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, October 1, 2026

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

Board Members Absent: Ray Curtis

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

MINUTES: Motion to approve September 3, 2026, minutes was made by Troccoli, seconded by Lane with 4 in favor and 1 absent. Motion to approve September 17, 2026, minutes was made by Troccoli, seconded by Lane with 4 in favor and 1 absent.

SKETCH PLAN/SITE PLAN: Furst Windham House LLC, Lot 4 of Windham Luxury Estates. Proposed project is a single family home, 3,900 sq. ft, 10 acres. This Board will review submitted documents and will advise applicant regarding next steps.

SKETCH PLAN/SPECIAL USE PERMIT: Hariklia Koundourakis, Peregrine Realty 7 Stavros Rd. . The proposed special use is to utilize a limited portion of the existing single-family residence as the firm's registered principal office and for limited administrative and executive office functions.
No construction, expansion, exterior alteration, grading, land disturbance, change in access, change in existing parking, or other physical modification to the building or site is proposed in connection with this application. The proposed office will not have employees regularly reporting to the property and will not routinely receive clients or members of the public. This Board will review submitted documents and will advise applicant regarding next steps.

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.

PUBLIC HEARING/ SITE PLAN AMENDMENT: Windham Mountain Club, hotel addition. Notice was read for the record.
Attorney Phillips gave a full history of the entire Windham Mountain Master Plan beginning in 2023. She then explained the SEQRA process - a SEQRA public hearing is not required however the Board made the decision to open a public hearing during the SEQRA phase of the project so that they could receive and consider comments from the community before it made its SEQRA determination. The public hearing was continued after the SEQRA determination was made to comply with the law on subdivisions which requires an opportunity to comment after the SEQRA review is complete.

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Phillips explained that tonight's hearing was to listen to all the comments, concerns and questions from the community and that all will be addressed at a further date.
Town Attorney, Rappleyea, further explained that in consideration of all in attendance responses will be kept to 3 minutes per person.
Chairperson Jaeger asked, at this time, if anyone had written comments they would like to read. All written comments, concerns and questions, even if read aloud, are attached.
McGuffog, Papson, Flannigan, Giordano (for Leman) read their prepared letters, (see attached)
Schreiber implored the community to work together. Strongly stated the need for a sidewalk and that all businesses are pulling from an existing client/customer base.
Bove expressed concerns about the loss of parking and fears of Windham becoming a ghost ski resort and what if this project fails. He feels that this is a major project the effects the entire town and there is no reason to rush the process.
Exum questioned why Jaeger has not recused herself because she is the Chairperson of the Windham Chamber and Windham Mountain Club gave a large donation to the Chamber. He also asked if Leach was also part of the Windham Chamber. And, if Jaeger recused would there be a quorum?
Previous owner of Minimal expressed that she had to close her business due to lack of business. She feels that tourism is down and wanted to know if anyone's business has grown or made money since the new management/owners at Windham Mountain.
Giordano asked if there was a hotel on the original plans submitted and did Windham Mountain make a promise and assurance not to put in a hotel?
Mateo asked if the proposed hotel was the same size and design of the townhouses it will replace?
Torgersen requested that the public hearing remain open for written and verbal comments and questions.
Buyers asked about original plans with the hotel, then the removed hotel plans and now back again?
Martin wanted to say for the record that he has only had positive interactions working with the management/owners of Windham Mountain.
Goettsche stated that she has worked in the Spa at Windham Mountain through 3 owners. The Spa was originally open to the public and when it became private it helped local spa/massage establishment and feels it gives the same opportunities to other local restaurants and businesses.
Grubbs shared that since opening his business has continued to grow. He believes in self-competition, supporting and hiring the local youth, and supporting the success of others.
C Martin feels that the Mountain entrance and Adventure park look much better.
Hodge feels that Windham Mountain is the life blood of this town and likes so many people are here (tonight) and contributing to the process.
Jaeger asked if anyone else wanted to speak, there were no takers. Motion to keep the public hearing open for written comments until Oct 15, 2026, was made by O'Neill, seconded by Holdridge with 3 in favor and 3 recused.

All documents and maps regarding this project can be reviewed on the Town Website under the Planning Board tab.

Lane, Troccoli and Curtis rejoined the Board.

Meeting was adjourned at 8:19 PM on a motion by Troccoli, seconded by Holdridge with 4 in favor and 1 absent.

Respectfully Submitted,

Sandra Allen, Planning Board Clerk

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Attachments

My name is Charlie McGuffog. For those of you who don't know me, I'm a local business owner. 1 [1] m also a homeowner, as well as part of the ownership group of Windham Mountain for almost 20 years. my partner , steve starker and I have been through five regime changes at the mountain and keep reinvesting because we believe there's a lot more to be done in this town And maybe We can help. You can believe that or not.

My family's been in Windham since 1947. I've been here since 1959. I [l]ve spent every single summer of my life in Windham. And I know how important summer is. Not just being a
ski town for four months. I see it in the numbers, as a partner in the mountain and as a business owner. The key to being successful here is having people come all year-round, including midweek. Not just November through March and then the crowd disappears.

We're starting to see summer traffic again, in part because of the wedding venues. People like Barry and
Susan Smith put their money on the line. They started a great wedding venue where my son got married.
Which leads me to the next topic: the hotel.

When my son got married, we had 300 people at the Manor. It was preWylder. Wylder wasn't open yet.
So those 300 people were scattered all over the mountaintop. They went to Union and Post, Eastwind,
Wynwood , Whisper Creek, all over. Everybody got a piece.

Now Wylder comes to town with 110 rooms. If Wylder had been open for my son's wedding, a lot of those people would have stayed there. That's competition.

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John flannigan came here, raised the bar, and I gave him credit for it. I supported it. That's what we are suppose to do. The answer isn't to fight competition. The answer is to raise your bar.
Look at Mill Rock. They raised the bar with a complete renovation. The place is beautiful. They realized you sometimes have to spend money to compete. And that's what they did. Bravo to John Galino.
Look at Eastwind Hotel. They continue to raise the bar. They're adding rooms, they added a restaurant, they're always looking for new ways to increase revenue.
Christmans is open for dinner now. Not much is open on Mondays so they adapted. That's what businesses do to compete.
They adapt.

My point is simple: Compete, deviate , and raise the bar.

This hotel is not competition. It's raising the bar. The hotel will attract people to explore the Windham
Mountain Club, and the town, use the amenities, and possibly become members and future homeowners. It's about exposure, not taking away from the hotels in town.
What most of you don't realize is that the private club has been in existence since 2008. What was added was amenities and gearing it towards a four-season resort. Adapting to change and raising the bar .
And if there are three or four hundred members coming to town year round , they're spending money all over town, not just at the mountain.
Instead of fighting change, let's ask how we can attract more people here. Not just in peak season, but midweek, year-round.
Let's turn the energy toward solutions.
We have two golf courses, two ski areas nearby. hiking, biking, great restaurants, so much to offer. I love this place and I am invested here because I believe in it. My ask is very simple: Less negativity, more problem-solving, more raising the bar. I know no

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matter what you do in this town, there will be people who disagree. But what I hope is that sometimes instead of asking who to blame, we ask ourselves what we can do to make it better. What steps can we take to move forward?

Outlook

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letter for 10/1/26 public hearing

From Marianna Leman <marianna.leman@gmail.com>
Date Thu 10/1/2026 4:14 PM
To Sandra Allen < sallen@townofvvindhamny.gov>

Sandra: Please enter the following communications into the record for tonight's 10/1/26 Public Hearing regarding the Windham Mountain Club Amendment to the Master Plan. Thank you. - Marianna and Leslie Leman

From Marianna Radelich Leman
Owner of Albergo Allegria Hotel, and second generation operator of this successful 44 year-long business.
Both my business and residence is located at 43 State Route 296

Dear Town of Windham Planning Board,

As I mentioned in a previous correspondence to you, I am unable to attend tonight's important Public Hearing due to a family event out of state. I am genuinely saddened that I am not here. We have said it publicly, and would like to enter into the record to reiterate, Leslie and I are appreciative of the position and responsibility that the Planning Board holds. We appreciated the time, effort, and energy that you all have invested into our community by sitting on the Town of Windham Planning Board. The same appreciation extends to the Town Board.

In regards to the Windham Mountain Club (WMC) amendment before you, we are in opposition. Members have made the assumption that we are in opposition because we do not want the competition of a hotel. This is categorically incorrect.

We are in opposition because a significant change has been submitted as a minor one. Residential development to Commercial development.

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We are in opposition because WMC announced with confidence that there was "lack of lodging" and therefore this was their "reason to need" to change the Master Plan. No question or inquiry was asked by the Planning Board, "Is that true? Is there a need?"

We are in opposition because a significant amount of recusal has happened. Presenting to a Planning Board of 3 members is not fair to other builders/developers who stand before a board of 5; it is not fair to Windham Mountain Club; it is not fair to the 3 Board members responsible for determining the outcome.

There is a proverb, "In a multitude of council, there is wisdom." This is not to be confused with a multitude of people. "In a multitude of council, there is wisdom". A council of Planning Board https://outlook.offce.com/mail/inbox/id/AAkALgAAAAAAHYQDEapmEc2byACqAC%2FEVVgOAof85PS8CGEynCnzCFwGQHgAAeijoRAAA?nativeVersi.. 1/3

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members are those who are chosen and qua\ified to give advise and make a decision. They should deliberate together, and reason together for the betterment of Windham.

We are in opposition because Town Board officials have stated to us directly that WMC was carved out as a development, and its Master Plan is grandfathered, and it will not go under the new Zoning Law.

We are fully aware WMC is classified as the "Resort District" within the adopted Zoning Law. We are fully aware that a hotel is permissible within that law.

However, it would be subject to the Town's Zoning Law. WMC is circumventing the Planning Process. It is the Planning Process that is at risk. Any significant change in WMCs currently approved Master Plan, which this is by definition a significant change, should place the WMC Master Plan under the adopted Zoning Law.

We are in opposition of the WMC private helicopter landing pad, which we have been informed has been denied by the Town Board. Could WMC make an Amendment to their Vaster Plan and reinstitute that amenity as long as they follow the FAA regulations?

We are in opposition of the WMC private shooting range, which we have been informed was denied by the Town Board and will be, or currently is, located in Ashland. Could WMC make an Amendment to their Master Plan and reinstitute that amenity in Windham as long as they follow the Noise Law?

We would like the Planning Board to answer all the questions posed during the Public Hearing. We would like the manning Board to respond to letters submitted by the public.

Concerns of our community need to be considered:

1. Why do you not classify a change from Residential townhomes to Commercial hotel as significant?
2. Will further WMC Master Plan Amendment changes be likewise approved because it is grandfathered?
3. Did Mr. Triccoii, Ms. Lane, and Mr. Curtis asked to be recused? Or was it the Town of Windham Board that asked them recuse themselves?
4. Did Ms. Jaeger raise concerns and discuss with the Board about recusing herself? And if so, what were the reasons that she was not recused?
5. Why are some Planning Board members not completing the 4-hour-annual requirements to sit on the board? How does a Planning Board member say they see no difference between a townhouse and a hotel as they both provide lodging. Within New York State Planning terms, the definitions are clearly different, they have different land use and water use.

We have watched the ownership of the mountain change throughout the years. It will continue to change. Our Windham, our community, our neighbors will be here long after the current ownership is gone and another ownership takes their place. Accepting an Amendment to the WMC Master Plan sets a precedent, a precedent that impact the character of our community. Why have you not asked if it will impact it positively, or negatively?

These concerns, and many others, are not purely mine. We live here, we raise our families here, we work here, we invest in business here, we help our elders "age in place", we aide each other in times of need, we are a community.

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Outlook

Windham Mountain Club hotel amendment comments.

From Nick Bove <wmocbs@gmail.com>
Date Thu 10/1/2026 4:59 PM
To Sandra Allen < sallen@townofvvindhamny.gov>

For Public Comment.

Windham's Planning Board has a huge and challenging responsibility to guide growth fairly, balancing investors' interests with the town's short- and long-term welfare.

I believe the Planning Board made a misstep when it issued a negative declaration under SEQR for Windham Mountain Club's master plan. That decision cleared the way for replacing much of the resort's parking with private homes.

For more than 50 years, visitors drawn to Windham Mountain have helped shape our town and sustain its businesses. That full parking lot represented customers, jobs, and economic opportunity. Reducing parking could limit the resort's ability to attract visitors and threaten the economic foundation that generations helped build.

Ownership changes, but the consequences of these decisions will remain. If the current business model fails or a future owner seeks to welcome more visitors, insufficient parking could limit the resort's recovery. The entire community would bear the consequences of a struggling or shuttered mountain.

The proposed addition of a hotel may give the town another opportunity to examine these risks. The Planning Board, as lead agency, should determine whether the amended proposal warrants reconsidering its negative declaration and requiring a full environmental impact study through a positive declaration.

This is about protecting Windham's future while considering the interests of residents, businesses, visitors, and both current and future resort owners. A decision this consequential deserves a thorough review.

Best,

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Nick Bove

https://outlook.office.com/mail/inbox/id/AAkALgAAAAAAHYQDEapmEc2byACqAC%2FEWgOAof85PS8CGEynCnzCFwGQHgAAeijqLQAA?nativeVersi...

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From: Marianna Leman <marianna.leman@gmail.com> sent:
Thursday, 24 September 202616:13:35
To: Sandra Allen <sallen@townofwindhamny.gov>
Cc: Ijaeger@townofwindhamny.gov <ljaeger@townofwindhamny.gov>; Thomas Hoyt <thoyt@townofwindhamny.gov>

Subject: Time sensitive from Marianna and Leslie Leman

Dear Sandra Allen,

The amendment before the Planning Board regarding the WMC Master Plan Amendment is a vitally important topic to my husband and myself. When the Public Hearing was announced for Friday, October, 1, 2026, we had already secured plans to be in Virgina to attend Justice's live theatre performance. Justice, our oldest son, is in his final year of university and this is an important family event.

Both this particular public hearing, and our son's performance, hold the same weight of importance to attend in person. One event is to see him shine, the other event is to effectively communicate our position of the amendment before the planning board To present before the Planning Board in person offers us the ability to fully express our opinion. That is not possible for October 1st. Due to this conflict, we cannot be there. The next best option for us is to utilize technology and present a pre ..recorded message as we cannot be in two places at once,

I am asking that Leslie and I have the opportunity to present our voice to the Planning Board, and that the board can hear from us directly during the public hearing. I am requesting that our pre-recorded messages be played through the monitor that is the meeting room. I have recorded a brief message from Leslie, and a message from myself that will be available through an email to the monitor. If the town does not have someone to link the video to the monitor, I can organize a qualified person to do so with prior arrangemenL

Thank you for your time and prornpt reply,
Marianna Radelich Leman

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From: Edward Carroll <eddiecarroll@verizon.net>
Sent: Saturday, September 26, 2026 11:35 AM
To: Sandra Allen <sallen@townofwindhamny.gov>
Subject: Comment for the Oct. 1 hearing: Windham Mountain Club hotel

To the Windham Planning Board,

I live, own property, or run a business in Windham. I ask that any approval of the Windham Mountain Club hotel be paused until the Town Board completes the review required by Zoning Law section 6-8 C(3), and that the review be fair and follow the law.

Name: Edward Carroll
Address: 66 CD lane. WMV

Thanks,
Eddie

eddiecarroll@verizon.net
917-716-7400

Carroll Real Estate 165
Oceanside Ave
Breezy Point, NY 11697

www.carrollrealestatenyc.com

LYN PAUL <lspcsw@aol.com>
Saturday, September 26, 2026 11:46 AM
To: Sandra Allen <sallen@townofwindhamny.gov>
Subject: Comment for the Oct. 1 hearing: Windham Mountain Club hotel

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To the Windham Planning Board/

I live, own property, or run a business in Windham. I ask that any approval of the Windham Mountain Club hotel be paused until the Town Board completes the review required by Zoning Law section 6-8 C(3), and that the review be fair and follow the Town's own process.

(Add your own reason here.)

Name: Lyn Paul
Address: 22 Twin Maples Lane

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From: Kelly West <kawskiwin@aol.com>
Sent: Saturday, September 26, 2026 4:27 PM
To: Sandra Allen <sallen@townofwindhamny.gov>
Subject: Comment for the Oct. 1 hearing: Windham Mountain Club hotel

To the Windham Planning Board,

I live, own property, or run a business in Windham. I ask that any approval of the Windham Mountain Club hotel be paused until the Town Board completes the review required by Zoning Law section 6-8 C(3), and that the review be fair and follow the Town's own process.

(Add your own reason here.)

Name:Kelly Primiano

Address: Route 296 Hensonville, NY

Sent from my iPhone

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From:
Sent:

Eva Cecchini <evad54@aol.com>
Saturday, September 26, 2026 8:12 PM
To: Sandra Allen <sallen@townofwindhamny.gov>
Subject: Comment for the Oct. 1 hearing: Windham Mountain Club hotel

To the Windham Planning Board,

I live, own property, or run a business in Windham. I ask that any approval of the Windham Mountain Club hotel be paused until the Town Board completes the review required by Zoning Law section 6-8 C(3), and that the review be fair and follow the Town's own process.

(Add your own reason here.)

Name:Denise Cecchini
Address: 194 Begley Road

Sent from my

OFFICIAL

From:
Sent:

Deborah Pelham <dpelham56@gmail.com>
Sunday, September 27, 2026 8:26 AM
To: Sandra Allen <sallen@townofwindhamny.gov>
Subject: Comment for the Oct. 1 hearing: Windham Mountain Club hotel

To the Windham Planning Board,

I live, own property, or run a business in Windham. I ask that any approval of the Windham Mountain Club hotel be paused until the Town Board completes the review required by Zoning Law section 6-8 C(3), and that the review be fair and follow the Town i s own process.

(Add your own reason here.)

Name:Deborah Pelham

Sent from my

OFFICIAL

From:
Sent:

Address: 142 Slater Road Maplecrest,NY

iPad

Sent from my

OFFICIAL

From:
Sent:

annette psihoules <annettepsihoules@gmail.com>
Sunday, September 27, 2026 8:34 AM
To: Sandra Allen <sallen@townofwindhamny.gov>
Subject: Comment for the Oct. 1 hearing: Windham Mountain Club hotel

To the Windham Planning Board,

I live, own property, or run a business in Windham. I ask that any approval of the Windham Mountain Club hotel be paused until the Town Board completes the review required by Zoning Law section 6-8 C(3), and that the review be fair and follow the Town's own process.

(Add your own reason here.)

Name:Annette Psihoules
Address: old Road

From: Maria Elena PAPSON <luquejosh@aol.com>
sent: Sunday, September 27, 2026 9:12 AM To:
Sandra Allen <sallen@townofwindhamny.gov>
Subject: Comment for the Oct. 1 hearing: Windham Mountain Club hotel

I live and own property, in Windham. I ask that any approval of the Windham Mountain Club hotel be paused until the Town Board completes the review required by Zoning Law section 6-8 C(3), and that the review be fair and follow the Town i s own process.
This decision must be made with everyone's vote. Everyone, all citizens) from Windham must vote on this issue. This must be put in a referendum and then we all vote on it.

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The town is already suffering due to the club. People that used to be allowed in to ski, came into town and attended all businesses in our town. This is not happening at this time and this "private" status (they insist it is not private!) limiting what skiers can do when in the Mountain club, keeps people away. (Middle class?)
In a democracy, this must be voted on.
It cannot be approved before the town's people voice their vote or opinions.

Name:Maria Elena Papson
Address:41 Galway road, Windham

Sent from Maria Elena

From: Maria Patsis <mgpatsis@gmail.com>
Sent: Monday, September 28, 2026 4:44 AM
To: Sandra Allen <sallen@townofwindhamny.gov>
Subject: Windham Mountain Club Hotel

> I live and own property, in Windham. I ask that any approval of the Windham Mountain Club hotel be paused until the Town Board completes the review required by Zoning Law section 6-8 C(3), and that the review be fair and follow the Town's own process.
> This decision must be made with everyone's vote. Everyone, all citizens) from Windham must vote on this issue.
> This must be put in a referendum and then we all vote on it.
> The town is already suffering due to the club. People that used to be allowed in to ski, came into town and attended all businesses in our town. This is not happening at this time and this "private" status (they insist it is not private!) limiting what skiers can do when in the Mountain club, keeps people away. (Middle class?)
> In a democracy, this must be voted on.
> It cannot be approved before the town's people voice their vote or opinions

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Maria Patsis
16 Circle Road, Windham

Sent from my iPad

From: Sean <sndln153@gmail.com>
Sent: Thursday, October 1, 2026 4:56 AM
To: Sandra Allen <sallen@townofwindhamny.gov>
Subject: Comment for the Oct. 1 hearing: Windham Mountain Club hotel

To the Windham Planning Board,

I live in and own a business in Windham. Unfortunately I can't attend the meeting this evening. I think it would be helpful if the planning board could answer the questions below.

1. Is the above referenced project subject to the recently enacted zoning law. If not then why.
2. Was the above referenced project before the planning board prior to zoning being enacted?

Sean Doolan
5438 route 23
Windham, New York

From: John Foy <golferjf_@aol.com>
Sent: Wednesday, September 30, 2026 2:07 PM To:
Sandra Allen <sallen@townofwindhamny.gov>
Subject: Comment for the Oct. 1 hearing: Windham Mountain Club hotel

To the Windham Planning Board, I live, own property, or run a business in Windham. I ask that any approval of the Windham Mountain Club hotel be paused until the Town Board completes the review required by Zoning Law section 6-8 C(3), and that the review be fair and follow the Town's own process. (Add your own reason here.) Name: Address: They have lowered property values

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They don't care about residential properties or the people

Vote no!

Support the locals

Thanks!

From: Robin Bryce <busybryces@gmail.com>
Sent: Thursday, October 1, 2026 12:41 AM
To: Sandra Allen <sallen@townofwindhamny.gov>
Subject: Planning Board 10/01 - Public Comment

To the Members of the Windham Planning Board and Town Board,

My name is Robin Johnson Bryce, and together with our parents, [the late Dick & Marian Johnson] we have been proud tax-paying property owners, and members of the community in Windham for over fifty years. Across these five decades, I have seen our town grow and adapt while maintaining the warm, welcoming, and independent character that makes our Mountain Top community so special.

Growth in itself is not something I oppose—responsible development keeps a town vibrant. However, any expansion must be conducted with transparency, procedural fairness, and strict adherence to the agreements made with our community. When the Town signed the Development Agreement with the Windham Mountain Club in June 2025, that document represented a binding commitment to the residents and property owners who live here. That agreed-upon plan intentionally excluded commercial overnight lodging. Attempting to introduce a new lodging project through a minor site-plan amendment, rather than subjecting it to comprehensive Town Board review and zoning evaluation under Section 6-8 C(3), bypasses the oversight our town ordinances were designed to enforce.

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Furthermore, our local independent innkeepers and small businesses form the economic lifeblood of Windham. Many of these familyoperated lodges are currently running at or below 30% occupancy. Allowing a private resort club to add high-end commercial accommodations without a thorough economic impact analysis risks siphoning visitors away from the very neighbors who have supported Windham through lean winters and quiet off-seasons.

The petition put forward by Our Windham is not anti-development; it simply asks that our municipal leaders follow the law:

1 . Verify Zoning Laws: Formally determine whether this commercial lodging proposal falls under Zoning Law Section 13-4 and require the Town Board to review whether the project fulfills a demonstrated community or regional need.

2.

3. Guarantee Objective Oversight: Address the premature environmental determinations made before the formal site-plan review to ensure every eligible board member evaluates the project without prejudgment. 4.

5. Protect Binding Commitments: Refuse any modifications to the 2025 Development Agreement without written, legally enforceable commitments that safeguard local infrastructure, public mountain access, and local businesses.

Fifty years ago, our family chose to invest in Windham because it was a beautiful town built on mutual respect between local leadership and the people who live here. If the rules are bent for one private enterprise, a dangerous precedent is set for every future project in our valley. I strongly urge the board to pause approvals, follow established town procedures, and prioritize the long-term interests of Windham's residents and property owners.

Respectfully submitted,

OFFICIAL

Robin Johnson Bryce

850 Mill Street, Windham

Robin Bryce
husybcyces@gmaiLcm

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To: Planning Board,

At this point, I believe the question is no longer whether Mrs. Jaeger should recuse herself from matters involving the Windham Mountain Club. The time for recusal has passed. The appropriate course now is resignation from the Planning Board.

Mrs. Jaeger serves as Chairperson of the Planning Board while simultaneously serving as Chairperson of the Windham Chamber of Commerce. The Chamber receives financial support from the Windham Mountain Club, although the specific amount contributed to the Chamber has not been publicly disclosed. During the WMC's June 18th, 2026, presentation to the Planning Board concerning its proposed boutique hotel, the WMC stated that it contributes an average of approximately $750,000 annually to organizations throughout the community, including the Chamber of Commerce.

These overlapping relationships should have been openly disclosed and addressed before the Planning Board considered matters involving the WMC. Recusal is intended to protect the integrity of a decision-making process before questions about impartiality undermine public confidence. In my view, we have moved beyond that point.

The issue now is not whether Mrs. Jaeger shoufd step away from one meeting, one application, or one vote. The larger issue is whether the public can continue to have confidence in the independence of the Planning Board while its Chairperson simultaneously leads an organization receiving financial support from an entity appearing before that same Board.

This does not require an allegation of wrongdoing. Public service requires both impartiality and public confidence in that impartiality. When overlapping institutional and financial relationships create persistent questions about the independence of a public board, simply recusing oneself from future votes does not resolve what has already occurred or restore the confidence that has been lost.

For that reason, i beEieve Mrs. Jaeger should resign from the Planning Board.

The time for recusal was before these matters were considered without these relationships being fully addressed in public. That opportunity has passed. Resignation is now the clearest way to protect the integrity of the Planning Board, restore public confidence, and demonstrate that no individual or private organization stands above the standards we should expect from our local government.

Connor R. Exum
Concerned Resident.

Planning Board Meeting Comments and Updated Letter to Planning Board

October 2026

I am asking the Planning Board and the Town Board to pause before taking any substantive action on the Windham Mountain Club hotel application and to address several procedural issues on the record.

I am not asking this Board to decide today whether the hotel should ultimately be approved or denied. I am asking that the process be fair, transparent, and legally defensible.

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There are four issues that I believe need to be addressed.

First, on September 3, the three members who were eligible to participate in this matter — Chair Lisa Jaeger, Nate Holdridge, and alternate John ONeiII — voted unaninaously on the SEQRA matter and moved the project forward.

That is a forma] governmental action. ft is not simply a discussion or an expression of preliminary interest.

Second, two of the three members had previously made substantive public comments about the proposal before that September 3 vote, Ms. Jaegar and Mr. Oneai. The August 14 reporting (attached) by The Overlook describes the two eligible members as indicating support for advancing the proposal. It also reports substantive comments by Mr. John O'Neill concerning the proposed hotel and the concerns raised by other notel owners.

New York law does recognize a problem where members have effectively prejudged an application.

In Matter of Schweichler v. Village of Caledonia, 45 A.D.3d 1281, the Appellate Division annulled a Planning Board determination after finding that members had impermissibly prejudged the application. The important point is that a planning-board member's prior commitment can become legally significant when it demonstrates that the member is no longer approaching the application with an open mind.

That is why I am asking the Planning Board. Town Board, and the Town Supervisor which appoints and has the power to intervene, to examine the actual statements and the actual record, rather than simply saying that an opinion was expressed, and it's not relevant to their vote on September 3 rd or at the public hearing. Third, there is a transparency issue concerning the September 3 vote.

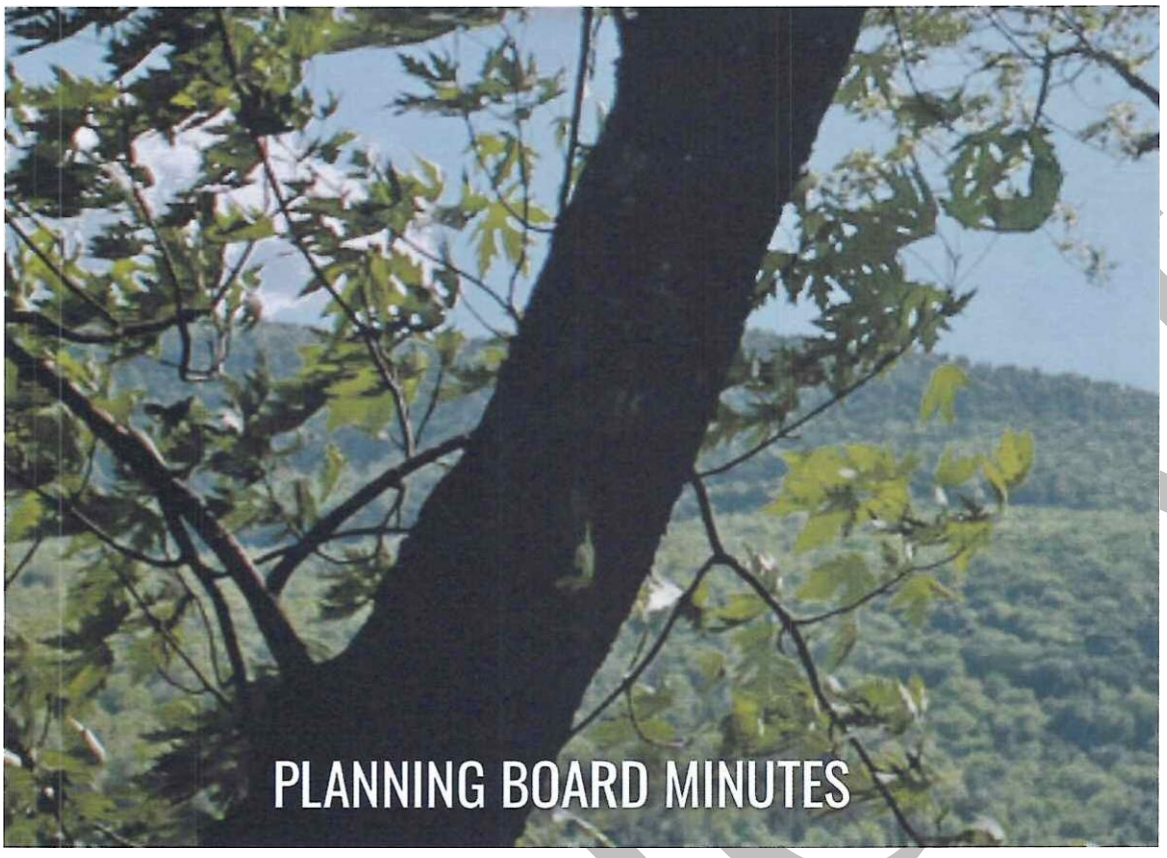
New York Public Officers Law 5106 requires minutes to record formal votes and requires minutes of open meetings to be made available to the public within two weeks.

I am therefore asking the Board to establish, on the record:

- What exactly was voted upon on September 3;
- The exact text of the resolution;
- The vote of each participating member;
- When the September 3 minutes were completed;
- When the September 3 minutes were made availabie to the public;
- When the SEQRA determination itself was made available;
- And whether the complete record relied upon for the September 3 determination was available to the public before today's hearing. As of today, those meeting minutes are not posted on the Town of Windham's Website with any detail. Please find attached for the record those meeting minutes that is on the towns website right now. / want to state for the record, there is no meeting minutes posted for any September meeting dates of any detail on the towns website screen shot taken below.

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TOWN OF WINDHAM HOME NEWS v DEP



ARCHITECTURAL REVIEW BOARD

2026 PLANNING BOARD MINUTES

August 20, 2026 - Minutes (PDF)
August 6, 2026 - Minutes (PDF)
July 16, 2026 - Minutes (PDF)
July 2, 2026 - Minutes (PDF)
June 18, 2026 - Minutes (PDF) June 4, 2026 - Minutes (PDF)
May 21, 2026 - Minutes (PDF)

The public is entitled to know what the Board formally decided, when it decided it/ and what information was before the Board when it made that decision.

Fourth, and most importantly, I ask the Board to distinguish the September 3 SEQRA determination from the ultimate land-use decision.

I understand that a SEQRA determination is not necessarily the final approval of the hotel.

But if the same three people who are the only eligible decision-makers have already made substantive findings concerning the project and have already unanimously determined that no further environmental review is required, the public cieserves to know exactly what remains genuinely open for consideration at this hearing.

A public hearing should not be merely an opportunity for residents to speal< after the essential questions have already been decided. The September 3 vote establishes that two of the three members had already made a formal determination concerning the project before today's public hearing. Their prior newspaper statements and the content of that September 3 determination therefore need to be examined to determine whether they have prejudged any issue that remains for them to decide.

I therefore respectfully request that the Planning Board or the Town Board or the Town Supervisor :

1 . Place the complete September 3 resolution and minutes into the public record;
2 State when those documents were made available to the public;
3 Identify preciseiy what issues remain undecided following the September 3 SEQRA determination;
4 Have each participating member state whether he or she has made any final determination concerning the underlying hotel/site-plan application before hearing today's public testimony;
5 Address whether the prior public statements by the participating members create any issue of prejudgment or appearance of bias;
6 Refrain from making a final substantive determination if there is any unresolved question concerning the impartiality of the decision-makers or the adequacy of the record;
7 Most importantly, obtain an opinion from independent municipal counsel before proceeding.
8. I also ask the Town Board to ensure that these questions are preserved in the municipal record and responses to them as well.

9. Ensure that there are no conflicts of interest with Ms. Jaeger being the Head of the Chamber of Commerce and simultaneously the Chairman of the Planning Board because the Windham Mountain Club, the applicant, is the largest contributor to the Autumn Affair, which is the largest event in the Town of Windham. The Town must ensure her non-recusal is consistent with the other three recusals of the other planning board members. Below is a photo of the Windham Chamber of Commerce and Windham Mountain Club Co-Sponsorship.

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Again, I am not asking the Town Board or Planning Board to decide M]hether this project is good or bad. Mr. Hoyt said in the paper recently this process is to evaluate the "pros and cons" of this amendment; / am asking for something more basic: that the decision be made by legally eligible decision makers who have not prejudged the matter, after the public has had a meaningful opportunity to be heard, and on a complete and transparent record.

If the process is sound/ documenting that fact protects the Planning Board/ the Town, the applicant, and the public.

If there is a procedural problem, it is far better to correct it now than after a final determination has been made and the matter ends up in an Article 78 proceeding.

I respectfully ask that these concerns, and the Board's responses to them, be entered into the minutes.

Sincerely,
John Flannigah

Attached August 14th Overlook News Article

THE OVERII)OK

Windham Planning Board Signals Support for

Mountain Club Hotel Plan

All three members eligible to vote indicated supportfor advancing the 26-room hotel proposal through environmental review as two more Windham hotels joined the opposition.

By Connor Greco I August 14, 2026



The Windham Planning Board appears poised to advance an amendment to Windham Mountain Club's already approved master plan that would replace eight townhouses with a 26-room luxury hotel, despite growing opposition and concerns from area hotel owners.

At an Aug. 6 meeting, board Chair Lisa Jaeger, alternate John O'Neill, and board member Nate Holdridge indicated that they didn't consider the proposal likely to cause significant adverse environmental effects. They're the only three members eligible to vote on club-related applications.

"Any change is going to create an impact," Jaeger said. "Change is hard, but it's coming, and our town is growing, and growing is change. How much of an impact does 26 hotel rooms create? Some. Is it going to make a significant impact? There hasn't been anything in the record that says that's something we need to look further at."

Area hotel owners have argued otherwise.

Representatives of four area hotels argued in a July 28 letter to the Planning Board that the proposal could harm Windham's community character. The letter was written and signed by John Flannigan, CEO of Wylder Hotels, Marianna and Leslie Leman of Albergo Allegria Hotel, Bjorn Boyer of Eastwind Hotels, and JB Behling of Union and Post.

"We believe that constructing additional lodging within an increasingly self-contained private resort would further separate visitors from the broader community," the letter reads. "Windham's identity has long been defined by visitors engaging with locally owned lodging establishments, restaurants, retail businesses, and Main Street. A development that encourages guests to remain almost entirely within a private resort environment represents a meaningful departure from that longstanding character. ' ,





The club's proposed hotel would replace eight townhouses approved in April 2025 as part of the club's redevelopment plan. Replacing them with a hotel would change the approved use of the Resort Drive site from residential to commercial, requiring further review under the State Environmental Quality Review Act.

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The development would include 26 hotel rooms, a four-bedroom villa, valet-only parking, and a small cafe and bar open only to guests.

Windham Mountain Club President Kristen Leach has said the rooms, expected to cost $1,000 to $1,200 a night, would appeal to potential club members and occupy a higher price tier than Windham's existing hotels.

The club has also proposed modifications to its Adventure Center, including a new pool house, landscaping changes, and a temporary gatehouse. The board approved the site plan for those changes on Aug. 6.

The hotel and Adventure Center amendments are being reviewed under the town's previous zoning rules regulated through site plan law because the overall master plan was approved before Windham's new zoning law took effect.

The July 28 letter to the board followed earlier objections by Flannigan, Leslie and Marianna Leman, and Kate Christman of Christman's Windham House. Christman didn't sign the new letter, which marked the first time representatives of Eastwind and Union and Post had publicly opposed the project.

Eastwind, a boutique hotel on state Route 23, charges from slightly more than $250 to more than $500 a night. Union and Post offers rooms ranging from about $225 for a standard king room to more than $450 for a two-bedroom suite. Its five-bedroom house costs at least $950 a night.

Wylder, Albergo Allegria, and Christman's have previously argued that Windham's occupancy rates do not support another hotel and that the club's proposal would compete with their businesses.

Flannigan has said Wylder averaged 32% occupancy over the previous 12 months. The owners of Albergo Allegria said their winter occupancy was 40% lower than before Windham Mountain's 2023 rebranding.

The July 28 letter also cited Leach's previous statement to The Overlook that the club's existing hotel, The Outpost, located on state Route 23, has similarly low occupancy.

"If accurate, these figures suggest current demand does not support additional hotel construction, " the letter said.

Leach has said the proposed hotel would attract visitors who are not currently staying at Windham's existing hotels.

The hotel owners also argued that the project could weaken downtown Windham.

"Following Windham Mountain Club's transition to a membership-focused model, many lodging operators experienced significant challenges responding to widespread public perceptions that Windham itself had become private or inaccessible," the letter said. "National media coverage and the resort's own marketing contributed to those misconceptions, requiring local businesses to reassure prospective visitors that the Town of Windham remains open and welcoming to everyone.»

Windham Mountain rebranded as Windham Mountain Club in 2023 and adopted a member-focused model, while the ski area remained open to the public. Standard year-round membership costs $250,000, plus annual dues. A junior membership is also available for $150,000. Potential members must be referred by current members or reviewed by a club committee and invited to apply.

The hotel owners also argued the proposal is too substantial to be treated as an amendment to the existing master plan.

"Master plans exist to provide predictability for municipalities, neighboring property owners, and residents," the letter said. "If substantial changes to land use or building programs are introduced after approval, those changes deserve the same level of review as the original proposal. "

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The three Planning Board members eligible to vote indicated that they didn't consider the changes environmentally significant under SEQR.

"If it was going to stay residential, you were going to have weekenders come up, maybe people come up for Christmas leave or along with their family, and they're going to be in and out of their facility," O'Neill said. "I don't see how that is any different than a hotel situation where people might be in-and-out also."

O'Neill, who owns a business, said he understood the hotel owners' concerns but considered them "more of an emotional thing" that shouldn't drive the board's decision.

Planning Board attorney Allyson Phillips said purely economic effects are largely outside the scope of a SEQR review. The board may, however, consider economic impacts when evaluating potential effects on community character and population patterns.

In response to the letter, Leach said the Windham Mountain Club has taken several steps intended to support other local businesses and the community at large.

Rather than having guests at the proposed hotel count toward the 2,500 ski tickets guaranteed to the public on peak days, Leach said she changed that recently so hotel guests wouldn't take away from public tickets.

'I'he club also added several hotels to a new list of area lodging options on the club website, Leach said. Listed on Aug. 12 were Eastwind, Wylder, Hotel Vienna, The Henson, Albergo Allegria, and Windham NY Escape. Christman's Windham House and Union and Post were not listed.

"We reached out to those owners and said, 'I hope you have no probletn with us adding you as link, Leach said. "We get a lot of traffic on our website, and thought that would be the fi'a-st olive branch we could throw out to them."

The club didn't include a full-service restaurant in the hotel proposal partly to encourage guests to visit other Windham businesses.

"Our restaurants are only open certain nights," Leach said. "They're eating scunewhere else on those other nights. It's a seven-day hotel, it's not open three days a week."

Three of the Planning Board's six members, Claudia Lane, Michael Troccoli, and Ray Curtis, recuse themselves from club-related matters because of their ties to the resort. The hotel owners argued that the resulting three-member panel has prevented the proposal from receiving a "full and fair vote on the merits."

Leach has criticized the recusal situation for a different reason. She told The Overlook last nwnth that the limited number of members eligible to vote had subjected the club to delays that other applicants did not face.

Jaeger said she hoped the disputes could lead to broader discussions among business Q[l],vners about attracting more visitors to Windham.

"We could maybe talk about creating more or helping more visitors conne here, " she said. :'N1v hope is maybe this would be an opportunity so that everyone can s 1rvwe. ,

The board is expected to resume its environmental review, with a possible vote on its SEQR determination at the Sept. 3 meeting. O'Neill will be absent from the Aug. 20 meeting, leaving the board Gthout the eligible members it needs to vote on club-related matters.

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