

REGULAR MEETING – ATHENS TOWN BOARD

April 15, 2024

The regular meeting of the Athens Town Board was called to order on April 15, 2024, by Supervisor Michael Pirrone at 6:00pm and was followed by the Pledge of Allegiance to the Flag. The meeting was held at the Athens Municipal Building, 2 First St.

The following people were present at the meeting: Supervisor Pirrone, Council Members Tami Bone, Mary Brandow, Anthony Paluch and Becky Pine. Town Clerk Phyllis Dinkelacker. Highway Superintendent John J Farrell, Deputy Supervisor Gail Lasher. Town Code Enforcer Albert Gasparini. Town Attorney George McHugh

The following people were in attendance: Anne Pirrone, Karen Dudley, Fran McCusker, Nancy Poylo, Hailee Dickson, Connie Pazin, Robert Butler, Russ Nadler, Margareet Muenkel, Karen Haas, Amy Serrago, Yves Goldbert, Robert Brunner,

VOUCHERS

The following bills were audited by the Board and ordered paid.

<u>General 2024 Abstract # 8</u>	Vouchers 161 - 183	\$16,008.00
<u>Highway 2024 Abstract # 8</u>	Vouchers 50 - 63	\$15,199.82

The minutes from April 1, 2024 were not done. The clerk promised them by the next meeting, May 5, 2024.

DEPARTMENT REPORTS

HIGHWAY SUPERINTENDENT – John Farrell

See attached report.

Mr. Farrell reported that he had the Oil and Stone Project for 2024.

A motion was made by Mary Brandow and second by Tami Bone to accept the 2024 oil and stone project, totaling \$272,215.32.

Motion carried. Ayes – 5, Nos – 0, Absent/Abstains – 0.

A motion was made by Tony Paluch and seconded by Becky Pine to allow the Athens highway Dept. to help West Athens Lime Street Fire District when they are building their new district building.

Motion carried. Ayes – 5, Nos – 0, Absent/Abstains – 0.

CODE ENFORCEMENT – Albert Gasparini

See attached report.

ASSESSOR – Ms. Dawn DeRose (not present)

See attached report.

FINANCIAL/BUDGET OFFICER –

Still trying to hire a new bookkeeper. No report

Mayor Amy Serrago presents to consult with the Town board regarding the joint renovations & building extension proposal from Lamont engineering. A lengthy dialogue with the board and Mayor Serrago.

Questions:

Becky Pine asked “what is insufficient with the prior studies. Answer, they are old. The bottom lines were too expensive. Current Vision is different from the old studies. The Mayor will be given the Briggs study. No final decision was made tonight. There was some concern about spending the money and the project went nowhere like it has in the past. Mayor Serrago promised the project is going forward, with or without the Town.

TOWN SUPERVISOR LEGAL ITEMS: – See attached.

TOWN SUPERVISOR GENERAL ITEMS: - See attached.

TOWN ACTION:

To Authorize the Supervisor to sign the Letter of Engagement with Lamont Engineers to investigate the rehabilitation & reuse of the Municipal Building, potential construction of an addition to the building & other related services. 2024 Budget Item A/C # 1620.4-40 Building & Grounds. Estimate Cost \$ 18,956, Shared equally with

No action taken.

Town Supervisor Pirrone hereby appoints Joanne Kratz as Bookkeeper to the Supervisor, effect April 15, 2024, until December 31, 2024.

Motion By Becky Pine and seconded By Tami Bone to approve the Supervisors appointment.

Motion carried. Yes – 5, No – 0, absent/abstain – 0.

Town Action: Town Clerk Dinkelacker hereby appoints Christina (Tina) Martinez as Deputy Town Clerk effect April 15, 2024, until December 31, 2024.

Motion By Tony Paluch and second 2nd By Mary Brandow to approve the Town Clerk's appointment.

Motion carried. Yes – 5, No – 0, absent/abstain – 0.

COMMUNITY INFORMATION:

See attached agenda.

OLD BUSINESS:

See attached agenda.

NEW BUSINESS:

The ZBA is looking for a secretary. Current secretary is moving.

Public Concern:

-Russ Nadler inquired about the Code committee and stated he would be interested in being on the committee.

-Question about the Cell Tower code and when may it be done. Mike will reach out to Adam and see where it stands at this point.

-Past Supervisor Butler gave some information on the Ryan Briggs study. They had asked everyone, basically, for their wish list. Hence, the reason for the high cost of the project. But they did report that the only structure issue was the roof. The rest of the structure is fine.

Being no other business to come before the Board.

A Motion was made Becky Pine and seconded by Tami Bone to adjourn the meeting at 7:18pm.

Motion Carried: Ayes – 5, No's – 0, Abstentions/Absents – 0.

Respectfully submitted,

Phyllis Dinkelacker
Athens Town Clerk

Town of Athens, NY & Town Council Meeting

Municipal Building, 2 First Street

Michael N. Pirrone, Supervisor

Tentative Agenda MONDAY, APRIL 15, 2024 @ 6:00pm

Please Sign In, No Sign in-Not Included in Minutes.

- PLEDGE
- VOUCHERS: To Approve the Vouchers audited by the Town Board for payment.
Motion By 2nd By AIF
EXCEPTIONS NOTED:

- PRIOR MEETING MINUTES: To Approve the Minutes of March 18, 2024.
Motion By 2nd By AIF
EXCEPTIONS NOTED:

Departmental Narratives:

- Highway Superintendent: Report Attached.
- Code Enforcement Officer: Report Attached.
- Assessor Report: Report Attached.
- Financial Report: Report Attached.

Mayor Amy Serrago to consult with the Town Board regarding Joint Renovations & Building Extension proposal from Lamont Engineering.

Supervisor Report: Legal Items

- Free Point Solar LLC. (Index 2023-571, Dtd. August 10, 2023) - CPLR Article 78 - versus Town of Athens, NY, Zoning Board of Appeals.
The Court finds that the ZBA's determination to deny the use variance is not arbitrary & capricious & is supported by substantial evidence.
Petition is dismissed.
- APO Sleepy Hollow Lake, Inc., et al, Plaintiffs (Index No. EF2023-573, Dtd. August 11, 2023) – vs Greene County Industrial Development Agency, et al.

Community Information:

- **April 15: Town Board Meeting. Municipal Building.**
- **April 25: Planning Board Mtg. Municipal Building.**

Old Business Issues: Planning Board items of concern.

- 1. Update to Code, Fees, Fine schedules.**
- 2. Committee to do codes.**
- 3. Additional, alternate members.**
- 4. Code book (Hard Copy).**
- 5. Attendance & Training., Maps**

New Business: Athens Clean-Up Day

CLEAN UP DAY FOR THE RESIDENTS OF THE TOWN AND VILLAGE OF ATHENS HAS BEEN SCHEDULED FOR SATURDAY, APRIL 27, 2024 BETWEEN THE HOURS OF 8:30 A.M. AND 12:30 P.M. BEHIND THE VILLAGE DPW BUILDING, 39 THIRD ST., ATHENS, NY. MUST PROVIDE PROOF OF RESIDENCY.

- **Town Council Concerns:**

- **Public Concerns:**

Town of Athens HWY.

Report for 4/15/2024

- Crew has been out picking up trash on all town roads
- Truck #4 is at Lacy Ford with a blown turbo repair cost to be around \$6000.
- 2 snow events in the last month
- Washed trucks in between snow events
- crew has changed 2 driveway culverts
- guys have painted all snowplows and truck frame
- tractor was out on all town roads York raking sides of roads
- crew cleaned ditches on all roads on 2024 oil and stone list
- 2024 road agreement

Oil And Stone Project for 2024

Oil and Stone Road Name	Length	Width	SY Application Rate	Oil	Gallon	Price	P/G Total Oil	Stone Type
Buttermilk Falls Road	6800'	22'	16,622	CRS2P	6,649	\$3.83	\$25,465.67	1A's
Fox Lane	600'	20'	1,333	CRS2P	533	\$3.83	\$2,041.39	1A's
Sager Lane	225'	20'	500	CRS2P	500	\$3.83	\$1,915.00	1A's
Bambi Lane	500'	20'	1,111	CRS2P	444	\$3.83	\$1,700.52	1A's
Cold Springs Road	1900'	20'	4,222	CRS2P	1,689	\$3.83	\$6,468.87	1A's
Dawn Drive	1900'	20'	4,222	CRS2P	1,689	\$3.83	\$6,468.87	1A's

Rubber tire roller w/ operator
 Hours 20 Roller Cost \$4,000.00
 Tons 20 Cost \$200.00

Washed 1A's Stone 700 \$16.65 \$11,655.00

Oil And Stone Project for 2021 \$59,715.32

Crackseal
 Buttermilk Falls Road \$12,500.00
 Valley Road & Vosenkill Road

Chips Project Length Width SQYD's Tons Oil Gallon Price Price
 New Truck #2 \$200,000.00

Total NYS CHIPS Project \$200,000.00

Total Road Work \$272,215.32

The remaining fund in DB 5110.4 will be used for diesel fuel, equip. repair, EZ Pass, Gas, Tires, Sign, drainage, Uniforms and general repair on the remaining town roads.

TOWN OF ATHENS
Building Department
Report for March 2024

Building Permits: 4 –

1,981 Sq. Ft. 31 Ft. by 68 Ft. House and 12 Ft. by 10 Ft. Deck

1,700 Sq. Ft. House and a 24 Ft. by 19 Ft Garage

Shingle Roof Replacement on Home

Installation of a 15.58 Kw Mounted Solar Array, Total of 798.76 Sq. Ft.

Building Inspections: 12

Building Permit Inquiries: Inquiries of parcels of land to build homes, Residential Solar Panels, Garage. Voicemail asking about 55 Howard Hall Road to be used as a non-profit.(Trying to contact person to find more information.)

Inquiry for installing a 65kW ground mounted solar system that will produce about 70,000kWh/.

Certificate of Occupancy:

Temporary Certificate of Occupancy:

Certificate of Compliance:

Certificate of Occupancy Search Request: 1

Complaints:

Demolition Permits: 1 73 High Hill Road, Demolition of existing Garage

Septic Permit:

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls: -

Fireworks Permit:

Violations: On going,

- Stop Work Order (2/24/2024) is still ongoing for the new convenience/ gas station. For violating the site plan conditions approved by the planning board. The owners have been to the planning board and working to comply with the planning board.
- Owner of 1540 Leeds Athens Road has not replied back to discuss work needed on roof to bring roof into compliance. Violation of Property Maintenance Code of New York State, Chapter 3 General Requirements, 304.7 Roofs and drainage, 305.3 Interior surfaces. Red Tagged as Dangerous and Unsafe.
- Vandalized Property at 1030 Leeds Athens Road:
Wells Fargo has had a company come in and clean up around the home. An email has been sent asking when rest of the property will be cleaned up and I sent another on Friday. Waiting for a reply.

TOWN OF ATHENS

Assessor's Monthly Report April 2024

Our office is finalizing the 2024 tentative assessment roll, which will be filed on or before May 1st.

Change of Assessment notices will be mailed out to property owners in the next few weeks.

The Certification was received from NYS Taxation and Finance reflecting the Enhanced STAR to 90,820 and the Basic STAR to 34,200 which will be reflected in the 2024 assessment roll calculations.

The Board of Assessment Review Members have training on April 24th, which were notified via the County Real Property Tax Office, or those who must attend, (nNew and re-appointed member must attend).

More building permits are being received from the Town and Village Code Enforcement Officers.

We received 18 parcel sales in the Village reflecting sales from 149,900 to 525,000. Many of the sales have conditions, such as estate, etc. On the Town level we received 29 parcel sales, reflecting sales from 170,770 to 480,000, again many with conditions. We also received 1 tax map revision from the County; 5 Town E-911 changes; and multiple revised Grid Coordinates which have been processed accordingly.

The outstanding Litigation is currently being finalized,

Otherwise, conducting business as usual,

Thank you.

Dawn DeRose
Assessor