

**Regular Meeting of the Town Board  
December 10, 2025 7:00 P.M.  
Town of Windsor Town Hall  
124 Main Streets, Windsor, NY 13865**

**MEETING CALLED TO ORDER:** by Supervisor Tim Harting, at 7:00 P.M.

**PLEDGE OF ALLEGIANCE:** was recited.

**ROLL CALL** by Town Clerk Elizabeth Pfister:

Supervisor Tim Harting: Present  
Deputy Supervisor Eric A. Beavers: Absent  
Council Member Gary M. Hupman: Present  
Council Member Mark Odell: Present  
Council Member Daniel Colwell: Present  
Code Enforcement Officer Richard Osborne: Absent  
Highway Superintendent Michael Kithcart: Absent  
Attorney Mark Spinner: Present

Also, present were: Dave Ballard, Dodd Road; Norman Colwell, Route 79; Matthew Hatwell, East Windsor Road; John Gollogly, Treadwell Road; Tim Bates, Colpitts Drive; Derek Pavelski, B.C. Farm Bureau; David Brown, Ostrander Road; Bartolo Morales, Albany; Joe and Laura Fiore, Coventry; Jim Conrad, Red Harvest Lane; Carolyn Price, Reagan Road; Fred & Fran Barrett, Blatchley Road; Ruth Seward, Main Street; Deb & Gary Thomas, Anne Road; Rita Saunders, Garrett Road; Betty Villecco, Dunbar Road; Paul Sabatine, Old Route 17; Jeramie Rounds, Fox Farm Road; Patti Harting, Pine Street; Greg Bronson, Buell Road

**RECOGNITION:** Ronald Capek; "Contributions to the Preservation of Windsor Cemeteries and the Memory of Those Buried Within"

Clerk Pfister read aloud a brief summary of the work Ron Capek contributed to for the Town of Windsor's history room and work he did with the 19 Cemeteries of Windsor group. Supervisor Harting thanked Ron for all of his contributions even though Supervisor Harting has not met Ron, Harting stated that he would like to have himself and any Board members that are available present the certificate to Ron at Mercy House in the next week or so in appreciation of his work.

**TOWN OF WINDSOR, COUNTY OF BROOME, STATE OF NEW YORK  
Resolution Accepting the Resignation of Council Member Mark Odell Resolution #65-2025**

**PRESENT:** Supervisor Timothy Harting  
Council Member Gary M. Hupman  
Council Member Mark Odell  
Council Member Daniel Colwell  
**ABSENT:** Deputy Supervisor Eric Beavers

**Offered With Deep Regret By: Council Member Hupman**  
**Seconded By: Council Member Colwell**

**WHEREAS**, Council Member Mark Odell has faithfully served the Town of Windsor and its residents as a Council Member and Town Supervisor during his tenure on the Windsor Town Board; and

**WHEREAS**, on November 5, 2025, Council Member Odell submitted a written resignation to the Town of Windsor Clerk, in accordance with the provisions of applicable law; and

**WHEREAS**, the Windsor Town Board wishes to formally acknowledge and accept said resignation, effective December 15, 2025; and

**WHEREAS**, the Windsor Town Board expresses its sincere appreciation for Council Member Odell's dedication, leadership, and all of his contributions to the community; and

**WHEREAS**, the Windsor Town Board would like to recognize Council Member Odell's leadership following the loss of the Town's Highway Garage due to fire in April of 2022;

**NOW, THEREFORE, BE IT RESOLVED**, that the Windsor Town Board hereby accepts the resignation of Council Member Odell, effective December 15, 2025; and

**BE IT FURTHER RESOLVED**, that the Clerk is directed to take all necessary steps to notify the appropriate authorities and initiate the process to fill the vacancy in accordance with law.

Adopted at a regular meeting of the Town Board of the Town of Windsor held on the 10<sup>th</sup> day of December, 2025.

**CERTIFICATION**

I, Elizabeth Pfister, do hereby certify that I am the Town Clerk of the Town of Windsor and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Windsor at a meeting thereof held at the Windsor Town Hall, 124 Main Street, Windsor, NY on the 10<sup>th</sup> day of December, 2025. Said Resolution was adopted by the following vote:

Supervisor Timothy Harting	Voted - Aye
Deputy Supervisor Eric Beavers	Voted - ABSENT
Council Member Gary M. Hupman	Voted - Aye
Council Member Mark Odell	Voted - ABSTAIN
Council Member Daniel Colwell	Voted - Aye

**Motion Approved**

**Resolution Adopted: December 10, 2025**

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Elizabeth Pfister, Town Clerk Windsor, New York

**DISCUSSION:** Supervisor Harting mentioned that Council Member Odell was the Supervisor at the time of the Highway Garage Fire in 2022. He thanked Mark and Dan Colwell for their time and efforts that were put forth during that difficult time. Council Member Odell thanked Council Member Colwell for his help and support too. Council Member Hupman also added his thanks for everything Council Member Odell has done and expressed how much he enjoyed working with him.

**PUBLIC COMMENTS:**

John Gollogly, Treadwell Road – Expressed support for Carolyn Price based on her experience and gave his recommendation. Gollogly also asked about pay increases of 15% to employees, Supervisor Harting explained that two positions needed significant increases to be in line with the average pay of competing jobs, and the decision was based on the need for retention in those positions.

Ruth Seward, Main Street – Expressed support for Carolyn Price based on her experience.

Greg Bronson, Buell Road –Expressed concern for a blacktop job done on Williams Road, Council Member Colwell stated without Highway Superintendent Kithcart present the Board doesn't have an answer but stated that any company that the Town subcontracts with must guarantee their work and if there is a problem he is sure the Highway Supervisor will have it corrected.

Joe Fiore, Coventry – Gave an update of work that was completed in cemeteries this year including 6 Revolutionary War Veterans gravestones in the Town of Windsor they also made some for Delaware County for a total of 10 gravestones this year. They also continued to fix a lot of stones over the summer and are looking forward to having a dedication ceremony in the summer of 2026 to commemorate the Revolutionary War soldiers who now have gravestones. Fiore also showed the Board a new style headstone called a tympanum, they are learning to cut now so when replacing older stones, they will look similar. The 19 Cemeteries group continues their education to improve the work they are doing in the cemeteries. They are looking to replaced approximately 11 more veterans' stones in the coming year. The group has also formed a national organization called *Grave Geeks* in order to obtain a 501(c)(3) designation. The Board thanked the Fiore's and Jeremy Rounds for all their dedication and hard work to our cemeteries. Greg Bronson added that Mountain View cemetery looks amazing thanks to the work the Fiore's have done there. Trees have been removed, crushed stone has been put down, headstones have been repaired, stood back up and fabricated. Joe added that Mountain View is where all of the Revolutionary War Veterans' stones have been replaced.

Tim Bates, Colpitts Drive – Expressed support for Carolyn Price for the town board vacancy.

Fran Barrett, Blatchley Road – Expressed support for Carolyn Price based on her experience.

**APPROVAL OF MINUTES:****Motion By: Council Member Colwell****Sec. By: Council Member Odell**

Motion to approve the minutes of the November 5, 2025 Public Hearing & Regular Meeting as submitted.

**Vote of the Board:**

Supervisor Harting - Aye

Deputy Supervisor Beavers - Absent

Council Member Hupman - Aye

Council Member Odell - Aye

Council Member Colwell - Aye

**Motion Passed****APPROVAL OF MINUTES:****Motion By: Council Member Hupman****Sec. By: Council Member Colwell**

Motion to approve the minutes of the November 19, 2025 Work Session Meeting as submitted.

**Vote of the Board:**

Supervisor Harting - Aye

Deputy Supervisor Beavers - Absent

Council Member Hupman - Aye

Council Member Odell - Aye

Council Member Colwell - Aye

**Motion Passed****FINANCIAL REPORT:****Motion By: Council Member Colwell****Sec. By: Council Member Hupman**

Motion to Approve the December, 2025 Bills for Payment

**Vouchers for Payment**

A & B Fund 445 – 490	\$ 141,003.15
DA Fund 9 – 10	\$ 44,550.47
DB Fund 376 - 413	\$ 390,065.81
SS3 Fund 77 – 88	\$ 226,164.04
TA Fund 45	\$ 1,043.46
<b>Total</b>	<b>\$ 802,826.93</b>

**Vote of the Board:**

Supervisor Harting - Aye

Deputy Supervisor Beavers - Absent

Council Member Hupman - Aye

Council Member Odell - Aye

Council Member Colwell - Aye

**Motion Passed**

The Board received the November 2025 Financials; Supervisor Harting told the Board no accounts are negative.

**Motion By: Council Member Colwell****Sec. By: Council Member Hupman**

Motion to Set Casual Laborers' Hourly Rate at \$20.00/hr. Effective January 1, 2026.

**Vote of the Board:**

Supervisor Harting - Aye

Deputy Supervisor Beavers - Absent

Council Member Hupman - Aye

Council Member Odell - Aye

Council Member Colwell - Aye

**Motion Passed****Motion By: Council Member Hupman****Sec. By: Council Member Colwell**

Motion to Set Wastewater Treatment Plant Operators Hourly Rates Effective January 1, 2026.

Sewer Maintenance Worker: \$28.84

DEC Certificate 2: \$30.54/hr.

DEC Certificate 2A: \$30.54/hr.  
DEC Certificate 3: \$30.74/hr.  
DEC Certificate 3A: \$30.74/hr.  
DEC Certificate 3A with Extra Responsibilities: \$33.93/hr.  
DEC Certificate 4: \$32.81/hr.  
DEC Certificate 4A: \$32.84/hr.

**Vote of the Board:**

Supervisor Harting - Aye  
Deputy Supervisor Beavers - Absent  
Council Member Hupman - Aye  
Council Member Odell - Aye  
Council Member Colwell - Aye

**Motion Passed**

**OFFICIALS/DEPARTMENT REPORTS:**

**Supervisor**

Supervisor Harting explained that there would be no vote tonight since Council Member Odell's resignation is as of December 15, 2025 and the Board must wait until the vacancy occurs. Supervisor Harting asked the two interested parties, Carolyn Price and Matthew Hartwell, to share their experience and background with the Board and the public.

Carolyn Price expressed how she and her late husband, Daniel dedicated their life to the Windsor community, and noted that 2026 would have been the last year of his term and it would mean a lot to her to serve during this year. Carolyn shared her experience as a school administrator and her time on the Town Board as Supervisor. Carolyn expressed she would like to see more volunteers in the community suggesting that the Board form a Celebrations Committee. Carolyn expressed she wants to work with the Board to provide the best services and economic growth to this community. Carolyn also pointed out that the Town of Windsor had the most permits for new single-family homes in 2024 for Broome County.

Matthew Hartwell introduced himself and gave his background sharing that he grew up in a small town north of Norwich, NY. When he married his wife was when he moved to Windsor, after they lost their daughter, they moved South for a few years. They were recently brought back to Windsor to be closer to his mother-in-law who had fallen ill. Hartwell shared that he previously worked for the Village of Windsor, he also worked in a juvenile detention center and is ready to take on challenges. Hartwell also shared that he watched his father serve on the town board when he was growing up and expressed that the Windsor community feels like home to him. Hartwell expressed that he would bring a fresh set of eyes and perspective to the Board and be a listening ear for residents.

Supervisor Harting thanked both applicants for applying and called for a special meeting to vote.

**Motion By: Council Member Hupman**

**Sec. By: Council Member Colwell**

Motion to Hold a Special Meeting Thursday December 18, 2025, 6:00 P.M. at the Windsor Town Hall to Vote on Filling the Council Member Vacancy

**Vote of the Board:**

Supervisor Harting - Aye  
Deputy Supervisor Beavers - Absent  
Council Member Hupman - Aye  
Council Member Odell - Abstain  
Council Member Colwell - Aye

**Motion Passed**

The Board received the Upstate Association of Towns November Meeting Minutes and Invite to December meeting. Supervisor Harting and Council Member Hupman had the pleasure of attending their November meeting. Council Member Hupman expressed what an important organization that does a lot of lobbying in Albany on important issues that affect Upstate residents. Supervisor Harting added that it was interesting to see the different municipalities and how we might share the same issues and hopefully can work together in the future as a team to solve them.

**Highway Superintendent** - None

**Town Clerk/Registrar**

The Board received the Town Clerk's November 2025 Report. Town Clerk Pfister informed the Board that this Sunday and Monday she will be attending NYSTCA Regional Training in Corning for Workplace Violence. The Clerk added they are waiting for the RPS files from the County to print tax bills.

Supervisor Harting asked about the .gov domain, Town Clerk Pfister said an email came to verify information and we are waiting for them to get back to us.

**Code Enforcement**

The Board received the Code Officer's November 2025 Report.

**Motion By: Council Member Colwell      Sec. By: Council Member Hupman**

Motion to Approve Renewal of 10 Mobile Parak Licenses

**Vote of the Board:**

Supervisor Harting - Aye  
Deputy Supervisor Beavers - Absent  
Council Member Hupman - Aye  
Council Member Odell - Aye  
Council Member Colwell - Aye

**Motion Passed**

The Board received the November 13, 2025 Zoning Board Meeting Minutes.

Clerk Pfister shared that she received an email from Code360 and the legal analysis for review within the next week.

**Dog Control**

The Town Clerk was asked to open bids for the 2018 Ford Transit Van, there were none.

**Motion By: Council Member Colwell      Sec. By: Council Member Hupman**

Motion to Advertise for Bids for an Additional Month for the 2018 Ford Transit Van

**Vote of the Board:**

Supervisor Harting - Aye  
Deputy Supervisor Beavers - Absent  
Council Member Hupman - Aye  
Council Member Odell - Aye  
Council Member Colwell - Aye

**Motion Passed**

The Board received the November 4, 2025 Municipal Shelter Inspection Report which was satisfactory.

The Board received the November 25, 2025 Dog Control Officer Inspection Report which was also satisfactory.

**Assessor's Office**

The Board received the Assessor's November 2025 Report; there was no discussion.

**Wastewater Treatment Plant**

Supervisor Harting informed the Board that the new L.E.D. lightbulbs have arrived and he will be dropping them off at the Wastewater Treatment Plant and Plant Operator Don Sherwood would replace burnout bulbs with them.

**Court - None**

**COMMITTEE REPORTS:**

**History & Cemeteries**

Supervisor Harting said he spoke to Town Historian Rita Saunders about updating the cemeteries page on the Town website to include the database listing burials.

**Economic Development**

David Ballard from Dodd Road wanted to address the Town Board about commercial development at Exit 77. Ballard is the managing partner of two Windsor companies; The Mikoda Group, LLC and West Windsor, LLC. Ballard shared that 25 years ago he sold 2 acres to McDonalds Corporation and since then he has been trying to put other businesses at that location and the biggest deterrent for businesses is the lack of municipal water. Ballard explained that new businesses on North Road would increase the tax revenue for the Town and lower the stress on other tax payers in the Town. Ballard mentioned some of the past interested businesses - Holiday Inn Express, Applebee's, Walmart, Old Dominion and gave Clerk Pfister a packet with copies of letters from interested parties asking that the materials not be reproduced. Attorney Spinner explained that anything given to the Clerk would be subject to FOIL by law, Ballard acknowledged he was aware, just asked not to mass produce copies of the packet. Ballard told the Board he is willing to donate any property for right of ways to make municipal water available at the site. Ballard mentioned that another partner of the property, Ken Ellsworth of Keystone Associates has put in a different type of water tower system downstate and thinks it can be done here. Council Member Hupman asked if Ellsworth can send information to the Board about the system, Ballard said he would reach out. Council Member Colwell expressed concern about Pilot Programs negating tax revenue, Ballard stated he will not entertain anyone looking for tax breaks. Council Member Odell stated he was on the Board when

Carolyn Price worked on this and recalls it was going to be a challenge but hopes it can be successful and agreed that West Windsor needs development.

**Motion By: Council Member Odell**

**Sec. By: Council Member Hupman**

Motion to for the Supervisor or His Designee to Sign *Town of Colesville NY Colesville I LLC Solar Project Tax Map ID: 133.00-2-3 Special Use Permit and Site Plan Application* for the Town of Colesville to be Lead Agency Under SDQR on Project.

**Vote of the Board:**

Supervisor Harting - Aye  
Deputy Supervisor Beavers - Absent  
Council Member Hupman - Aye  
Council Member Odell - Aye  
Council Member Colwell - Aye

**Motion Passed**

**DISCUSSION:**

Supervisor Harting explained this is a special use permit and site application for the Town of Colesville for a solar farm and since we border the Town of Colesville, we are an interested party in the SEQR review process.

**Public Safety**

The Board received the November 2025 EBES Operation Update and Call Log; no discussion.

**Town Hall**

Employee Holiday Luncheon Tuesday, December 16, 2025 at 12:00 P.M.

**Youth and Recreation** - None

**Zoning/Planning**

The Board received the 2025-2026 Winter Webinar Series Schedule for Planning & Zoning; no discussion.

**UNFINISHED BUSINESS:**

**TOWN OF WINDSOR, COUNTY OF BROOME, STATE OF NEW YORK**  
**A Resolution Acknowledging An Examination Of the Records of the Town Clerk was**  
**Conducted Resolution #66-2025**

**PRESENT:** Supervisor Timothy Harting  
Deputy Supervisor Eric Beavers  
Councilman Gary M. Hupman  
Councilman Mark Odell  
Councilman Daniel Colwell

**ABSENT:** Deputy Supervisor Eric Beavers

At a Regular Meeting of the Town of Windsor Town Board, held at the Town Hall on the 10<sup>th</sup> day of December, 2025, the following resolution was

**OFFERED BY: Council Member Hupman**

**SECONDED BY: Council Member Odell**

**WHEREAS**, Town Law Section 123 requires each town officer and employee who received or disbursed any moneys in the previous fiscal year shall account with the Town Board for such moneys and shall produce all supporting books, records, receipts, warrants, vouchers, and cancelled checks or check images as authorized by General Municipal Law Section 99-b;

**WHEREAS**, on or about the 17<sup>th</sup> day of November, 2025, the Town Clerk of the Town of Windsor presented her records and docket to the Town of Windsor's auditing board;

**WHEREAS**, on or about the 17<sup>th</sup> day of November, 2025, the Town's auditing board duly examined the records and docket of the Town Clerk, Elizabeth Pfister, for the timeframe of December 1, 2023 – October 31, 2024.

**WHEREAS**, the Town's auditing board completed its review and filed its report in the Clerk's office; and

**NOW, THEREFORE**, this 10<sup>th</sup> day of December, 2025,

**BE IT RESOLVED** by the Town Board of the Town of Windsor, as follows:

**RESOLVED**, the Town Board acknowledges that the required examination of the Town books was conducted; the report is on file in the Clerk's Office;

**RESOLVED**, this resolution shall take effect immediately.

**CERTIFICATION**

I, Elizabeth Pfister, do hereby certify that I am the Town Clerk of the Town of Windsor and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Windsor at a meeting thereof held at the Windsor Town Hall, 124 Main Street, Windsor, NY on the 10<sup>th</sup> day of December, 2025. Said Resolution was adopted by the following vote:

Supervisor Timothy Harting	Voted - Aye
Deputy Supervisor Eric Beavers	Voted – ABSENT
Councilman Gary Hupman	Voted - Aye
Councilman Mark Odell	Voted - Aye
Councilman Daniel Colwell	Voted – Aye

**Motion Approved**

**Resolution Adopted: December 10, 2025**

Elizabeth Pfister, Town Clerk  
Town of Windsor

**TOWN OF WINDSOR, COUNTY OF BROOME, STATE OF NEW YORK**  
**A Resolution Acknowledging an Examination of the Records of the Tax Collector for 2025**  
**was Conducted Resolution #67-2025**

**PRESENT:** Supervisor Timothy Harting  
Councilman Gary M. Hupman  
Councilman Mark Odell  
Councilman Daniel Colwell

**ABSENT:** Deputy Supervisor Eric Beavers

At a Regular Meeting of the Town of Windsor Town Board, held at the Town Hall on the 10<sup>th</sup> day of December, 2025, the following resolution was

**OFFERED BY: Council Member Odell**  
**SECONDED BY: Council Member Hupman**

**WHEREAS**, Town Law Section 123 requires each town officer and employee who received or disbursed any moneys in the previous fiscal year shall account with the Town Board for such moneys and shall produce all supporting books, records, receipts, warrants, vouchers, and cancelled checks or check images as authorized by General Municipal Law Section 99-b;

**WHEREAS**, on or about the 17<sup>th</sup> day of November, 2025, the Tax Collector of the Town of Windsor presented her records and docket to the Town of Windsor's auditing board;

**WHEREAS**, on or about the 17<sup>th</sup> day of November, 2025, the Town's auditing board duly examined the records and docket of the Tax Collector, for the timeframe of December 1, 2023 – October 31, 2024;

**WHEREAS**, the Town's auditing board completed its review and filed its report in the Clerk's office; and

**NOW, THEREFORE**, this 10<sup>th</sup> day of December, 2025,

**BE IT RESOLVED** by the Town Board of the Town of Windsor, as follows:

**RESOLVED**, The Town Board acknowledges that the required examination of the Tax Collector's books was conducted and that no issues were identified during the examination.

**RESOLVED**, this resolution shall take effect immediately.

**CERTIFICATION**

I, Elizabeth Pfister, do hereby certify that I am the Town Clerk of the Town of Windsor and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Windsor at a meeting thereof held at the Windsor Town Hall, 124 Main Street, Windsor, NY on the 10<sup>th</sup> day of December, 2025. Said resolution was adopted by the following vote:

Supervisor Timothy Harting	Voted – Aye
Deputy Supervisor Eric Beavers	Voted – ABSENT
Councilman Gary Hupman	Voted - Aye

Councilman Mark Odell      Voted - Aye  
Councilman Daniel Colwell      Voted - Aye

**Motion Approved**  
**Resolution Adopted: December 10, 2025**

Elizabeth Pfister, Town Clerk  
Town of Windsor

**TOWN OF WINDSOR, COUNTY OF BROOME, STATE OF NEW YORK**  
**A Resolution Acknowledging that an Examination of the Justice Court's Records was**  
**Conducted**  
**Resolution #68-2025**

**PRESENT:** Supervisor Timothy Harting  
Councilman Gary M. Hupman  
Councilman Mark Odell  
Councilman Daniel Colwell  
**ABSENT:** Deputy Supervisor Eric Beavers

At a Regular Meeting of the Town of Windsor Town Board, held at the Town Hall on the 10<sup>th</sup> day of December, 2025, the following resolution was

**OFFERED BY: Council Member Colwell**  
**SECONDED BY: Council Member Hupman**

**WHEREAS**, Uniform Justice Court Act Section 2020-a partially sets forth the following: "It shall be the duty of every such justice, at least once a year and upon the last audit day of such village or town, to present his records and docket to the auditing board of said village or town, which board shall examine the said records and docket, or cause same to be examined and a report thereon submitted to the board by a certified public accountant, or a public accountant and enter in the minutes of its proceedings the fact that they have been duly examined, and that the fines therein collected have been turned over to the proper officials of the village or town as required by law. Any such justice who shall willfully fail to make and enter in such records and docket forthwith, the entries by this section required to be made or to exhibit such records and docket when reasonably required, or present his records and docket to the auditing board as herein required, shall be guilty of a misdemeanor and shall, upon conviction, in addition to the punishment provided by law for a misdemeanor, forfeit his office."

**WHEREAS**, On or about the 18<sup>th</sup> day of November, 2025, the Justice Court of the Town of Windsor presented its records and docket to the auditing board of the Town of Windsor.

**WHEREAS**, On or about the 18<sup>th</sup> day of November, 2025, the auditing board of the Town of Windsor duly examined the records and docket of the Justice Court of the Town of Windsor, for the timeframe of December 1, 2024 – October 31, 2025

**WHEREAS**, the auditing board of the Town of Windsor found no issues during its examination.

**NOW, THEREFORE**, this 10<sup>th</sup> day of December, 2025,

**BE IT RESOLVED** by the Town Board of the Town of Windsor, as follows:

**RESOLVED**, The Town Board acknowledges that the required examination of the Town Justice books was conducted and that no issues were identified during the examination.

**RESOLVED**, The Town Clerk is asked to send a copy of this resolution to: Internal Audit Services Unit, Attn: Joan Casazza 2500 Pond View, Suite LL01, Castleton – on – Hudson, NY 12033 or via email at: [jcasazza@nycourts.gov](mailto:jcasazza@nycourts.gov)

**RESOLVED**, this resolution shall take effect immediately.

**CERTIFICATION**

I, Elizabeth Pfister, do hereby certify that I am the Town Clerk of the Town of Windsor and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Windsor at a meeting thereof held at the Windsor Town Hall, 124 Main Street, Windsor, NY on the 10<sup>th</sup> day of December, 2025. Said resolution was adopted by the following vote:

Supervisor Timothy Harting	Voted – Aye
Deputy Supervisor Eric Beavers	Voted – ABSENT
Councilman Gary Hupman	Voted – Aye
Councilman Mark Odell	Voted – Aye
Councilman Daniel Colwell	Voted – Aye

**Motion Approved**

**Resolution Adopted: December 10, 2025**

[TOWN SEAL]

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Elizabeth Pfister  
Town Clerk, Town of Windsor

**TOWN OF WINDSOR, COUNTY OF BROOME, STATE OF NEW YORK**  
**A Resolution Correcting Michael Worthley's Term of Office on the Board of Assessment**  
**Review Resolution #69-2025**

**PRESENT:** **Supervisor Timothy Harting**  
**Deputy Supervisor Eric Beavers**  
**Councilman Gary M. Hupman**  
**Councilman Mark Odell**  
**Councilman Daniel Colwell**

At a Regular Meeting of the Town of Windsor Town Board, held at the Town Hall on the 10<sup>th</sup> day of December, 2025, the following resolution was

**OFFERED BY: Council Member Odell**  
**SECONDED BY: Council Member Hupman**

**WHEREAS**, on June 11, 2025 the Town Board adopted a motion reappointing Michael Worthley to the Board of Assessment Review for a term “effective October 1, 2025 through September 30, 2029”; and

**WHEREAS**, Board of Assessment Review appointments are for five-year terms pursuant to Real Property Tax Law §523, and the correct term should run October 1, 2025 through September 30, 2030; and

**WHEREAS**, the Board desires to correct the clerical error in the prior motion;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby amends and corrects its June 11, 2025 motion to state that Michael Worthley is reappointed to the Board of Assessment Review for a term October 1, 2025 through September 30, 2030; and

**BE IT FURTHER RESOLVED**, that the Town Clerk is directed to note this correction in the official minutes.

**CERTIFICATION**

I, Elizabeth Pfister, do hereby certify that I am the Town Clerk of the Town of Windsor and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Windsor at a meeting thereof held at the Windsor Town Hall, 124 Main Street, Windsor, NY on the 10<sup>th</sup> day of December, 2025. Said Resolution was adopted by the following vote:

Supervisor Timothy Harting	Voted - Aye
Deputy Supervisor Eric Beavers	Voted - Absent
Council Member Gary M. Hupman	Voted - Aye
Council Member Mark Odell	Voted - Aye

Council Member Daniel Colwell      Voted - Aye

**Motion Approved**

**Resolution Adopted: December 10, 2025**

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Elizabeth Pfister, Town Clerk Windsor, New York

Supervisor Harting made the public aware that at last month's Work Session the Board reviewed several solar laws and they liked the Town of Laurens the best and asked Attorney Nick Cortese to model the Town's law after that. Council Member Hupman gave a couple comments from his review of the law one being to remove the term "non-polluting" from the description, due to the waste created at the end of life of solar panels. Hupman said he would like to see some sort of table in the law that shows a comparison for the number of megawatts and the acreage needed so residents can understand it. Hupman said he would like more information about Agrivoltalics, where animals graze beneath panels, in his research he was unable to find any existing laws to look at but felt the Town's law should address this.

Attorney Spinner pointed out a requirement for 20' height and felt it was high and suggested 12' as sufficient he also instructed the Board to review the setbacks on page 5 of the law and the Board should consider that fencing would need to surround any project as well. Attorney Spinner will take the comments back to Attorney Cortese and hopefully the Board can introduce the draft law at the January meeting.

**NEW BUSINESS:**

The Board did the Annual Review of the Procurement Policy #23-2013, no changes were made

**TOWN OF WINDSOR, COUNTY OF BROOME, STATE OF NEW YORK**  
**A Resolution in Support of Congressman Nick Langworthy's Energy Choice Act (H.R. 3699, S. 1945) and in Opposition to Government-Mandated Natural Gas Bans**  
**Resolution #70-2025**

**PRESENT:** Supervisor Timothy Harting  
Councilman Gary M. Hupman  
Councilman Mark Odell  
Councilman Daniel Colwell

**ABSENT:** Deputy Supervisor Eric Beavers

At a Regular Meeting of the Town of Windsor Town Board, held at the Town Hall on the 10<sup>th</sup> day of December, 2025, the following resolution was

**OFFERED BY: Council Member Colwell**  
**SECONDED BY: Council Member Odell**

**WHEREAS**, affordable and reliable energy is essential to the health, safety, and economic prosperity of New York families, businesses, and communities; and

**WHEREAS**, natural gas remains a dependable, cost-effective, and clean-burning energy source used by millions of New Yorkers to heat their homes, cook their food, and power their businesses; and

**WHEREAS**, in 2019, New York State enacted the **Climate Leadership and Community Protection Act (CLCPA)**, which mandates aggressive emissions reductions and serves as the foundation for sweeping energy restrictions, including efforts to phase out natural gas; and

**WHEREAS**, building on the CLCPA, Governor Kathy Hochul and the New York State Legislature in 2023 enacted provisions in the state budget banning natural gas and other fossil fuel hookups in most new residential and commercial buildings, effective 2026 for smaller buildings, and 2029 for larger buildings, thereby eliminating consumer choice and limiting access to affordable energy; and

**WHEREAS**, Governor Hochul has publicly supported these bans and related measures as part of her administration's climate and energy agenda, despite widespread concerns that such mandates will increase costs, strain grid reliability, and restrict energy diversity; and

**WHEREAS**, these top-down policies undermine affordability, threaten reliability during peak demand, and strip away the freedom of consumers and businesses to choose the energy sources that best meet their needs; and

**WHEREAS**, Congressman Nick Langworthy of New York and Senator Jim Justice of West Virginia introduced the **Energy Choice Act (H.R. 3699, S. 1945)**, federal legislation that ensures state and local governments cannot restrict consumer access to natural gas and other affordable energy sources, thereby protecting freedom of choice for New Yorkers and all Americans; and

**WHEREAS**, the Energy Choice Act would safeguard households, small businesses, hospitals, farmers, and manufacturers from harmful government overreach and preserve access to an “all-of-the-above” energy strategy that strengthens reliability and affordability;

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Windsor strongly supports the Energy Choice Act as introduced by Congressman Langworthy (H.R. 3699) and Senator Justice (S. 1945) and stands firmly opposed to New York State’s natural gas bans, the CLCPA-driven restrictions, and other state energy mandates that eliminate consumer choice; and

**BE IT FURTHER RESOLVED**, that the Town of Windsor urges Congress to pass the Energy Choice Act to defend consumer choice, protect energy affordability, and preserve reliable access to natural gas for New Yorkers; and

**BE IT FURTHER RESOLVED**, that copies of this resolution be sent to Congressman Nick Langworthy, Senator Jim Justice, the New York Congressional delegation, Senators Chuck Schumer and Kirsten Gillibrand, Governor Kathy Hochul, and leadership of the New York State Legislature.

#### **CERTIFICATION**

I, Elizabeth Pfister, do hereby certify that I am the Town Clerk of the Town of Windsor and that the foregoing constitutes a true, correct and complete copy of a resolution duly adopted by the Town Board of the Town of Windsor at a meeting thereof held at the Windsor Town Hall, 124 Main Street, Windsor, NY on the 10<sup>th</sup> day of December, 2025. Said Resolution was adopted by the following vote:

Supervisor Timothy Harting	Voted - Aye
Deputy Supervisor Eric Beavers	Voted - ABSENT
Council Member Gary M. Hupman	Voted - Aye
Council Member Mark Odell	Voted - Aye
Council Member Daniel Colwell	Voted - Aye

#### **Motion Approved**

**Resolution Adopted: December 10, 2025**

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Elizabeth Pfister,  
Town Clerk Windsor, New York

#### **UPCOMING MEETING:**

Zoning Board Meeting December 11, 2025 6:30 P.M. Windsor Town Hall  
Special Board Meeting December 18, 2025 6:00 P.M. Windsor Town Hall  
Regular Board Meeting January 14, 2026 7:00 P.M. Windsor Town Hall  
Planning Board Meeting January 28, 2026 7:30 P.M. Windsor Town Hall

#### **PUBLIC COMMENTS:**

Derek Pavelski, Conklin, V.P. of B.C. Farm Bureau – Suggested the Board look at the prime farmland map for the agricultural land in Windsor because the Town of Conklin is having issues with stricter regulation on farmland. Attorney Spinner explained that NYSERDA encourages dual use on farms for both solar and agriculture and farmland piece is reviewed through the SEQR process. Norm Colwell, Planning Board member stated in Windsor the prime farmland is mostly along the river banks.

John Gollogly, Treadwell Road – His understanding of solar is that most of the money is made when installed because the panels don’t generate enough electricity to pay the property taxes.

Attorney Spinner stated solar farms are subject to a property tax exemption, so they will also be subject to a PILOT. Spinner went on to explain that the way these properties are assessed is concerning because there is a NYSERDA model and it is law that assessors must assess using the model. Spinner stated solar farms are worth the most the day they go into operation and over 15 years the value drops to zero and 15 years is the length of the exemption. Gollogly asked what happens when the 15 years is up, Attorney Spinner explained decommissioning agreements are a requirement with bonding to protect the Town.

Ruth Seward, Main Street – Asked if a solar company purchases land, if they have to follow the same rules as residents and yes, they do.

Jeremy Rounds, Route 79 – Asked if there is a provision for large solar farms to purchase any necessary fire equipment that is required for the fire departments. Supervisor Harting explained that would be something that would be negotiated as part of the host community agreements. Attorney Spinner explained that part of the application process is to submit an emergency response plan and coordinate with the fire departments.

Tim Bates, Colpitts Drive – Agrees that West Windsor needs development for tax purposes and to take the burden off residents of the rising sewer costs.

**ADJOURNMENT:**

**Motion By: Council Member Odell**

Motion to Adjourn Meeting at 9:09 P.M.

**Sec. By: Council Member Colwell**

**Vote of the Board:**

Supervisor Harting - Aye

Deputy Supervisor Beavers – Absent

Council Member Hupman - Aye

Council Member Odell - Aye

Council Member Colwell - Aye

**Motion Passed**

Respectfully Submitted,

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Elizabeth Pfister

Town Clerk