

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

JULY 23, 2026

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

Absent: Town Clerk: Bonnie Poehmel

Also Present: Highway Superintendent Robert “BJ” Murray, Delaware Engineering John Brust, Larry F. Gardner, Joe Baglio, Connor Greco Overlook Paper & 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 JULY 9, 2026, TOWN BOARD MEETING were approved as typed on a motion by Councilman Goettsche, 2nd by Councilman Peters, with all in favor.

NEW SEWER BOARD BUSINESS:

1.APPLICATION for One additional EDU (Out of Town Sewer District) on Panarama Lane, Tax Map #95.00-1-45.11. Application has been submitted by Kaaterskill Associates. “A single-family home is being proposed for the lands of Luis Morales. A **motion to approve** was made by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

2.APPLICATION for Four (4) additional EDU's (Out of Town Sewer District) on State Route 23/Karlstadt Rd, Tax Map #94.02-3-15. Application has been submitted by Kaaterskill Associates. “A 4-lot subdivision is proposed for the property owned by Sanjiv Khattri located near the intersection of State Route 23 and Karlstadt Rd. Each lot is intended to allow a single-family home to be constructed.” The Town Board would like to make a **motion to table** this application was approved by Councilman Walker, 2nd by Councilman Peters, awaiting the approval by the planning board.

3.APPLICATION for One Commercial EDU (In Town Sewer District) at 5448 State Route 23, Tax Map #78.18-1-24, Windham Liquor Store owner Charles McRoberts. A **motion to approve** was made by Supervisor Hoyt, 2nd by Councilman Walker, with all in favor.

TOWN BOARD MEETING:

DELAWARE ENGINEERING: John Brust was present. John presented to the Town Board for their review information on NYS Pro-Housing Communities Program, a map of the Pro-Housing Communities and a sample resolution. The certificate on program is for “local governments that are taking action to support housing growth to address the housing shortage throughout the State. Obtaining certification is now required to be eligible for specific discretionary funding grants...Only municipal applicants are eligible for the Pro-Housing Communities certification. For more information visit the website at <https://hcr.ny.gov/pro-housing-community-program>” see TOWN BOARD RESOLUTION #117 OF 2026: “WHEREAS, the Town of Windham (hereinafter “local government”) believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State’s economic growth and community well-being; WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;.. NOW, THEREFORE, IT IS HEREBY RESOLVED that Town of Windham in order to take positive steps to alleviate the housing crisis, adopts the Pro- Housing Communities pledge, which will have us endeavor to take the following important steps: 1.Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing. 2.Adopting policies that affirmatively further fair housing. 3.Incorporating regional housing needs into planning decisions.4.Increasing development capacity for residential uses. 5.Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.” A motion to adopt this resolution was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor.

1.MAPLECREST LFCC would like permission to use the Centre Property on the evenings of **Sept 13, 2026, to host “Old Fashioned Hymn Sing” sing-along.** A motion to approve was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. And **Open Mic to invite local musicians for a friendly family event on the evening of October 3, 2026.** A motion to approve was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor.

2.LETTER OF RESIGNATION of a Zoning Board of Appeals member: Josh King “will not be able at this time to serve as a Zoning Board of Appeals member. Mr. King would like to thank the Supervisor and Town Board for the opportunity to serve the Windham Community”. A motion to accept was made by Supervisor Hoyt, 2nd by Councilman Goettsche, with all in favor.

3.NOMINATION OF ZBA RECORDING SECRETARY: **Sandra Allen will be the Recording Secretary for the Zoning Board of Appeals.** A motion to approve was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor.

4.SET MONTHLY MEETING for ZBA 3rd Wednesday of each month at 7:00 pm: Starting August 2026, will be the first ZBA meeting. The chairperson will have the first expiring term. Sandra Allen will be the Recording Secretary for the Zoning Board of Appeals. A motion to approve the set date and time of the meeting was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor.

5.TOWN JUSTICE REPORT for June: Justice Carreras \$2,559.00 was noted by the Town Board.

6.GREENE COUNTY RESOLUTION #61-10: (adopted by the Greene County Legislature on 02/17/2010) Authorizing County to Assist Towns and Villages Located in Greene County to Minimize Costs Incurred Under Local Unsafe Building Laws Authorizing Demolitions.

7.COALITION OF WATERSHED TOWNS Nominations to the Executive Committee for 2026: A motion was made to keep the nominations the same for Greene County: "David Kukle-Vice Chairman Hunter Councilman; Steve Walker Windham Councilman; Greg Cross-Alternate Prattsville Supervisor and Greg Koyer-Alternate Jewett Supervisor;" was made by Councilman Walker, 2nd by Supervisor Hoyt, with all in favor.

8.AMBULANCE DISTRICT FUND RESOLUTION #11 OF 2026: 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 #15 OF 2026: the following resolution was proposed to transfer funds to balance the General Fund accounts. A motion to adopt this resolution was made by Councilman Peters, 2nd by Councilman Walker, with all in favor. TOWN BOARD RESOLUTION #102 OF 2026: the following resolution was proposed to transfer funds to balance the Sewer District accounts. A motion to adopt this resolution was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. TOWN BOARD RESOLUTION #103 OF 2026: Supervisor to authorize to open and use Insured Cash Sweep (ICS) accounts for investments at the NBT Bank, Windham, New York. The Supervisor will act as the Chief Fiscal Officer on the account to move, invest and withdraw funds. A motion to adopt this resolution was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. TOWN BOARD RESOLUTION #104 OF 2026: to authorize the Supervisor to establish the following checking account entitled: Town of Windham –Capital Sewer EDU. The named checking account to be opened at NBT Bank, Windham, New York. A motion to adopt this resolution was made by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor. TOWN BOARD RESOLUTION #105 OF 2026: to authorize the Supervisor to use \$17,352.10 from Unappropriated Fund Balance to balance the accounts in the General Fund as per General Fund Resolution #15 of 2026. A motion to adopt this resolution was made by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. INVESTMENTS: TOWN BOARD RESOLUTION #106 OF 2026: to authorize the Supervisor to reinvest the sum of \$25,137.88 plus interest earned of Capital Water Equipment Fund Money in a Certificate of Deposit for 60 days at the National Bank of Coxsackie, Cairo, New York. A motion to adopt this resolution was made by Councilman Walker, 2nd by Councilman Goettsche, with all in favor. TOWN BOARD RESOLUTION #107 OF 2026: to authorize the Supervisor to reinvest the sum of \$30,248.05 plus interest earned of Sewer #2 Fund Money in a Certificate of Deposit for 60 days at the National Bank of Coxsackie, Cairo, New York. A motion to adopt this resolution was made by Councilman Walker, 2nd by Councilman Goettsche, with all in favor. TOWN BOARD RESOLUTION #108 OF 2026: to authorize the Supervisor to close the maturing Certificate of Deposit of \$502,753.42 plus interest earned of General Fund Money at the National Bank of Coxsackie, Cairo, New York. A motion to adopt this resolution was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. TOWN BOARD RESOLUTION #109 OF 2026: to authorize the Supervisor to close the maturing Certificate of Deposit of \$453,617.26 plus interest earned of Capital Sewer EDU Fund Money at the National Bank of Coxsackie, Cairo, New York. A motion to adopt this resolution was made by Councilman Peters, 2nd by Councilman Goettsche, with all in favor. TOWN BOARD RESOLUTION #110 OF 2026: to authorize the Supervisor to close the maturing Certificate of Deposit of \$250,000.00 plus interest earned of Ambulance Fund Money and deposit funds back into the Ambulance Fund checking account at the NTB Bank, Windham, New York. A motion to adopt this resolution was made by Councilman Walker, 2nd by Councilman Van Valin, with all in favor. TOWN BOARD

RESOLUTION #111 OF 2026: to authorize the Supervisor to close the maturing Certificate of Deposit of \$130,704.03 plus interest earned of Water District Fund Money and deposit funds back into the Water District Fund checking account at the NTB Bank, Windham, New York. A motion to adopt this resolution was made by Councilman Walker, 2nd by Councilman Van Valin, with all in favor. TOWN BOARD RESOLUTION #112 OF 2026: to authorize the Supervisor to close the maturing Certificate of Deposit of \$100,541.56 plus interest earned of Library Fund Money and deposit funds back into the Library Fund checking account at the NTB Bank, Windham, New York. A motion to adopt this resolution was made by Councilman Walker, 2nd by Councilman Goettsche, with all in favor. TOWN BOARD RESOLUTION #113 OF 2026: to authorize the Supervisor to close the maturing Certificate of Deposit of \$402,166.23 plus interest earned of Highway Fund Money and deposit funds back into the Highway Fund checking account at the NTB Bank, Windham, New York. A motion to adopt this resolution was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor. TOWN BOARD RESOLUTION #114 OF 2026: to authorize the Supervisor to reinvest the sum of \$60,324.94 plus interest earned of Sidewalk Fund Money in a Certificate of Deposit for 90 days at NBT, Windham, New York. A motion to adopt this resolution was made by Councilman Van Valin, 2nd by Councilman Peters, with all in favor. TOWN BOARD RESOLUTION #115 OF 2026: to authorize the Supervisor to reinvest the sum of \$211,137.28 plus interest earned of Water Improvement Fund Money in a Certificate of Deposit for 90 days at NBT, Windham, New York. A motion to adopt this resolution was made by Councilman Goettsche, 2nd by Councilman Peters, with all in favor. TOWN BOARD RESOLUTION #116 OF 2026: to authorize the Supervisor to reinvest the sum of \$50,520.78 plus interest earned of UDAG Fund Money in a Certificate of Deposit for 90 days at the NBT, Windham, New York. A motion to adopt this resolution was made by Councilman Walker, 2nd by Councilman Peters, with all in favor.

9.AMBULANCE REPORT

10.HIGHWAY REPORT: Highway Superintendent Robert "BJ" Murray was present. Paving job is completed, 2 miles of road; went well. There is still a little of the CHIPS money left for another in-house paving project. The backhoe has had some issues and is to be repaired next week. The highway dept has been granted use of the County's shoulder widener for a fall project. New patrol truck should be back next week. Centre Property project is coming along; hoping to start priming next week and to continue with the prep work.

11.COMMITTEE REPORT: **Councilman Walker** is taking notes for tonight's town board meeting as the Town Clerk is out. Councilman Walker gave an update on the CWT meeting. CWT has approved a resolution on July 20, 2026, for setting annual dues for members of the Coalition of Watershed Towns. **Councilman Van Valin** reported on the Centre Property is coming along nicely. **Councilman Goettsche** will be setting up a page on the website for the ZBA meetings. **Councilman Peters** has nothing report on at this time. **Supervisor Hoyt** stated the Girls Camp in East Windham their receiving station is updated. The A/C unit in the Assessor's office has been replaced.

ACCOUNT BALANCES AND BUDGET COMPARISONS July 23, 2026, files were made available for the Board to review.

GENERAL FUND WARRANT #14-G contained vouchers #456-513, totaling \$62,920.24 was audited and approved for payment on a motion by Councilman Van Valin, 2nd by Councilman Goettsche, with all in favor.

HIGHWAY FUND WARRANT #14 contained vouchers #125-139, totaling \$17,791.99 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 #14 contained vouchers #184-200, totaling \$63,049.68 was audited and approved on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

AMBULANCE FUND WARRANT #14 contained vouchers #158-164, totaling \$6,384.59 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 #14-P for **General** contained 12 claims, totaling \$14,269.71 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. **Ambulance** payroll contained 16 claims, totaling \$20,506.80 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor. **Police** payroll contained 8 claims, totaling \$12,901.83 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

HIGHWAY PAYROLL WARRANT #14-P contained 5 claims, totaling \$9,281.46 was audited and approved for payment on a motion by Councilman Goettsche, 2nd by Councilman Van Valin, with all in favor.

SEWER DISTRICT PAYROLL WARRANT #14-P contained 2 claims, totaling \$531.51 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 7:40 p.m. on a motion by Councilman Peters, 2nd by Councilman Goettsche, with all in favor.

Town Board Minutes were handwritten by attending Councilman Walker. Bonnie Poehmel Town Clerk typed minutes from handwritten notes from Councilman Walker.

_____ SUPERVISOR	_____ COUNCILMAN	_____ COUNCILMAN
		Absent Town Clerk Bonnie Poehmel
_____ COUNCILMAN	_____ COUNCILMAN	_____ TOWN CLERK
