

Minutes accepted and approved.

Motion made by: Member Jordan

2nd by: Member Jaeger

In Favor: 5 Opposed: 0 Absent: 0

Signed and Dated: *Sandra Allen* 1/6/2022

Town of Windham Planning Board Meeting
Thursday, December 16, 2021

Board Members Present: Chairperson: Thomas Poelker
Members: Lisa Jaeger, Matthew Jordan,
Recording Secretary: Sandra Allen

Board Members Absent: John O'Grady, Claudia Lane

Also Present: Jason Anderson, Pawel Trzepaczka (see attached 1)

Chairperson, Poelker, called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

PUBLIC HEARING cont. - SITE PLAN: Pawel Trzepaczka 4268 State Route 23 TM# 80.00-1-50. Reviewed all the documents, drawings, and maps. There was no Public in attendance for this project. Motion to close the Public Hearing was made by Chairperson Poelker, seconded by Member Jaeger, with 3 in favor and 2 absent. Motion to approve as presented was made by Member Jordan, seconded by Member Jaeger, with 3 in favor and 2 absent.

SITE PLAN: Wylder Windham (formerly known as The Thompson House) 19 State Route 296 TM# 78.00-4-13 and 78.00-4-14. Mr. Anderson review the project plans – to provide additional walking paths, enlarge the pool seating area, resurface existing parking lots, and new landscaping. The proposed site will not increase impervious areas, it will not implement any new curb cuts and it will not include any work near the Batavia Kill. All the existing building will maintain the same footprint with exterior and interior restorations matching materials and colors used at the time of original construction. Roofing will be replaced or repaired. An application to repair and retain the pool has been submitted. (see attached 2) Motion to classify SEQR as Unlisted was made by Chairperson Poelker, seconded by Member Jaeger, with 3 in favor and 2 absent. Motion to set a Public Hearing for January 6, 2022, at 7:10 PM was Made by Chairperson Poelker, seconded by Member Jaeger, with 3 in favor and 2 absent.

MINUTES REVIEWED: Motion to accept December 2, 2021, minutes was made by Member Jaeger, seconded by Member Jordan, with 3 in favor and 2 absent. Motion to accept August 5, 2021, minutes was made by Chairperson Poelker, seconded by Member Jordan, with 3 in favor and 2 absent.

Meeting was adjourned at 7:40 PM on a motion by Member Jaeger, seconded by Member Jordan, with 3 in favor and 2 absent.

Respectfully Submitted,

Sandra Allen, Recording Secretary

Town of Windham Planning Board

Attendance Log

Date: December 16, 2021

Please Print Your Name Clearly (Name Only)

JASON ANDERSON	ADG ARCHITECT	WYDEN
<i>[Signature]</i>		<i>[Signature]</i>



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Wylder Windham Project Narrative

This application is for the restoration of The Thompson House located at 19 State Route 296, Windham, NY 12496. The 20-acre site is owned by Wylder Windham NY and is now known as Wylder Windham. The former Thompson House property has fallen into disrepair and is not current with modern guest safety and comfort requirements. As a result, this application is being made to restore the property, while preserving its charm and legacy, and create an all-season resort and event venue that is more likely to succeed and bring revenue to the surrounding area.

In view of the above, this application proposes the following:

Site:

Provide additional accessible walking paths, enlarge the pool seating area, resurface existing dilapidated parking lots, and create stabilized permeable banked parking areas. Additionally new landscaping is proposed along with the thinning of existing scrub-brush vegetation, and the removal of several dead and diseased trees. The proposed plan will not increase impervious areas of the 20-acre site; nor will it implement any new curb cuts at the road or include any work near the Batavia Kill.

Buildings:

Retain all existing buildings as they currently are and replace most of the exterior and interior finishes to match materials and colors that would have been used at the time they were constructed. Additionally, this project proposes to convert seven existing guest rooms into seven new ADA compliant guest rooms.

Three buildings are structurally unfit for occupancy, so these will undergo alteration level 3 improvements and thereby be restored to their original use and be code compliant. The remaining four buildings will undergo alteration level 1 or 2 restorations, which involves minor adjustments to walls and/or openings, replacement of interior and exterior finishes and fixtures, and the addition of life safety items as required.

The existing building exteriors will be replaced with painted wood clapboard siding in keeping with the architecture of the time that these buildings were originally constructed. Roofing is being repaired or replaced like in kind, and an application has been submitted to repair and retain the existing pool.