

REGULAR MEETING – ATHENS TOWN BOARD – July 18, 2022

The regular meeting of the Athens Town Board was called to order at 7:07 p.m. by Supervisor Michael N. Pirrone, with the Pledge of Allegiance to the Flag on July 18, 2022, at the Village of Athens Volunteer Fire House at 39 Third Street, Athens, N.Y.

The following people were present: Supervisor Pirrone; Councilmember Mary Brandow; Councilmember Michael Ragaini; Councilmember Anthony Paluch; Councilmember Shannon Spinner; Highway Superintendent John J. Farrell and Town Clerk Linda M. Stacey.

These people were also present: Town Attorney George McHugh; Financial Officer Don Pierro; Code Enforcement Officer Albert Gasparini; Court Reporter Laura Couch; Susan Grilli; Michael Campbell; Jane Cole-Rafi Edy; Catherine Censor; Anthony Uzzo; Joan & Tom Satterlee; Marcia Puorro; MaryAnn Peters & Richard Peters; Ron Puhalski; Annika Vogt; Sarah Bliedtrey; Mary Ellen Gallagher; Theresa Cardinale; Fran McCusker; Albert Gasparini; Tim Mercer; Michele Tarsa; Susan Brady; Lee Palmateer; Rob Stout; Dawna Johnson; Gail Lasher; Anthony Corey; Lauren Corey; Robert Brunner; Kevin Kelly; Phyllis Coons; Gene & Janet Paluch; Connie Pazin; Diane Michener; Lucy Michener; Jerry Adams; Carol & Chris Pfister; Frank Cuthbert; Rebecca & Robert Hart; Stephan Bradicich; Patricia Fleming; Andrea Smallwood; Paulette Miller-Travis; Monty Jordon; Merrill & Ellen Roth; Patrick Doyle; Fred Gillen, Jr.; Peg Taylor; Mary Garvey; John McInerny; Mary Askin; Josh Lipsman; Kathy Jackson; Andy Jackson; Paula Butler; Cari & Donald Gardner; Kirsten Bates; Rachel O'Connor; Nora Adelman; Yve Horowitz; Shirley Horowitz; Ed Bloomer and Sam Sebren.

Supervisor Michael N. Pirrone read the Public Hearing Notice as it appeared in the Official Newspaper: Eminent Domain Proceeding, Town of Athens v. Shirley Horowitz 31 Old Kings Road, Athens, NY. Notice of Public Hearing on the Proposed Acquisition by the Town of Athens Under the Eminent Domain Procedure Law of Certain Land for the Construction and Relocation of the Town Hall. Notice attached.

Attorney Robert Stout of Whiteman, Osterman and Hanna, gave a short presentation. He stated that the public hearing would remain open for written comments to be sent in after tonight's meeting. He then introduced **Mary Beth Bianconi** of Delaware Engineering, D.P.C. presented conceptual photos of three different areas that were looked at: (A 6,000 Sq. Ft. footprint.)

Site Evaluations: The locational analysis was confined to Town-owned and adjacent lands. The area of the Town that made the most sense and was most favored by the representatives were the Highway Garage parcels. The site evaluation compared three separate layouts, all adjacent to the Town of Athens' Department of Public Works (DPW) highway garage. The Site Alternatives Analysis has been included.

The location of Option 1 is on the site of the existing pole barn in the southwest corner of the DPW parcel. In order to access the site, the parcel to the south would have to be acquired for a new driveway. The existing pole barn would have to be dismantled and relocated to the northeast section of the parcel. Also, the separation of uses and access would be needed to allow for the efficient and safe operation of both the DPW and the departments to be located within the Town hall complex. Currently the site has little to no interaction with the public, while Town Hall and Court require significant public interaction.

This option was considered favorable due to its size, location on public land, and access potential through the neighboring property. This option was considered unfavorable due to the expense of moving the pole barn along with the acquisition of the neighboring parcel, and the potential for conflicts with the current DPW operations.

The location of Option 2 is to the north of the Town highway garage in the northeast corner of the DPW parcel. This location would be accessed directly through the current DPW driveway. All operations in this section of the parcel would have to be relocated and the current pattern of movement would need to be reconfigured to avoid conflict between the DPW, Town Hall, and the public.

This option was considered favorable due to its location on public land, access on public land, and minimal cost of change to DPW operations. This option was considered unfavorable due to its small footprint, shared access with the DPW, heightened potential for conflict with DPW operations, and lack of an adequate area for parking.

The location of Option 3 is wholly within the confines of the neighboring parcel to the south of the Town highway garage. The property is currently vacant residential and this location possesses direct access to Old Kings Road. The existing house and garages on this site would need to be removed and the site would require considerable grading to make it buildable for a large building and parking.

This option was considered favorable due to its location adjacent to town property with far less potential for conflict between the public and DPW. This location provides the greatest amount buildable land which, in turn, allows for the greatest flexibility in site layout. It would also be cheaper to purchase, demolish, and regrade this site rather than redesigning an actively used site.

Mrs. Horowitz and her daughter spoke to the Board and wanted to know how a letter of Piles of tires and tall grass, which had been, cleaned up, lead to eminent domain. They hadn't heard anything between the time they received the first letter, and the Notice.

Supervisor Pirrone opened the floor to questions from the public.

There were many questions and statements from the public. The Court Stenographer kept the public in order so she could get their names and statements. This pretty much kept them from talking over one another.

Supervisor Pirrone presented surveys that the Town had done:

The one from 2004 which 66% of the people wanted the two municipalities to stay in same building.

The 2007 study showed that 92 % of the people wanted the Town and Village to share the building.

The study from 2020 showed that 80% of the people wanted the Town and Village to share the Community Center.

These surveys generated more questions from the public, such as: how much to renovate the community center.

At 9:01 p.m. the regular meeting convened.

Councilmember Michael Ragaini made a motion seconded by Councilmember Mary Brandow to approve the following vouchers that were audited by the Board.

General Abstract #14, vouchers #325 through #344 inclusive for **\$9,409.03**.

Highway Abstract #14, vouchers #106 through #112 inclusive for **\$2,920.84**.

Ayes-5 (Pirrone; Brandow; Ragaini; Paluch; Spinner) Noes-0 Absent-0 Abstentions-0

Councilmember Shannon Spinner made a motion seconded by Councilmember Michael Ragaini to approve the minutes of July 5, 2022, as read. Ayes-5 (Pirrone; Brandow; Ragaini; Paluch; Spinner) Noes-0 Absent-0 Abstentions-0

Supervisor Michael N. Pirrone appointed *Paul Salvino as Trustee* to the Athens Community Foundation for a two-year term (7/18/22 to 7/17/24) as the Supervisor's designee.

Highway Superintendent John J. Farrell reported that for his six-month status, his scheduled work is under budget.

Currently working on preventative maintenance projects.

Making list for winter projects. Making equipment replacement list.

Assessor's report stated that the final assessment roll has been completed and filed with the Town Clerk.

The Board of Assessment Review will hold a hearing on August 8th to act on petitions to correct the 2022 final assessment roll.

Dawn and Kathy continue to work on all sales that have been received.

They are continuing to update their files with data received from the data collectors, adding pictures, etc. for the systematic analytics.

Albert Gasparini, Code Enforcement Officer reported that he had 7 building permits, and 16 building inspections. He had Building permit Inquiries.

He had one Certificate of Occupancy, and one Temporary Certificate of Occupancy.

There was 1 Certificate of Compliance.

There was one permit to mount a wireless antenna on a wooden utility pole with a 10 ft x 10 ft fenced area with electrical equipment for Verizon.

There were ten Certificate of Occupancy Search Requests.

Camp Catskill at 1226 Schoharie Turnpike had a Demolition Permit. This consisted of a two-story house and a garage.

One sign permit.

Financial/ Budget Officer Don Pierro reported that the current year Funds continue to run typically with 50% of the year now recorded and closed. The Town wide (A) Fund is 20.09% over budget in revenue and 1.90% over budget in expenditures. The Part Town (B) Fund is 21.04% over budget in revenue and 1.05% over budget in expenditures. The Highway Town wide (DA) is 50.12% over budget in revenue and 5.43% over budget in expenditures. The Highway Part Town (DB) is 49.51% over budget in revenue and 10.50% under budget in expenditures.

All bank statements and Cash Reconciliations for the second quarter ending June 30th were delivered to the Outside CPA Firm, along with a backup of the General Ledger activity for the firm's review as we continue to do at each quarter end.

We have received the first half of the 2022 Mortgage Tax from the New York State Comptroller's Office and will receive the second half in November or December.

Gail Lasher, Trustee and Deputy Mayor of the Village, announced that the Joint meeting of the Town and Village Boards will be held on August 17th at 6:30 p.m. at the Village Fire House.

Supervisor Pirrone informed the Board that he attended Greene County Hazard mitigation and Resilience Plan update, meeting on July 12, 2022. All citizens are requested to participate in the survey update process.

Resident Michael Campbell came before the Board to discuss property issues on Quarry Road.

Patrick Doyle came before the meeting and advised the Board that they are moving ahead on Flint Mine Solar.

As there was no further business to come before the meeting a motion to adjourn was made by Councilmember Shannon Spinner seconded by Councilmember Mary Brandow. Ayes-5 (Pirrone; Brandow; Ragaini; Paluch; Spinner) Noes-0 Absent-0 Abstentions-0

Meeting adjourned at 9:54 p.m.