

**REGULAR MEETING – ATHENS TOWN BOARD**

June 17, 2024

The regular meeting of the Athens Town Board was called to order on June 17<sup>th</sup> by Supervisor Michael Pirrone at 6:01pm 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 Town Board members were in attendance:** Supervisor Pirrone, Council Members Tami Bone, Mary Brandow, and Becky Pine. Absent: Tony Paluch

**The following Town Officers and appointees were in attendance:** Clerk Phyllis Dinkelacker. Deputy Supervisor Lasher.

**The following people were in attendance:** T. Cardinale, F. McCusker, H. Dickson, M.K. Garvey. Rene VanSchaack

**PUBLIC HEARING:** The Public hearing was opened and the notice for the public hearing was read. The hearing for all comments of the proposed Local Law #2 Town of Athens Wireless communication facilities moratorium.

**GREENE COUNTY IDA:** Rene VanShaack gave an overview of the proposed PILOT & HOST agreement for Champlain Hudson Power Express program.

Becky Pine and Michael Pirrone will be the liaison between the Town and IDA

There was a motion made by Tami Bone and second by Becky Pine to designate Mike Pirrone and Becky Pine to be the Town’s representative with Champlain Hudson Power Express program (CHPE). Motion carried. Aye – 4, Absent – 1.

**THE VILLAGE/TOWN MEETING:** The Town supervisor and attorney meet with the Village Mayor and attorney. A summary of issues was discussed and responses to questions of concern from the Town board members.

**VOUCHERS**

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

2024

General A	Abstract # 12	Vouchers 260 – 275	\$79,207.10
Highway DB	Abstract #12	Vouchers 81 – 88	\$20,945.88

**THE MINUTES FROM:** The minutes from the May 20<sup>th</sup> and June 3<sup>rd</sup> 2024 meetings were distributed to the Town board. A motion by Bone and seconded by Pine, to accept the minutes was made.

Motion carried: Ayes – 4, No’s – 0, Abstentions/Absents – 1

**DEPARTMENT REPORTS**

**CODE ENFORCEMENT – Albert Gasparini**

ASSESSOR – Ms. Dawn DeRose

FINANCIAL/BUDGET OFFICER – The Annual report has been certified and sent out.

**Supervisor Report: Legal Items**

1-FreePoint Solar, LLC. et al. v. Town of Athens Zoning Board of Appeals.

2-Appellate Division, Third Dept.-Case/Docket No.:CV-24-0711.

3-Hailee Dickson, et al. v. Town of Athens Zoning Board of Appeals, et al. NYS Supreme Court, Greene County-Index No.: EF2024-400.

4-APO Sleepy Hollow Lake, Inc., et al, Plaintiffs (Index No. EF2023-573, Dtd. August 11, 2023) – vs Greene County Industrial Development Agency, et al.

5-Town Attorney McHugh-Town Board legal update & explanations.

**Supervisor Report: General Items**

1-Employee dental & vision policy. The policies are employee only plans. No participation of the Town required. Please consider and advise.

2-ARPA FUNDS-Youth & Veterans Programs. Greene County in partnership with towns & Villages is offering each Municipality funding for community projects such as athletic fields, bleachers, food service areas, restrooms, trails & bike paths, memorials, rather than programs, uniforms & other consumables.

Discussion of the town working with the Village and fixing up Rainey field and/or the playground by the little league.

3-YMCA Annual Triathlon Event, September 7, throughout Athens, Coxsackie, Sleepy Hollow Lake. Information & Certificate of Insurance received.

4-Even Year Election Legislation, Proposed Public Hearing, Mandatory Referendum, Local Law, Change the Term of Supervisor, Town of Athens.

**Town Action:** Motion By Tami Bone 2<sup>nd</sup> By Becky Pine to Appoint Constance Faria to the Town of Athens Planning Board for remaining term formerly held by Brian VanAusdle, term to expire. 12/31/2028  
Motion carried. Ayes – 4, Absent – 1

**COMMUNITY INFORMATION:**

- Jun 17: Town Board Meeting. Municipal Building.
- Jun 26: Village Board Meeting. Municipal Building.
- Jun 27: Planning Board Mtg. Municipal Building.
- Jul 1: Town Board Meeting, Cancelled. Summer Break.
- Jul 2: Code Review Committee. Municipal Building.
- Jul 10: Zoning Board of Appeals. Municipal Building.
- Jul 10: Village Board Meeting. Municipal Building.

- Jul 15: Town Board Meeting. Municipal Building.
- Jul 24: Village Board Meeting. Municipal Building.
- Jul 27: Planning Board Mtg. Municipal Building.
- Aug 24: Town & Village Yard Sale Day.
- Sep 7: Greene County YMCA Triathlon. Sleepy Hollow Lake.
- Sep 13: Annual Senior Citizens Day. Historic Catskill Point.

Old Business Issues: Planning Board items of concern.

Town/Village meeting: A summary of issues discussed & responses to the questions from the Town Board members.

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

OLD BUSINESS:

Tami Bone did reach out to James Hannahs, and he will attend a meeting to speak on affordable housing.

NEW BUSINESS: Being no more questions for the public hearing.

At 7:11pm a motion was made by Becky Pine and seconded by Tami Bone that the public hearing be closed. Motion carried. Ayes – 4, Absent – 1.

Resolution #2024-24 was brought forward and carried.

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
Michael Pirrone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mary Brandow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Anthony Paluch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rebecca Pine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tami Bone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

I, Council member Becky Pine offer the following resolution and move its adoption:

WHEREAS the Town Board of the Town of Athens has introduced a proposed Local Law to authorize the establishment of a three (3) month moratorium to temporarily halt the processing and issuing of any applications, permits, certificates of occupancy, approvals, denials, determinations or interpretations for any land use relating to Wireless Communication facilities, and

WHEREAS, a public hearing upon proper notice was held on June 17, 2024, and

WHEREAS, the proposed adoption of the moratorium is a Type II action pursuant to SEQRA 6 N.Y.C.R.R. § 617.5 (c) (36) and therefore not subject to further review under SEQRA part 617,

NOW THEREFORE BE IT RESOLVED, that the Town Board of the Town of Athens does hereby enact the proposed Local Law attached hereto and made a part hereof, which shall be numbered Local Law # 2 of the year 2024.

Seconded by Council member Tami Bone, offered for discussion and duly put to a vote, the results of which appear above.

ATTEST:

APPROVED:

\_\_\_\_\_  
Phyllis Dinkelacker  
Athens, Town Clerk

\_\_\_\_\_  
Michael N. Pirrone  
Athens, Town Supervisor

RESOLUTION 2024-24

Being no other business to come before the Board.

**A Motion was made** by Becky Pine and a second by Tami Bone to adjourn the meeting at 7:19pm. Motion carried: Ayes – 4, No's – 0, Abstentions/Absents – 1.

Respectfully submitted,

Phyllis Dinkelacker  
Athens Town Clerk

6/17/2024 1:09 PM

**Town of Athens, NY & Town Council Meeting**

**Municipal Building, 2 First Street**

**Michael N. Pirrone, Supervisor, Presiding.**

**Agenda MONDAY, JUNE 17, 2024 @ 6:00pm**

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

**July 1: Town Board Meeting, Cancelled. Summer Break.**

• **PLEDGE**

**PUBLIC HEARING:** Town of Athens, NY public hearing on June 17, 2024 @ 6:00 pm @ Municipal Building, 2 First Street to hear any & all comments of proposed Local Law #2 "Town of Athens Wireless Communication Facilities Moratorium."

**GREENE CTY. IDA, Rene Van Shaack:** overview of the proposed pilot & host agreement for Champlain Hudson Power Express program.

**VILLAGE/TOWN MEETING:** summary of issues discussed & responses to questions of concern from Town Council Members.

**VOUCHERS:** To Approve the Vouchers audited by the Town Board for payment.

Motion By                      2<sup>nd</sup> By                      AIF

**EXCEPTIONS NOTED:**

• **PRIOR MEETING MINUTES:** To Approve the Minutes of the meetings of May 20, 2024 & June 3, 2024.

Motion By    2<sup>nd</sup> By    AIF

**EXCEPTIONS NOTED:**



### **Community Information:**

- **June 17: Town Board Meeting. Municipal Building.**
- **June 26: Village Board Meeting. Municipal Building.**
- **June 27: Town Board Workshop, Telecommunications Draft. Municipal Building.**
- **June 27: Planning Board Mtg. Municipal Building.**
- **July 1: Town Board Meeting, Cancelled. Summer Break.**
- **July 2: Code Review Committee. Municipal Building.**
- **July 10: Zoning Board of Appeals. Municipal Building.**
- **July 10: Village Board Meeting. Municipal Building.**
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- **September 13: Annual Senior Citizens Day. Historic Catskill Point.**

### **Old Business Issues:**

**VILLAGE/TOWN MEETING:** summary of issues discussed & responses to questions of concern from Town Council Members.

### **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:**

**Town Clerk Summer Hours.**

**Zoning Board of Appeals needs a secretary.**

- **Town Council Concerns:**

- **Public Concerns:**

- **Town Action: Move to Adjourn,  
Motion By \_\_\_\_\_ 2<sup>nd</sup> By \_\_\_\_\_  
EXCEPTIONS NOTED:**

**AIF**

**TOWN OF ATHENS**  
**Building Department**  
**Report for May 2024**

**Building Permits: 3** – Build a 16 Ft. by 24 Ft. Deck,  
Install 15.58 Kw Mounted Solar Array, Total of 798.76 Sq. Ft.  
Build a 12 Ft. by 20 Ft. Shed

**Building Inspections: 14**

**Building Permit Inquiries:** Inquiries of parcels of land to build homes, Residential Solar Panels, Garage, Shed, Keeping of Animals

Certificate of Occupancy:

Temporary Certificate of Occupancy:

**Certificate of Compliance: 1** Interior Renovation of Bathrooms at Camp Achim 60 Pleasant Acres Road.

**Certificate of Occupancy Search Request: 5**

Complaints:

**Demolition Permits:1** (Cabin on Poetic Creek) **314 Quarry Road**

Septic Permit:

Sign Permits:

**Short Term Rental Certificates: 3**

12 Athens Court, 36 Dutchman Drive, 158 Debbie Drive

Fire / 911 Calls: -

Fireworks Permit:

**Violations: On going,**

- The new convenience/ gas station is continuing in construction. The gas island canopy has been replaced to be in compliance with Town Code 180-47 **K**. The canopy shall reflect the design of the building and be consistent with the main structure's roofline.
- A contractor has completed the General Roof Repair to the roof of the house located at 1540 Leeds Athens Road to bring the building roof into compliance. Waiting for homeowner to submit a Interior Renovation building permit to repair interior of the house.
- Vandalized Property at 1030 Leeds Athens Road:  
Wells Fargo maintenance company Altisource has been contacted to have the area of the property around the barn cleaned up and to apply for a demolition permit to remove the deteriorated barn. Waiting for a reply. Three different departments are involved.

**TOWN OF ATHENS**  
**Assessor's Monthly Report June 2024**

Our office has received and processed the following:

- Village Permits/CO/CC: 0 (Received from V-CEO)
- **Town Permits/CO/CC:** 5 (Received from T-CEO)
- Village Deeds via parcels: 0 (Received from RPTS-County)
- Town Deeds: 0 (Received from RPTS-County)
- Village Map Revisions: 0 (Received from RPTS-County)
- Town Map Revisions: 0 (Received from RPTS-County)
- Village E-911 number Revision: 0 (Received from RPTS-County)
- Town E-911 number Revision: 1 (Received from RPTS-County)

Grievance day was held on 5/30/2024, and had 9 appointments scheduled; 1 no-show; 3 stipulations and 4 COE filed. There was a total of 32 complaints filed.

There are no sales received for the Village this month.

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The legal notice for "Filing the Final Roll" was submitted, and on or before will be posted on the bulletin board and Assessor's door for public review.

The 2024 Final assessment roll file has been sent to the County for processing.

We will be reviewing all exemptions and documentation on file and may be reaching out to the property owners for updated information, if missing.

We are continuing to update our files, adding pictures, verifying data, filing, collecting data and valuation.

Otherwise, we are continuing to update our files, pictures, data, etc. and conducting business as usual,

Thank you.

Dawn DeRose  
Assessor