 2024 at 12:10 PM

To: "windhamnyplanningboard@gmail.com" <windhamnyplanningboard@gmail.com>

Cc: Scott Ouimet <s.ouimet@keaeng.com>, Shaun Lee <s.lee@keaeng.com>, Stacy Bass <swbass@optonline.net>

To: Town of Windham Planning Board
Copy to: Kaaterskill Associates

Good morning,

The purpose of this letter is to express our unequivocal support for the planned expansion of Windham Mountain as described in detail below. Unfortunately, we are unable to attend the meeting in person and wanted our views to be heard.

As context, we are members of the WHOA and our home on Wonderama lane has been in our family for almost 50 years, allowing four generations of our family to ski here and build unforgettable memories.

We'd also like to acknowledge that during the last year, a lack of accurate information and miscommunication, created lot of questions and concerns relative to the new ownership of, and plans for the Windham Mountain Club. However, we hope now that most of the concerns have been answered and that the homeowners, residents and neighbors appreciate that Windham Mountain will always have season passes available for homeowners, and a range of passes available for purchase by the public. Furthermore, the investments already made and still planned (pending approval) will benefit everyone; seasonal tourists and visitors, Windham residents, the public and of course, members of the private club. There are many examples of these broad-based improvements; much-improved snow making equipment, new lifts, the new lodge cafeteria, and the new retail outlet being built.

What's being proposed will ultimately expand the local Windham economy and opportunities for small and local businesses by serving:

- I) Significant new home development bringing new residents needing a full range of local services and products
- II) Enhanced hotel and vacation experiences attracting more visitors
- III) Significantly improved ski mountain experiences with public access
- IV) Increased visitors and economic activity across all of Windham and surrounding towns from a greatly improved 4 season resort drawing a significant number of new residents and visitors- year round!

Please seriously consider our strong endorsement of the proposed plans.

Thank you

Howard and Stacy (Waldman) Bass

Detailed Plans:

"The project is located on South Street in the Town of Windham, Greene County, NY. The project also includes expansion of the existing private club, long term public access to the ski area and winter tubing, renovations to the existing base lodge, a residential development, improvements to the Adventure Center, and renovations of the golf course. Information about the project and the submission documents can be viewed on the Town of Windham Website.

The proposed project is a site plan and major subdivision of all or a portion of tax parcels 95.00-6-2, 95.00-6-3, 95.00-7-1, 95.00-7-2, 95.00-7-3, 95.00-7-4, 95.00-7-5, 95.00-7-6, 95.00-7-7, 95.00-7-8, 95.00-7-9, 95.00-7-10, 95.00-7-12, 95.00-7-13, 95.00-7-14, 95.00-7-15, 95.00-7-16, 95.00-7-17, 95.06-1-9.2, 95.06-1-11, 95.10-3-34. Part of the project, referred to as the Windham Mountain Club – Homes, includes 46 townhouses and 20 single family houses to be located at the base of Windham Mountain.

The project also includes site plan approval for tax parcels 78.18-2-1 and 95.06-1-3. This part of the project, referred to as Windham Mountain Club -Adventure Center, includes adding pools, racquet sports courts, a kids camp area, and copes course to the existing snow tubing area.

The project also includes site plan approval for tax parcels 78.00-4-24, 95.00-2-13, 78.00-4-12.1, and 95.07-2-1 through 95.07-2-10. This part of the project, referred to as Windham golf Club, includes the redesign and expansion of the existing golf course, driving range, and maintenance facility."