

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, July 16, 2026

Board Members Present: Chairperson: Lisa Jaeger
Members: Ray Curtis, Claudia Lane, Mike Troccoli
Alternate Member: John O'Neill
Planning Board Clerk: Sandra Allen

Board Members Absent: Nathan Holdridge

Meeting was called to order at 7:00 PM, followed by the Pledge of Allegiance.

Motion to recess the meeting at 7:01 was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

Motion to reopen the meeting at 7:18 was made by Troccoli, seconded by Lane with 4 in favor and 1 absent.

MINUTES: Motion to approve July 2, 2026, minutes was made by Jaeger, seconded by Lane with 4 in favor and 1 absent.

LOT LINE ADJUSTMENT: Miltenberger/Hickory Hill 78.00-3-39 and 78.00-4-32. Received approval letter from Town Attorney, Rappleyea. Reviewed map and letter. Motion to approve was made by Troccoli, seconded by Jaeger with 4 in favor and 1 absent. Maps were signed and stamped.

LOT LINE ADJUSTMENT: Barber 831 Mitchell Hollow Road. Received approval letter from Town Attorney, Rappleyea. Reviewed map and letter. Motion to approve was made by Troccoli, seconded by Curtis with 4 in favor and 1 absent. Maps were signed and stamped.

SKETCH PLAN: Devanand & Vidyahlatie Jaikarran Begley Road. Proposed two-story single-family home, 5,000 sq ft, 7 acres. Review maps and plans, lot fronts Begley and private road, proposed driveway entry is on the private road. Board will review the application and all maps and documents.

SITE PLAN: Nick Bove, The Gas Hole. Proposed project is an addition of an auto repair shop in the two empty bays in the existing structure, will add two new lifts, additional cars will be in the back, no waiting room or public restrooms. Reviewed draft decision and condition approval. Bove proposed adding lights and a sidewalk to the back parking area for the safety of customers. And a storage shed closer to the sidewalk for his workers safety. Time of operation M- Sat 9 to 6 and Sun 9 to noon. This Board will continue the review of the language for the conditions.

SUBDIVISION: CatskilMJM (formerly Ed Thompson) 5628 State Route 23. Reviewed proposed subdivision plans which is to subdivide the 4-acre lot to four 1 acre lots. Board reviewed revised maps, topo was included and will check on zoning regs, has Town sewer, wells to be determined. Motion to set escrow

account in the amount of \$2,500.00 was made by Jaeger, seconded by Troccoli with 4 in favor and 1 absent.

SUBDIVISION: Windham Skye County Route 10. Request for a 90-day extension which was made in a timely manner. Motion to approve the extension was made by Troccoli, seconded by Curtis with 4 in favor and 1 absent.

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.

SUBDIVISION: Windham Mountain Master Plan. Request for an extension, received in a timely fashion, however not enough members for a quorum for this project.

SITE PLAN AMENDMENT: Windham Mountain Club, hotel addition. Attorney Phillips recapped all proceedings to date. Reviewed the changes to SEQRA determination previously made, specifically going from residential to commercial impact. Flannigan was given privilege of the floor to read a letter he previously sent to the Board (see attached).

SITE PLAN AMENDMENT: Windham Mountain Club – Adventure Center. Reviewed the lighting amendments, wastewater from the pool and hot tubs. Requested in writing that the Town approval discharge of wastewater into the sewer system.

Lane, Troccoli and Curtis rejoined the Board.

Meeting was adjourned at 8:53 PM on a motion by Jaeger, seconded by Lane with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Planning Board Clerk

From: Leslie and Marianna Leman

To: Members of the Windham Planning Board

We have recently read an article in The Outlook online newspaper regarding Windham Mountain Club's planned hotel, requiring a change to its master plan which can be referenced at <https://theoverlooknews.com/windham-mountain-club-seeks-approval-for-26-room-hotel/>.

For 44 years, our family has owned and operated Albergo Allegria Hotel, located at 43 State Route 296 in Windham. The article quoted Club President Kristen Leach stating, "... the hotel... would help address a shortage of lodging in Windham". As local second-generation hotel owners, we are knowledgeable in this industry and its market area. We can categorically say that this statement is not accurate.

Although we do not know which date The Overlook interviewed Leach, prior to its publication of June 26, 2026, Albergo Allegria had rooms available on most weekends prior to this publication. We are confident that our availability is reflective of the overall availability of rooms in the surrounding area.

We will be bold enough to state that all of the hotels in the surrounding area have availability weekdays all year long, with perhaps an exception when an individual hotel is full due to a special event or happening. When that is the case, the other area hotels still have vacancy.

Regarding weekends, we will be vulnerably transparent and state that since becoming Windham Mountain Club (WMC) - with a change in its name, ownership, marketing, and pricing structure - Albergo Allegria's winter occupancy has decreased by 40% since 2023. If WMC's primary season does not call for additional hotel rooms to "address a shortage of lodging in Windham", why would its secondary season require more rooms? Likewise, a perceived shortage of hotel rooms does not take into account the 900+ Airbnb property's currently existing on our mountain top, many of which are unique, exceptional, and qualified as "luxury boutique". These properties are not all at capacity on weekends throughout the year either.

Continuing to be transparent, we would like to address the statement, "There was a large wedding in the area this past weekend... We saw buses coming from down the mountain, and they were actually out of lodging and heads and beds were a problem for them as well." We personally communicate with wedding coordinators, wedding couples, and their guests about room availability, as well as transport to/from wedding venues. Although there may be an instance, once in a blue moon, that Windham area wedding venue couples bus-in lodging guests from down the mountain, that is an anomaly. We can confidently state that buses coming into town are not bringing lodging guests from down the mountain to Windham venues. Buses arrive in Windham to transport hotel guests to/from their wedding venue.

Regarding the statement, "the club hoped to position it above existing lodging options such as Wylder and Eastwind... we'll kind of be above that... we're not looking to compete with Wylder, we're looking to kind of go to the next level up of that." There are a number of Windham lodgings that are highly awarded with well earned accolades. Quality in design, hospitality and service, as well as amenities, are all part of what makes up an exceptional "next level" lodging property. Our hope is if WMC hotel plans are before the Board, a standard of exceptionalism will be held as this is their publicly noted intention. We are of the persuasion that "a rising tide float all boats" and any development that enhances Windham as a whole, solidifies its welcoming reputation and desirability, will be best for Windham's future.

We felt it prudent to address the comments posted in The Outlook, and trust the planning board to weigh decisions carefully with wisdom and facts. Windham may at some time in the future require more lodging

capacity, but at this time all lodging types which include hotel, resort, and Airbnb's are no where near capacity. Windham Mountain Club can factually claim that it desires to build a hotel, but not to state that it is needed to "help address a shortage of lodging in Windham".

Warmest regards,

Leslie and Marianna Leman
Albergo Allegria Hotel
PO Box 267
Windham, NY 12496
518-734-5560

July 15th, 2026

Lisa Jaeger
Windham Town Planning Board
371 NY-296
Hensonville, NY 12439



Dear Ms. Jaeger:

I am writing regarding Windham Mountain Club's request to amend its previously approved Master Plan to include a new 26-room boutique hotel. While we wish Windham Mountain Club much success and support them whenever possible, when the original Master Plan was presented, other members of the lodging community and I were given assurances that the Mountain would not construct its own hotel and would instead support Windham's existing lodging businesses. This proposed amendment to the master plan represents a significant departure from that commitment and raises serious concerns about the long-term impact on the local lodging community that relied on those assurances.

This amendment is a material change to the previously approved Master Plan. The original plan did not increase the Town's lodging inventory. This amendment would add 26 luxury hotel rooms to an already competitive market, creating a significant expansion rather than a minor modification. The impact of this increase would be directly felt by existing lodging businesses that have invested in the expanding and strengthening of Windham's hospitality offerings.

Wylder opened in October of 2022, formerly the Thompson House, adding 111 rooms open 365 days a year, which was a massive expansion of Luxury Hotel rooms in the Windham Market. The Henson also just opened down the street with more luxury rooms in the market.

I was concerned to read that Windham Mountain Club President Kristin Leach was quoted in *The Overlook News* as saying the proposed hotel would help "address a shortage of lodging in Windham." Respectfully, that assertion does not reflect the reality experienced by those of us who operate hotels in this community. Ms. Leach referenced buses bringing people around as the reason Windham needs more lodging. Nothing could be further from the truth. This is because weddings use buses to get to wedding destinations; this has nothing to do with a shortage of hotel rooms. For example, Windham Manor is a destination wedding business that requires guests to stay at area lodging because they do not have enough rooms on site for their weddings; however, that doesn't mean there are not enough rooms in Windham. There are thousands of Airbnb's online in and near Windham that the area lodging businesses compete with every weekend.

The article further states that the proposed hotel would offer valet-only parking and that Ms. Leach believes it would be positioned "above" existing lodging options such as Wylder and Eastwind, suggesting that it would not compete directly with local hotels. Respectfully, that characterization is inconsistent with how the hospitality market functions. Guests seeking upscale accommodations will inevitably compare these properties, and the Mountain's hotel will compete directly with existing local businesses for the same customer base. Wylder consistently sells to luxury clients who stay at the mountain for skiing, and it would be a direct competitor.

Occupancy levels in Windham have remained well below national averages during much of the year. The national average hotel occupancy in the country is 62% per Co Star, the Windham Market runs approximately 30% occupancy. The market is only busy two out of seven days a week, on Fridays and Saturdays. March, April, May, November, and December are also particularly challenging months, and occupancy from Sunday through Thursday is consistently weak. While the Mountain may present consultant reports or feasibility studies in support of its

application, those of us operating lodging businesses in Windham know from firsthand experience that there is no shortage of hotel rooms.

Windham Mountain Club owns the Outpost Hotel with plenty of rooms that do not fill every weekend. I invite you to look on Expedia, they are not selling out. The Mountain closed the restaurant at the Outpost that makes it less attractive to stay at. The Mountain could invest in their existing property, open a quality restaurant to the public, and operate those rooms that are already in existence. Windham Mountain Club owns and operates the Hamilton Motel, renovated it for staff housing, yet it sits empty and doesn't bring life to that area as tourists arrive into Windham. Windham Mountain Club could activate the Outpost and the Hamilton into upscale boutique hotels that would add character and life into the downtown Windham commercial corridor. That would be in keeping with the character of Windham, add value to local small businesses and make a good first impression to visitors and residents who want to spend time in Windham.

It is my understanding that Townhouses were approved to be built next to Wylder and across from Albergo in the most prime commercial area of Windham. This is an out-of-place location to approve residential housing directly in-between two resorts in a retail section of town. This could have been a great fitness spot, wellness destination, a bowling alley, a spa, or some commercial application that would provide more things to do in Windham. That approval is also out of character which concerns me that planning decisions are being made that do not increase amenities to Windham residents or visitors.

Families have been visiting properties such as The Thompson House for generations. Wylder has invested significantly in restoring historic buildings, preserving the community's architectural heritage, and creating a destination that complements the Town rather than competes with it. We refer and collaborate with area small businesses as much as possible. A privately operated luxury hotel owned by the Mountain, located at the mountain, is fundamentally different from the community-based hospitality that has long defined Windham. The originally approved Master Plan appropriately balanced responsible development with the interests of the broader community. This proposed amendment fundamentally changes that balance by allowing the Mountain to become a direct competitor to the independent lodging businesses that have invested in Windham for decades and is *inconsistent with the character and long-term vision of Windham*. The result would be lasting negative economic consequences for those businesses and, ultimately, for the diversity and character of the Town itself.

For these reasons, I respectfully urge the Planning Board to deny the proposed amendment to the Master Plan that would authorize construction of a new boutique hotel at Windham Mountain Club.

Thank you for your consideration and for your continued service to the Town of Windham.

Sincerely,

John Flannigan

John Flannigan
Founder & CEO Wylder Hotels

cc. Thomas Hoyt