

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

FEBRUARY 26, 2026

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

Also Present: Highway Superintendent Robert “BJ” Murray, Delaware Engineering John Brust, Town Attorney Tal Rappleyea on the telephone, Roy from the OverLook News (nonprofit newspaper) Woodstock, NY, Jessica Leto & 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 FEBRUARY 11, 2026, TOWN BOARD MEETING were approved as typed on a motion by Councilman Peters, 2nd by Councilman Goettsche, with all in favor.

1.NY STATE LIQUOR LICENSE a new application was received from Hensonville LLC dba Haymarket Catskills, 363 State Route 296, Hensonville, NY 12439. A motion to approve was made by Councilman Peters, 2nd by Councilman Van Valin, with all in favor.

2.CALENDAR FOR COMMUNITY CENTER: Windham Ambulance will be using the center for their annual training on March 7 and March 10, 2026. A motion to approve the dates was made by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

3.JUSTICE REPORT FOR January 2026: Justice McCarthy \$1,723.00 was duly noted by the Board.

4.TOWN CLERK REPORT for December 2025: \$4,784.23 was approved by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. TOWN CLERK REPORT for January 2026: \$1,940.00 was approved by Councilman Van Valin, 2nd by Councilman Peters, with all in favor.

5.AGREEMENT for the Payment of Municipal Review Expenses with James Miltenberger & The Eighth Fairway LLC. James Miltenberger & The Eighth Fairway LLC (Owner) has submitted an application to the Town of Windham Planning Board seeking site approval for 38 State Route 296, Tax Map #78.00-4-15.1. The Planning Board is acting as Lead Agency for the SEQRA review of this project. Upon execution of this agreement the Owner will deposit the sum of \$1,500.00 with the Town Attorney for funds to be held in Escrow. A motion was made to allow the Supervisor to execute this agreement by Councilman Van Valin, Councilman Peters, with all in favor.

6.CD INVESTMENT RESOLUTIONS: TOWN BOARD RESOLUTION #42 OF 2026: to authorize the Supervisor to invest the sum of \$200,000.00 earned of Highway Fund Money in a Certificate of Deposit for 60 days at the NBT Bank, Windham, NY. A motion to adopt this resolution was made by Councilman Walker, 2nd by Councilman Peters, with all in favor. TOWN BOARD RESOLUTION #43 OF 2026: to authorize the Supervisor to invest the sum of \$500,000.00 earned of General Fund Money in a Certificate of Deposit for 60 days at the National Bank of Coxsackie, Cairo, NY. A motion to adopt this resolution was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor. TOWN BOARD RESOLUTION #44 OF 2026: to authorize the Supervisor to invest the sum of \$500,000.00 earned of General Fund Money in a Certificate of Deposit for 60 days at the NBT Bank, Windham, NY. A motion to adopt this resolution was made by Councilman Walker, 2nd by Councilman Goettsche, with all in favor. TOWN BOARD RESOLUTION #45 OF 2026: at this time the Supervisor is offering an employee benefit of Paid Time Off (PTO) to the Part Time Hourly Employees of the Town Court and the Public Library of the Town of Windham. A motion to adopt this resolution was made by Supervisor Hoyt, 2nd by Councilman Peters, with all in favor. AMBULANCE DISTRICT FUND RESOLUTION #5 OF 2026: the following resolution was proposed to balance the Ambulance Fund accounts accounts for 2025. A motion to adopt this resolution was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor. GENERAL FUND RESOLUTION #4 OF 2026: the following resolution was proposed to balance the General Fund accounts for 2026. A motion to adopt this resolution was made by Councilman Walker, 2nd by Councilman Peters, with all in favor. GENERAL FUND RESOLUTION #5 OF 2026: the following resolution was proposed to balance the General Fund accounts for 2025. A motion to adopt this resolution was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor.

7.AMBULANCE REPORT: Ambulance Administrator Davia Montie has submitted her report to the Board for their review. Also an email was received from Coxsackie ErUrgent Care regarding their services. They offer physicals for DOT regulations that the Highway would need. A fee schedule is included that be billed monthly for any services used by the Town. It will not cost the Town anything unless the services are used. Supervisor Hoyt would like the Highway Superintendent Robert Murray to review the email as well. The following report was submitted to the Board for their review: *“Calls for the Month of January 2026: Calls in Windham: Advanced Life Support (ALS)-18, Basic Life Support (BLS)-2, Refused Medical Assistance (RMA)-6, Call Cancelled-(C/C)-9; Calls in Jewett: ALS-5, BLS-1, C/C-2, RMA-2, P/A-1; Calls in Hunter: ALS-4, C/C-2, RMA-1; Calls in Ashland: ALS-1 (Lexington-Helo); Calls in Cairo: C/C-1. County Coverage Request Amb S/B-9; Stand by for GCEMS-9. Total calls: 75. Calls turned over to Mutual Aid: Ashland-2. Vehicle Mileage Log for January 2026: 96-1: 117,391 and 96-2: 30,488.”*

8.ASSESSOR’S REPORT: The following report was submitted to the Board for their review from Richard Tollner: “1. VERY busy, as it is February and data gathering season, as well as Senior STAR and other exemptions season. Sent out reminder/contact to Seniors, with individual household Property Key numbers to allow seniors to address their own scenario. NYS ORPTS has changed it’s process, again. Reminders letters to EACH tax exemption organization, done and to each of the Agricultural Exemption s too. Both Fire Department Chiefs have received a packet for RP-466-a-vol exemptions in addition to the ongoing list of eligibilites, and a supply of the RP-466-a-vol forms. Numerous house calls being for seniors, as COLD weather not cooperating. 2. As done each year, I will have extra specified office hours for Tentative Tax Roll Review. Photo inventory work has doubled due to the increased volume of listings. MLS listings for Windham have skyrocketed, highest volume in my six years here. Some listings offer dozens of site photos and information for one home. We now exceed 10,000 high definition Tax Map labeled and dated photos. 3. Photography work continues with a necessary Fifty (50) plus site visits in February alone, to confirm information for my reviews and building permit data. 4. Office organization continues with five filing boxes of labeled blueprints. More to follow in March/April as office traffic goes back to normal. EXCEL programming for the blueprints underway but time consuming labor as such takes a back burner to day to day process. 5. Laptop showing wear & tear issues. Do not think it will last another year... last laptop made it to three before crashing. My DELL 9440 will be four years old soon. Data download issues and problems have occurred consuming time, in my peak season, very frustrating..... Solutions underway.... RPS people helpful, and computer advice being relied upon. 6. NYS ORPTS likely delaying use

of INTERNET on our RPS for another year.... Not certain. Still using RPS software from the 1990's, which my DELL laptops sometime views as malware... 7. Will not be approaching the Town Board for any need for a month or two, or longer, as we all have more important work at hand. I'll do my part and take care of the Assessor's Office without consuming any of your time."

9.HIGHWAY REPORT: Highway Superintendent Robert "BJ" Murray was present for his report. BJ presented to the Board the 284 Form for 2026. He would like to be able to surface three (3) roads this year: "On the road commencing at Vining Road and leading to Siam Road & Mitchell Hollow Road (County Route 21); for a distance of 2.1 miles, there shall be expended not over the sum of \$63,840.00(Chip Seal surface)...On the road commencing at Mill Street & Mitchell Hollow Road (County Route 21) and leading to Mary Louise Drive & Mill Street; for a distance of 1.6 miles, there shall be expended not over the sum of \$130,000.00 (Hot Mix Asphalt surface). A motion to allow the Supervisor and the Board to sign was made by Councilman Walker, 2nd Peters, with all in favor. And Nauvoo Road the shim of the road is still in good shape; (BJ would like to surface the road from Beaver Hill to Old Road) 3.12 miles the cost of the project should be around \$225,000. BJ would also like to have \$20,000 worth of culverts on hand, also would like to purchase a drag box. Highway business has been busy with town snow plowing, keeping sidewalks clean and helping the water dept with water fix on County Route 12.

10.POLICE REPORT: The Supervisor has spoken to the Police Chief. He is working on tightening up the work schedule for overtime. Greene County Sheriff Patrol will be more available. The Chief needs a new printer.

11.COMMITTEE REPORT: **Councilman Walker** attended the last CWT meeting. They are talking about economic funding with the CWC. The septic replacement programs are fully funded this year by CWC. In the past year, eight (8) septics were replaced in the Town of Windham; for a standard septic the cost is \$28,000. Lisa Garcia will be the new commissioner for DEP. **Councilman Van Valin** has nothing to report on at this time. Supervisor Hoyt would like to thank Councilman Van Valin for his help as Deputy Supervisor while he was out. **Councilman Goettsche**, the Fire Commissioners will be voting for a new commissioner James Lawrence Jr. to fill the vacant position of Cynthia Bruno who recently passed away. Councilman Goettsche has received an email from the people who were taking care of the Dog Waste at the Windham Path. The project ran for 2 years. They can no longer take care of the project as the public is dumping their house hold garbage and not using it for the dog waste on the path. Councilman Goettsche will get back to the individuals to thank them and will let them know that the town will take care of the removal to the bins. Councilman Goettsche asked Highway Superintendent Murray to have the highway dept remove the two bins on each entrance of the path. Highway Superintendent Murray asked about the sign at the dog park fence. The sign was not approved by the Planning Board. The wood boards can be removed for safety. Councilman Goettsche is working on the website updates. Councilman Peters is working on a draft updating the solar law with an updated fee structure. **Supervisor Hoyt** spoke to Smith Well Drilling regarding CD Lane Park. Changes need to be done per DOH. He will have Highway Superintendent Murray meet at the park to go over the changes. The planning board currently has one vacant seat. Supervisor Hoyt would like to **appoint Ray Curtis** to fill this vacant position. A motion to approve was made by Supervisor Hoyt, 2nd by Councilman Peters, with all in favor. Lisa Jaeger is currently the Temporary Chair person for the Planning Board. Supervisor Hoyt would like to **move Lisa Jaeger to the fulltime Chair person**. A motion to approve was made by Supervisor Hoyt, 2nd by Councilman Peters, with all in favor.

Account Clerk Jessica Leto has submitted to the Board for their review the "Fixed Assets Report for 2025". A motion to approve was made by Councilman Walker, 2nd by Councilman Peters, with all in favor.

DELAWARE ENGINEERING: John Brust was present. John presented to the Town Board a letter regarding "Discharge of Hot Tub Water." "Windham Mountain is working with NYSDOH; they are in the process of securing an Industrial Wastewater Discharge Permit from NYSDEP...This specific case raised the question of how a tourist-based community like Windham should regulate discharges from hot tubs given how prevalent they are within the commercial hospitality arena." This might be an amendment to the Water Law for the Board and

the Town Attorney to review. The baseball field has a site plan and a floor plan completed. Planning Board has a lot of projects going on. John will have Adam meet with Lisa Jaeger to complete a map listing where all the projects are. This will also help them with the zoning when that is completed into a law.

ACCOUNT BALANCES AND BUDGET COMPARISONS February 26, 2026 files were made available for the Board to review.

GENERAL FUND WARRANT #4-G contained vouchers #132-163, totaling \$30,654.83 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

HIGHWAY FUND WARRANT #4 contained vouchers #40-49, totaling \$15,128.30 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 #4 contained vouchers #43-66, totaling \$30,199.26 was audited and approved on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

AMBULANCE FUND WARRANT #4 contained vouchers #43-50, totaling \$4,014.51 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 #4-P for **General** contained 9 claims, totaling \$10,868.14 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. **Ambulance** payroll contained 17 claims, totaling \$24,422.80 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. **Police** payroll contained 1 claim, totaling \$3,648.38 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

HIGHWAY PAYROLL WARRANT #4-P contained 6 claims, totaling \$14,488.67 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

The meeting adjourned at 7:37 p.m. on a motion by Councilman Walker, 2nd by Councilman Peters, with all in favor.

SUPERVISOR

COUNCILMAN

COUNCILMAN

COUNCILMAN

COUNCILMAN

TOWN CLERK
