

**TOWN OF WINDHAM
TOWN BOARD MEETING
371 State Route 296, Hensonville, NY
Website: www.townofwindhamny.com**

JUNE 15, 2025

Present: Supervisor: Thomas F. Hoyt
Councilmen: Wayne Van Valin, Ian Peters, Stephen Walker & Kurt Goettsche
Town Clerk: Bonnie Poehmel

Also Present: Highway Superintendent Gary Thorington, Chief of Police Rich Selner, Kristin Leach, Connor Exum & Brian Doughty

Absent: Ambulance Administrator Davia Montie

The Supervisor called the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

Moment of Silence for Gilbert Lowell Vining as he was Town Justice, January 1972 to December 1975 The following blank minute page has been left blank in honor of Mr. Vining.

THE MINUTES OF THE MAY 22, 2025, TOWN BOARD MEETING were approved as typed on a motion by Councilman Peters, 2nd by Councilman Walker, with all in favor.

1.TOWN BOARD RESOLUTION #82 OF 2025: Authorizing Execution Of Development Agreement In Connection With Windham Mountain Master Plan/Redevelopment Project: This resolution was written by Allyson Phillips, Esq. Young Sommer for the Town of Windham. **THIS IS PRIVILEGED ATTORNEY –CLIENT COMMUNICATION-NOT SUBJECT TO FOIL:** “**WHEREAS**, the Town of Windham Planning Board approved applications of Windham Mountain Partners, LLC (“WMP”) 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”). 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; and **WHEREAS**, The Project includes the following

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**IN MEMORY OF GILBERT LOWELL VINING
TOWN JUSTICE JANUARY 1972 TO DECEMBER 1975**

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components: Construction of sixty-six (66) residential units (46 Townhouses and 20 single-family house lots) (hereinafter, the “Residential Development”); Expansion of and construction of additional facilities at the existing Adventure Park (hereinafter, the “Adventure Center”); and Expansion of an existing golf course (known as the Windham Golf Club) and associated maintenance facilities (hereinafter, the “Golf Course”). **WHEREAS**, the Planning Board of the Town of Windham (“Planning Board”) conducted an environmental review of the above-referenced application in accordance with the State Environmental Quality Review Act and the Regulations promulgated thereunder, (collectively “SEQRA”); and “ A motion to adopt this resolution was made by Councilman Goettsche, 2nd by Councilman Van Valin, with 4 in favor. Councilman Peters will be recusing himself from any deliberation or involvement in this matter due to his employment relationship with the mountain.

2.DRAFT OF WINDHAM MOUNTAIN REDEVELOPMENT PROJECT Authorizing Execution Of Development Agreement: This resolution was written by Allyson Phillips, Esq. Young Sommer for the Town of Windham. **THIS IS PRIVILEGED ATTORNEY –CLIENT COMMUNICATION-NOT SUBJECT TO FOIL:** This DEVELOPMENT AGREEMENT (hereinafter, the “Agreement”) entered into this ____ day of _____, 20__ (the “Effective date”) , between **The Town of Windham**, a municipal corporation of the State of New York with offices at _____, NY _____ (“Town”); and **Windham Mountain Partners, LLC**, a New York limited liability with an address for doing business at 19 Resort Drive in the Town of Windham, New York 12496 (hereinafter “WMP” or the “Applicant”), **Eastside Windham LLC**, a New York limited liability company with an address for doing business at 19 Resort Drive in the Town of Windham, New York 12496 (“Eastside Windham”) and **SW Operating Company LLC**, a New York limited liability company with an address for doing business at 19 Resort Drive in the Town of Windham, New York 12496 (“SW Operating”). The Town, WMP, Eastside Windham and SW Operating individually may be referred to hereinafter as a “party” and together may be referred to hereinafter as the “parties.” A motion to adopt this draft agreement and to allow the Supervisor to sign was made by Councilman Goettsche, 2nd by Councilman Van Valin, with 4 in favor. Councilman Peters will be recusing himself from any deliberation or involvement in this matter due to his employment relationship with the mountain.

3.INTELLIGENT TECHNOLOGY SOLUTIONS, INC Quote #JW006703 v1: \$2,400.00. They will be working on the town’s email addresses as it is now a NYS Law for the email addresses to be “.gov”. The police will have their email address done first and then the town office officials and staff. A motion to approve this quote was made by Councilman Walker, 2nd by Councilman Peters, with all in favor.

4.CENTRE PROPERTY SUMMERTIME CHILDREN EVENTS: The Windham Library would like permission to host the **Greene County Mobile Office with Congressman Josh Riley’s Dist. Team Tuesday, June 24 @ 1:00-4:00 pm**. A motion to approve was made by Councilman Van Valin, 2nd by Councilman Peters, with all in favor. The Windham Library would like permission to host the following SUMMERTIME CHILDREN EVENTS at the Centre Property: **Abstracts with Alice Tunison Summer Reading Program Tuesday, July 8 at 1:00-3:00 pm**. A motion to approve was made by Councilman Peters, 2nd by Councilman Walker, with all in favor; **Balloon Workshop with Christine Doolan Friday, July 11 @ 1:00-2:00 pm**. A motion to approve was made by Councilman Walker, 2nd by Councilman Goettsche, with all in favor; **Summer Reading Program with Jen Grinnell Wednesday, July 16 @ 11:00 am**. A motion to approve was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor; **Fool the Eye Sundaes with Sharon Quinn Thursday, July 24 @ 1:00-3:00 pm**. A motion to approve was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor; **Book Folding Workshop with Christine Doolan Tuesday, July 29 @ 1:00-3:00 pm**. A motion to approve was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. **Drawing Horses with Alice Tunison Summer Reading Program Thursday, August 7 @ 1:00-3:00 pm**. A motion to approve was made by Councilman Van Valin, 2nd by Councilman Peters, with all in favor; **Author Visit Reading & Coloring Event with Sami Clark Friday, August 8 @ 11:00 am**. A motion to approve was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor; **Egg Carton Animal Portraits with Sharon Quinn Thursday, August 14 @ 1:00-3:00 pm**. A motion to approve was made by Councilman Van Valin, 2nd by Councilman Peters, with all in favor; **Storytime Adventures with Carol Spear**

Tuesday, August 19 @ 11:00 am. A motion to approve was made by Councilman Goettsche, 2nd by Councilman Walker, with all in favor.

5.RENEWAL OF 2025 & 2026 FIREWORKS EXHIBITION AGREEMENT with Young Explosives Corporation for the Town's Annual Fourth of July Firework Celebration. **July 4, 2025** the sum of \$13,950.00; a motion to approve was made by Councilman Van Valin, 2nd by Councilman Goettsche, with 4 in favor, Councilman Peters abstained. **July 4, 2026** the sum of \$13,950.00; a motion to approve was made by Councilman Van Valin, 2nd by Councilman Goettsche, with 4 in favor, Councilman Peters abstained.

6.AMBULANCE DISTRICT FUND RESOLUTION #8 OF 2025: the following resolution was proposed to transfer funds to balance the Ambulance Fund accounts. A motion to adopt this resolution was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. GENERAL FUND RESOLUTION #13 OF 2025: the following resolution was proposed to transfer funds to balance the General Fund accounts. A motion to adopt this resolution was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor.

7.GREENE COUNTY RESOLUTION #166-25: Awarding Bids to Purchase Materials-Highway Department; GREENE COUNTY RESOLUTION #167-25: Awarding Bid for Washed and Screened Crushed Stone; GREENE COUNTY RESOLUTION #176-25: Authorizing Distribution of Mortgage Tax \$73,657.50

8.AMBULANCE REPORT: Ambulance Administrator Davia Montie was not present. The following report was submitted the Town Board for their review: ***"Calls for the Month of May 2025: Calls in Windham: Advanced Life Support (ALS)-8, Advanced Life Support (ALS with Helo)-1, Basic Life Support (BLS)-3, Public Assist (P/A)-3, Refused Medical Assistance (RMA)-1; Calls in Jewett: ALS-1, RMA-1, C/C-1; Calls in Lexington: ALS-1, C/C-1; Calls in Hunter: ALS-1, C/C-2; Calls in Durham: ALS-1, RMA-1; Calls in Greenville: C/C-1. County Coverage Request Amb S/B-2; Stand by for GCEMS-6. Total calls: 37. Calls turned over to Mutual Aid: Ashland-2. Vehicle Mileage Log for May 2025: 96-1: 109,788 and 96-2: 20,446."***

9.HIGHWAY REPORT: Highway Superintendent Gary Thorington was present. Nauvoo Road and Old Road are due to have roadwork done this summer. Begley Road is in very bad shape and roadwork will need to be done this summer. TL will be an extra expense from State Route 23 to Bell Hill Road. Highway Superintendent Gary Thorington will Amend the 284 Form to reflect the new roadwork to be done this summer. The highway dept will need to replace the 1999 crew patrol truck as it currently has terminal frame issues. This is extremely important. To replace the truck it will cost \$170,000 and will be on a waiting list. Highway Superintendent Gary Thorington has done some research and has found a Ford with the weight class that is needed for the town, 4 doors and a gas motor, 2-wheel drive. The cab will be White vs. the Omaha Orange. The White cab we can have now for \$120,000. A motion was approved by Supervisor Hoyt, 2nd by Councilman Walker to place the order for the White cab and look for financing. A letter of Intent will be sent by Highway Superintendent Gary Thorington.

10.POLICE REPORT: Chief of Police Rich Selner was present. "As of January 1, 2025 Statistics: Traffic Tickets: 245; Parking Tickets: 18; Arrests: 10; Accidents Investigated: 10; and Call for Service: 244." The new police station is much bigger and has better space for everyday functions. New computers are up and running and are now complaint with the DCJS. The police dept is going to need a new replacement vehicle. The Durango is in the shop for a recent car/deer accident. The car has a lot of issues too starting. Supervisor Hoyt would like the Chief to start researching new vehicles on the state bid. The Chief would rather have another 4x4 vehicle than a car. And will even look at leasing.

10.COMMITTEE REPORT: **Councilman Walker** will be attending the next CWT Meeting on June 16, 2025. **Councilman Van Valin** there is a broken window at the Library that was hit with a soccer ball. This will need to be fixed. He is waiting for a quote to come in for the gutters and fascia at the town hall. Also the ramp and railing on the ramp will need to be fixed at the Library. And will need to prime the area around the a/c unit at the Library. Councilman Van Valin would like to speak to John Brust again if there is any kind of grants to help with the offset of the Library/Centre Property building. **Councilman Goettsche** is currently working on the

website and the new computers. **Councilman Peters** has been working with Joe from intelligent technology solutions, inc. Court had computers issues this past week. **Supervisor Hoyt** the bridge at County Route 40/56 will not have any work done to it at this time. One of the property/building owners has a lien on the property as they could not afford to take care of a hazard spill. The county doesn't want to take over this lien. The town is at an equalization rate of 52%. We are in contract with CWC for the receiving station study at WWTP. The Town of Windham is the first in the watershed to be doing this.

GENERAL FUND WARRANT #11-G contained vouchers #352-397, totaling \$33,383.64 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

HIGHWAY FUND WARRANT #11 contained vouchers #108-115, totaling \$8,927.14 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

SEWER DISTRICT FUND WARRANT #11 contained vouchers #153-170, totaling \$83,965.23 was audited and approved on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

STREETLIGHTING FUND WARRANT #6 contained vouchers #41-53, totaling \$2,517.82 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

AMBULANCE FUND WARRANT #11 contained vouchers #121-133, totaling \$9,226.16 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

GENERAL FUND PAYROLL WARRANT #11-P for **General** contained 15 claims, totaling \$14,975.45 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. **Ambulance** payroll contained 18 claims, totaling \$21,905.30 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. **Police** payroll contained 8 claims, totaling \$13,048.50 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

HIGHWAY PAYROLL WARRANT #11-P contained 3 claims, totaling \$5,620.00 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

SEWER DISTRICT FUND PAYROLL WARRANT #11-P contained 3 claims, totaling \$529.79 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

GENERAL FUND PAYROLL WARRANT #12-P for **General** contained 16 claims, totaling \$16,265.74 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor. **Ambulance** payroll contained 14 claims, totaling \$22,063.97 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

HIGHWAY PAYROLL WARRANT #12-P contained 3 claims, totaling \$5,310.14 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

SEWER DISTRICT FUND PAYROLL WARRANT #12-P contained 3 claims, totaling \$632.91 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

COMMENTS FROM THE PUBLIC: Connor Exum would still like to know why he has not received in writing the comments of “why he was denied use of the Senior Center on May 8th by our Town Attorney.” The Town Attorney addressed Connor directly the reason why. Connor feels he should have the answer on paper. According to Chapter 6, Connor would like to know why the Zoning Law minutes of each meeting are not posted on the town website. Supervisor Hoyt “so noted”.

The meeting adjourned at 7:42 p.m. on a motion by Councilman Peters, 2nd by Councilman Goettsche, with all in favor.

_____ SUPERVISOR	_____ COUNCILMAN	_____ COUNCILMAN
_____ COUNCILMAN	_____ COUNCILMAN	_____ TOWN CLERK

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