

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

MAY 28, 2026

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

Also Present: Town Attorney Tal Rappleyea, Highway Superintendent Robert “BJ” Murray, Connor Exum & Lauren O’Neill

The Supervisor called the meeting to order at 6:50 p.m. and opened with the Pledge of Allegiance.

Public Hearing @ 6:50 pm to Amend Local Law #2 of 2022 “Solar Energy System Pilot Law”
Supervisor Hoyt read the public hearing legal notice allowed. He asked for any public comment. No one spoke, Supervisor Hoyt asked for the public hearing to be recessed at 6:54 pm. A motion to recess was made by Councilman Peters, 2nd by Councilman Walker, with all in favor. The public hearing was re-opened at 7:02 pm. A motion to re-open was made by Councilman Peters, 2nd by Councilman Walker, with all in favor. Supervisor Hoyt asked for any public comments and no one spoke. Supervisor Hoyt asked for the public hearing to be recessed at 7:02pm. A motion to recess was made by Councilman Peters, 2nd by Councilman Walker, with all in favor.

The Town Board meeting was opened at 7:02 pm.

THE MINUTES OF THE APRIL 30, 2026, ZONING LAW PUBLIC MEETING Supervisor Hoyt asked the Account Clerk Jessica Leto to take notes. The minutes were approved as typed by the Account Clerk Jessica Leto on a motion by Councilman Peters, 2nd by Councilman Walker, with all in favor. Town Clerk Bonnie Poehmel was absent from this meeting as the secretary to the town board.

THE MINUTES OF THE MAY 14, 2026, TOWN BOARD MEETING were approved as typed by the Town Clerk on a motion by Councilman Peters, 2nd by Councilman Goettsche, with all in favor.

1.DELAWARE ENGINEERING: the Town Board reviewed and approved the following SEQRA for the new proposed Zoning Law. The SEQRA and the Neg Dec was approved by Councilman Goettsche, 2nd by Councilman Peters, with all in favor. Supervisor Hoyt would like a legal notice to be placed in the town paper advertising for a Zoning Enforcement Officer. As part of the description this person will need to have their civil service. A motion to approve was made by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. Supervisor Hoyt asked for a motion at 7:10 pm to re-open the public hearing for the Zoning Law, motion was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. Supervisor Hoyt would like the planning board to review the zoning law. Supervisor Hoyt asked for a recess in the public hearing, a motion was made by Councilman Peters, 2nd by Councilman Walker, with all in favor. The Public Hearing will be re-opened again for one more meeting on June 11, 2026.

2.ADDITIONAL SEWER ALLOCATIONS FOR PROJECT 291 State Route 296, Tax Map #96.00-1-75; “new construction of 14 multi-family residential units on an existing vacant parcel. Construction will include two apartment buildings with attached garages on a vacant parcel of 2.55 acres.” Lauren O’Neill from the O’Neill Group was present to speak to the Sewer Board. The Town Board will approve the extra sewer allocations based on the condition approval by the Planning Board; a motion to approve was made by Supervisor Hoyt, 2nd by Councilman Peters, with all in favor.

3.SEQRA FOR THE NEW SOLAR LAW was completed and the Neg Dec was approved by Councilman Walker, 2nd by Councilman Peters, with all in favor. A motion to adopt the New Solar Local Law #2 of 2026 was made by Councilman Peters, 2nd by Councilman Goettsche,

with all in. Supervisor Hoyt would like to thank Councilman Peters for writing the new law. Town Board Resolution #87 of 2026 Solar Energy System Permit Fee Schedule was approved by Councilman Van Valin, 2nd by Councilman Walker, with all in favor.

4.SEEKING USE OF CD LANE PARK for a dance training class. The 3 Generations Dance Founders Sabine and Cassandra Starr. Cassandra Starr would like to offer to the community for 6-weeks mid June till the end of July; once a week to teach dance training. The Town Board will need a Certificate of Liability prior to the classes held. Also depending on the calendar for the pavilion or basketball court what days will be available for Cassandra to hold the dance training. A motion to approve was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor.

5.WINDHAM PUBLIC LIBRARY seeking permission to use Centre Property for a Clay Workshop with Mountain Top Cares Coalition on Wednesday, June 3, 2026 @ 3:00-4:00 pm. A motion to approve was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor. Also, a Health Insurance, "The Healthcare Consortium" on Tuesday, June 23, 2026 @ 10:00 am -6:00 pm. A motion to approve was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor.

6.GREENE COUNTY PUBLIC HEALTH seeking permission to use Ambulance/Senior Community Room for a Flu Clinic on Friday, October 2, 2026 from 9:30-11:30 am. They will advertise in advance. A motion to approve was made by Supervisor Hoyt, 2nd by Councilman Walker, with all in favor.

7.TOWN JUSTICE REPORTS for April: Justice Carreras \$2,728.00 & Justice McCarthy \$3,228.00; duly noted by the Town Board.

8.GREENE COUNTY RESOLUTION #180-26: Awarding Bid for Washed and Screened Crushed Stone. GREENE COUNTY RESOLUTION #181-26: Awarding Bids to Purchase Materials-Highway Department. GREENE COUNTY RESOLUTION #203-26: Authorizing Distribution of Mortgage Tax (October 2025-April 2026) Windham \$189,652.07.

9.GENERAL FUND RESOLUTION #11 OF 2026: the following resolution was proposed to transfer funds to balance the General Fund accounts for 2026. A motion to adopt this resolution was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. AMBULANCE DISTRICT FUND RESOLUTION #8 OF 2026: the following resolution was proposed to transfer funds to balance the Ambulance Fund District accounts for 2026. A motion to adopt this resolution was made by Councilman Van Valin, 2nd by Councilman Peters, with all in favor.

10.AMBULANCE REPORTS for March & April 2026:The following report was submitted to the Board for their review: "***Calls for the Month of March 2026:*** *Calls in Windham: Advanced Life Support (ALS)-6, Basic Life Support (BLS)-4, Call Cancelled-(C/C)-3; Calls in Jewett: ALS-4; Calls in Hunter: ALS-1, C/C-2; Calls in Cairo: ALS-1, C/C-1. County Coverage Request Amb S/B-4; ALS Stand by Request-3. Total calls: 31. Calls turned over to Mutual Aid: Ashland-2. Vehicle Mileage Log for March 2026:* 96-1: 118,020 and 96-2: 33,002."

The following report was submitted to the Board for their review: "***Calls for the Month of April 2026:*** *Calls in Windham: Advanced Life Support (ALS)-12, Basic Life Support (BLS)-3, Refused Medical Assistance (RMA)-6; Calls in Jewett: ALS-2, C/C-2, RMA-1; Calls in Hunter: ALS-1, C/C-2; Calls in Durham: ALS-1; Calls in Ashland: C/C-1. County Coverage Request Amb S/B-2; ALS Stand by Request-2. Total calls: . Calls turned over to Mutual Aid: Ashland-2; Hunter-1. Vehicle Mileage Log for April 2026:* 96-1: 119,567 and 96-2: 33,586."

11.HIGHWAY REPORT: Highway Superintendent Robert "BJ" Murray was present. Ditching on Mill Street has been completed (1.6 miles). NYS Budget has finally been passed. The State is giving \$50 million in CHIPS money to be used for all town roads throughout the state. Blacktop prices have gone up. The highway crew are currently working on High Ridge Road and Chase Road with a ditching project. The pads have been poured at the park for the dumpsters.

The flag pole at the ambulance building was purchased by Delaware Engineering (John Brust) and has been installed by the highway dept. The new highway truck is complete; paperwork will be completed for the delivery of the new truck in a couple of weeks.

12.COMMITTEE REPORT: **Councilman Walker** had no report. The CWT Meeting was cancelled. **Councilman Van Valin** received a call there was a problem with the furnace at the Centre Property. The plumber was contacted. Next week Councilman Van Valin and Highway Superintendent Robert "BJ" Murray will meet to discuss the Centre Property for the summer maintenance and outside painting. A highway employee and the lifeguard staff can start to work together on the outside maintenance of the Centre Property. The outside of the town hall building has already been pressure washed by the highway dept. **Councilman Goettsche** has nothing to report on. The website is all ADA Compliant. **Councilman Peters** would like to approve the Solar Fee Schedule in a **Town Board Resolution #87 of 2026**. A motion to approve was made by Councilman Van Valin, 2nd by Councilman Walker, with all in favor. **Supervisor Hoyt** the Assessor needs a new air conditioner unit. The plumber Garzone is going to check on if a heat/ac duct could be put in between Room 6 & 8. Also a/c will need to be installed downstairs in the police office. CD Lane Park playground has received new mulch and the volley ball court has new sand. The lifeguards have the shed and all the equipment out for summer use. The lifeguard staff has been working on the maintenance, along with painted the restroom floors and picnic tables. A planning board member has received SPAM email. The information has been sent to NY State Police for investigation. The front office girls have been told of this too.

ACCOUNT BALANCES AND BUDGET COMPARISONS May 28, 2026 files were made available for the Board to review.

GENERAL FUND WARRANT #10-G contained vouchers #337-367, totaling \$21,904.00 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

HIGHWAY FUND WARRANT #10 contained vouchers #104-106, totaling \$5,262.74 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

SEWER DISTRICT FUND WARRANT #10 contained vouchers #147-160, totaling \$54,744.38 was audited and approved on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

AMBULANCE FUND WARRANT #10 contained vouchers #117-123, totaling \$4,361.64 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

GENERAL FUND PAYROLL WARRANT #10-P for **General** contained 10 claims, totaling \$12,498.19 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 \$23,384.94 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. **Police** payroll contained 10 claims, totaling \$12,890.16 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

HIGHWAY PAYROLL WARRANT #10-P contained 4 claims, totaling \$8,054.40 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

SEWER DISTRICT PAYROLL WARRANT #10-P contained 2 claims, totaling \$630.67 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

COMMENTS FROM THE PUBLIC: No one spoke.

The meeting adjourned at 7:45 p.m. on a motion by Councilman Peters, 2nd by Councilman Walker, with all in favor.

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

