

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

SEPTEMBER 11, 2025

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

Absent: Councilman Ian Peters & Highway Superintendent Gary Thorington

Also Present: Connor Exum, Ellen Schorsch, James McCabe & Mike Ryan Mountain Eagle

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

THE MINUTES OF THE AUGUST 28, 2025, TOWN BOARD MEETING were approved as typed on a motion by Councilman Goettsche, 2nd by Councilman Walker, with 4 in favor, Councilman Peters is absent.

1. NOTICE TO CHANGE Town Board Meeting from Thursday, September 25, 2025 to Wednesday, September 24, 2025 at 7:00 pm. A motion to approve was made by Supervisor Hoyt, 2nd by Councilman Walker, with 4 in favor, one absent. Supervisor Hoyt has a Greene County wide ambulance meeting on September 25, 2025, which is a conflict with the Windham Town Board meeting.

2. JAMES MCCABE to discuss Noise Law overall for the Town: James McCabe was present. The current local Noise Law has a lot of draw backs as to the language of how one reads the law to flow. He would like to know if the board could write the law to read better. Supervisor Hoyt stated in the past the decimal level has been adjusted lower. The Supervisor will review the law again to see if some of the confusion can be cleared up for all reading. There is legal language in the law that is required to be there by the State of New York, as they too read the law to be accurate and correct. Should the law need any changes a public hearing will need to be placed before any changes can be permanently made. Anytime now the law is in question to please call the police. The police will determine the noise.

3. TOWN BOARD RESOLUTION #118 of 2025: Authorizing Consent to Incorporate Sewage Works Corporation with Windham Mountain Partners: “WHEREAS, Windham Mountain Partners, LLC (“Petitioner”) proposes to redevelop certain lands located in the Town of Windham that includes close to +/- 245 acres spread over 36 tax parcels located at the base of the ski mountain into sixty-six (66) residential lots for development as twenty (20) single-family home lots, forty-six (46) townhouse units and six (6) common areas across two (2) tax parcels, which shall include a recreational pond, pavilion with dock, and walking trails and boardwalks, as well as related and necessary infrastructure improvements (the “Project”); and WHEREAS, the Project includes proposed water and sewer improvements that will be privately owned and operated by a transportation corporation, the formation of which is subject to Town Board approval and oversight. Connection agreements with Windham Sewer District No. 1 (“Sewer

District”) and Windham Water District (“Water District”) are also required to serve residential units located outside the respective districts; and” Special Counsel has approved the resolution for the Town Board. A motion to adopt this resolution was made by Supervisor Hoyt, 2nd by Councilman Van Valin, with 4 in favor, one absent.

4.WATER DISTRICT RESOLUTION #8 of 2025: Authorizing Consent to Incorporate Water Works Corporation with Windham Mountain Partners: “WHEREAS, Windham Mountain Partners, LLC (“Petitioner”) proposes to redevelop certain lands located in the Town of Windham that includes close to +/- 245 acres spread over 36 tax parcels located at the base of the ski mountain into sixty-six (66) residential lots for development as twenty (20) single-family home lots, forty-six (46) townhouse units and six (6) common areas across two (2) tax parcels, which shall include a recreational pond, pavilion with dock, and walking trails and boardwalks, as well as related and necessary infrastructure improvements (the “Project”); and WHEREAS, the Project includes proposed water and sewer improvements that will be privately owned and operated by a transportation corporation, the formation of which is subject to Town Board approval and oversight. Connection agreements with Windham Sewer District No. 1 (“Sewer District”) and Windham Water District (“Water District”) are also required to serve residential units located outside the respective districts; and” A motion to adopt this resolution was made by Supervisor Hoyt, 2nd by Councilman Goettsche, with 4 in favor, one absent.

5.TOWN BOARD RESOLUTION #115 OF 2025: “to authorize the Supervisor to borrow from the Town of Windham Water District Fund account the sum of \$150,000.00...said funds will be deposited into the Town of Windham General Fund account...This borrowing is to cover expenses in the General Fund account. Then funds will be returned to the Town of Windham Water District upon receipt of expected income. A motion to adopt this resolution was made by Councilman Van Valin, 2nd by Councilman Walker, with 4 in favor, one absent.” TOWN BOARD RESOLUTION #116 OF 2025: the following resolution was proposed to transfer funds to balance the Sewer District accounts. A motion to adopt this resolution was made by Councilman Goettsche, 2nd by Councilman Walker, with 4 in favor, one absent. GENERAL FUND RESOLUTION #19 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 Van Valin, with 4 in favor, one absent.

6.TOWN JUSTICE REPORT: August 2025 Justice McCarthy \$1,123.00; duly noted by the Town Board.

7.AMBULANCE REPORT: The following report was submitted to the Board for their review: **“Calls for the Month of August 2025: Calls in Windham: Advanced Life Support (ALS)-6, Basic Life Support (BLS)-6, Public Assist (P/A)-1, Refused Medical Assistance (RMA)-6, Call Cancelled (C/C)-5, ALS (helicopter)-1; Calls in Jewett: ALS-2, BLS-1, RMA-1, C/C-2, ALS (helicopter) -1; Calls in Ashland: ALS (Ashland)-1, ALS (Prattsville)-1, ALS (Lexington)-1, ALS (helicopter-Lexington)-1, C/C-2; Calls in Hunter: ALS-1, C/C-2; Calls in Durham: ALS-1; Calls in Cairo: RMA-1. County Coverage Request Amb S/B-2; Stand by for GCEMS-7. Total calls: 52. Vehicle Mileage Log for August 2025: 96-1: 112,983 and 96-2: 23,708.”** Supervisor Hoyt stated he has spoken with the Ambulance Administrator Davia Montie. A new EMT has been hired and all the shifts are being filled. The ambulance dept may be losing a paramedic as they are moving on.

8.ASSESSOR’S REPORT: Supervisor Hoyt has asked the Assessor to keep a tabulating list of walk-in traffic. What are they looking for Senior Star, basic star, house estimate, e.t.c.

9.HIGHWAY REPORT: Highway Superintendent Gary Thorington was not present. The highway dept has been fall bush hogging at the control dams, landfill and Windham Path. This is the last week for mowing at the park. Paving has been completed for the year. The highway will be doing any patch work that is still needed. Next week they will be doing shared services with the Town of Durham. An update on the highway employees, one new hirer has passed his CDL License and the other hirer will be starting his road driving this week. Supervisor Hoyt has spoken to Greene County Highway on the paving of North Settlement Road as this is a county maintained road. The road is in rough shape the County has said it will be completed this fall. All of the highway trucks have had their yearly inspections. Highway Superintendent Gary

Thorington will be going to the highway conference in September. Foreman Troy Aplin will be in charge. Town Board Resolution #117 of 2025: Awarding Fuel Bid: “WHEREAS, Town Board of the Town of Windham made a public bid for its fuel needs; and WHEREAS, the Town Board of the Town of Windham hereby determines that General Municipal Law Section 103(1), as amended by Chapter 608 of the Laws of 2011 and Chapter 2 of the Laws of 2012, provides that municipalities may award public contracts subject to competitive bidding and may be awarded on the basis of either lowest responsible bidder or on the basis of “best value”, as defined in Section 163 of the New York State Finance Law. NOW THEREFORE, IT IS HEREBY RESOLVED, that the Town of Windham determines that the best value lowest responsible bidder is Main Care based upon the Town's experience with all bidders with respect to reliability, delivery and timeliness. A motion to adopt this resolution was made by Councilman Walker, 2nd by Councilman Goettsche, with 4 in favor, one absent.

10.POLICE REPORT: The police computers will soon be completed. The police vehicle that was hit by the deer is back in service. The sedan police car can still be continued to be used in the fleet or it can go to surplus. We can check if any local municipalities are in need of a car. The Board would like to keep the car through the Autumn Affair and then send it to surplus. Officer Fitzmaurice has been picking up extra shifts. The old police room upstairs is still be cleaned out.

11.COMMITTEE REPORT: **Councilman Walker** will be attending the CWT Meeting on September 15, 2025. The water supply permits still need to be in place. DEC & DEP are still in conflict with each other. **Councilman Van Valin** the company in Catskill “More Glass” was here to see the windows in the bookkeeper’s office. To replace the windows and seal weathering tripping will be \$882.54. Supervisor Hoyt would like Mr. Landi called for a pricing as he is already doing work at the Library. **Councilman Goettsche** is working in compliance with the .gov. Emails will need to be .gov as well. Councilman Goettsche would like permission for the Supervisor to sign a digital contract in the amount of \$2600.00 with ITS to continue the process of our website to be in compliance with the .gov. A motion to approve was made by Councilman Goettsche, 2nd by Councilman Van Valin, with 4 in favor, one absent. ITS will audit all our systems. Windows 10 will no longer be supportive. **Supervisor Hoyt** has asked the Account Clerk Jessica Leto keep a tabulating list of walk-in traffic that speaks to her. The side ramp at the Town Hall has been painted by two of the life guards doing extra work. They will then be repainting the front doors. The park is still open for use but with no lifeguard staff during the week. The lifeguard staff will be there on the weekends for the boats. Picnic tables are being brought to the pavilion for winter storage. There are still a few weekend events a wedding, the adaptive sports program, senior day, e.t.c.

GENERAL FUND WARRANT #17-G contained vouchers #566-589, totaling \$19,238.97 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with 4 in favor, one absent.

HIGHWAY FUND WARRANT #17 contained vouchers #167-170, totaling \$542.70 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with 4 in favor, one absent.

SEWER DISTRICT FUND WARRANT #17 contained vouchers #236-249, totaling \$57,536.03 was audited and approved on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with 4 in favor, one absent.

STREETLIGHTING FUND WARRANT #9 contained vouchers #70-78, totaling \$8,404.67 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with 4 in favor, one absent.

AMBULANCE FUND WARRANT #17 contained vouchers #184-190, totaling \$2,182.19 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with 4 in favor, one absent.

GENERAL FUND PAYROLL WARRANT #17-P for **General** contained 14 claims, totaling \$18,690.16 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with 4 in favor, one absent. **Ambulance** payroll contained 17 claims, totaling \$20,167.01 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with 4 in favor, one absent. **Police** payroll contained 8 claims, totaling \$12,649.25 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with 4 in favor, one absent.

HIGHWAY PAYROLL WARRANT #17-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 4 in favor, one absent.

SEWER DISTRICT FUND PAYROLL WARRANT #17-P contained 4 claims, totaling \$1076.12 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with 4 in favor, one absent.

12.COMMENTS FROM THE PUBLIC: Connor Exum would like to debate the Supervisor the Town Hall. Supervisor Hoyt no politics are to be discussed at the town hall. No town property is to be used as an event to talk about politics. Ellen Schorsch had submitted two requests for use the park or the centre property for a community debate. Again Supervisor Hoyt stated no politics will be discussed on town property. The Centre Property is used for caucuses only. The caucuses are for the people to vote only. And the Board of Election is allowed to use the WWTP for the people to vote in the General/Primary Elections every year.

The meeting adjourned at 7:53 p.m. on a motion by Councilman Goettsche, 2nd by Councilman Walker, with 4 in favor, one absent.

_____ SUPERVISOR	_____ COUNCILMAN	_____ COUNCILMAN
	Absent Councilman Ian Peters	
_____ COUNCILMAN	_____ COUNCILMAN	_____ TOWN CLERK
