

**Town of Athens, NY & Town Council Meeting**  
**Municipal Building, 2 First Street**  
**Michael N. Pirrone, Supervisor, Presiding.**  
**Tentative Agenda MONDAY, MAY 20, 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                      2<sup>nd</sup> By                      AIF  
**EXCEPTIONS NOTED:**
- **PRIOR MEETING MINUTES: To Approve the Minutes of the meetings of April 1, April 15, and May 6, 2024.**  
Motion By    2<sup>nd</sup> By    AIF  
**EXCEPTIONS NOTED:**
- **TOWN CLERK’S REPORT: To Accept Town Clerk Report for the month of April. Attached.**  
Motion By    2<sup>nd</sup> By    AIF  
**EXCEPTIONS NOTED:**

**Departmental Narratives**

- **Highway Superintendent: Report Attached**
- **Assessor: Report Attached**
- **Code Enforcement Officer: Report Attached**  
**Stop Work Order update.**
- **Supervisor’s Report: Report Attached**

**Supervisor Report: Legal Items**

1. **FreePoint Solar, LLC. et al. v. Town of Athens Zoning Board of Appeals.**  
**Appellate Division, Third Dept.-Case/Docket No.:CV-24-0711.**

2. Hailee Dickson, et al. v. Town of Athens Zoning Board of Appeals, et al. NYS Supreme Court, Greene County-Index No.: EF2024-400.
3. APO Sleepy Hollow Lake, Inc., et al, Plaintiffs (Index No. EF2023-573, Dtd. August 11, 2023) – vs Greene County Industrial Development Agency, et al.
4. Coxsackie Athens CSD (Index EF2023-596, Dtd. August 17, 2023) - versus Flint Mine Solar LLC.; Greene County Industrial Development Agency; et al. Assigned to the Honorable Richard Mott, J.S.C.
5. Town Attorney McHugh-Town Board legal update & explanations.

#### **Supervisor Report: General Items**

- A. Town has achieved a Tentative Agreement with Teamsters Local 294 serving the Highway Department employees. The Town Council will review & discuss the Agreement, during Executive Session.
- B. NYSDOT, through Greene County Highways has determined that a reduction of the speed limit is warranted for a section of CR 57. A Notice of Order establishing a 45-mph speed within the Town of Athens & Coxsackie is being filed with NYS Secretary of State. When finalized, appropriate speed limit signs will be installed.
- C. 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.
- D. YMCA Annual Triathlon Event, September 7, throughout Athens, Coxsackie, Sleepy Hollow Lake. Information & Certificate of Insurance received.
- E. NYS 2024 State Equalization Rate for the Town of Athens received. Equalization Rate set at 93 %.
- F. First Quarter 2024 Payroll Taxes corrected & refunds applied for.
- G. 2024 Tentative Assessment Rolls are on the Town website.
- H. Even Year Election Legislation, Proposed Public Hearing, Mandatory Referendum, Local Law, Change the Term of Supervisor, Town of Athens.
  - Town Action: To Authorized the Supervisor to sign the Letter of Engagement with Dreyer-Boyajian, providing legal services in connection with “FreePoint” appeal from Judge Mott’s Decision/order dtd., April 28, 2024, dismissing FreePoint’s Article 78 Petition relation to the Town ZBA determination denying FreePoint’s application for a use variance. 2024 Budget Item A/C 8010, Attorney Fees.







- June 26: Village Board Meeting. Municipal Building.
- June 27: Planning Board Mtg. Municipal Building.
- July 1: Town Board Meeting, Cancelled. Summer Recess.
- July 10: Zoning Board of Appeals. Municipal Building.
- July 10: Village Board Meeting. Municipal Building.
- July 15: Town Board Meeting. Municipal Building.
- July 24: Village Board Meeting. Municipal Building.
- July 27: Planning Board Mtg. Municipal Building.
- August 24: Town & Village Yard Sale Day.
- September 7: Greene County YMCA Triathlon. Sleepy Hollow Lake.

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

- **Town Council Concerns:**

- **Public Concerns:**

- **Town Action: Move to Executive Session to discuss Highway Department employees Teamsters Union contract renewal.**

**Motion By**

**2<sup>nd</sup> By**

**AIF**

**EXCEPTIONS NOTED:**



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

Our office has received and processed the following:

- Village Permits/CO/CC: 20 (Received from V-CEO)
- **Town Permits/CO/CC:** 4 (Received from T-CEO)
- Village Deeds via parcels: 11 (Received from RPTS-County)
- Town Deeds: 23 (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)

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

The Village sales range from 95,000 – 505,000 \*Not including the conditional deeds.

The Town sales range from 50,000-955,000 \*Not including the conditional deeds.

The legal notice was posted in the Daily Mail and posted on the bulletin board and Assessor's door for public review.

The 2024 Tentative assessment roll was filed with the Town Clerk's office on April 29<sup>th</sup>, 2024, and the Town's (Assessor's page) was updated on the website, and the 2024 tentative roll posted accordingly.

NYS Taxation and Finance has advised the STAR Credit program now has available a Direct Deposit of the STAR checks statewide, whereas those recipients would need to log into the new "Homeowner Benefit Portal" and would be for the property owners who receive the STAR credit check in September, NOT the property owners who receive the STAR exemption (reflected off their school tax bill).

Grievance Day is quickly approaching, and we are asking for the RP-524 (required form) and documentation to be filed with the Assessor's office on or before May 22<sup>nd</sup>, 2024. The Town of Athens Board of Assessment review will hold the hearing on May 30<sup>th</sup>, 2024, from 4:00-8:00pm via appointment, but walk-in will be worked in the schedule.

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

Thank you.

Dawn DeRose  
Assessor

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

**Building Permits: 3** – Build a 16 Ft. by 24 Ft. Deck, Total 384 Sq. Ft  
Install 15.58 Kw Mounted Solar Array, Total of 798.76 Sq. Ft.  
Build a 12 Ft. by 20 Ft. Shed

**Building Inspections: 15**

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

Certificate of Occupancy:

Temporary Certificate of Occupancy:

Certificate of Compliance:

**Certificate of Occupancy Search Request: 4**

**Complaints:**

Demolition Permits:

Septic Permit:

Sign Permits:

**Short Term Rental Certificates:1-** 36 Greensburgh Ct

Fire / 911 Calls: -

Fireworks Permit:

**Violations: On going,**

- Stop Work Order has been lifted for the new convenience/ gas station. For violating the site plan conditions approved by the planning board. Work continues..
- A contractor has applied for a building permit to do repairs to the roof of 1540 Leeds Athens Road to bring the building 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 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.

*Municipal Search*



TOWN of ATHENS  
2 First Street  
Athens, NY 12015

OFFICE of the SUPERVISOR  
Michael N. Pirrone

## Supervisor's Report Month of April 2024

Pursuant to Section 119 of the Town Law, I hereby render the following detailed statement of all funds received & disbursed by Supervisor Michael N. Pirrone, the Chief Executive/Financial Officer for the Town of Athens.

### FUNDS:

- A General Townwide.
- B General Outside Village
- C Highway Townwide
- D Highway Outside Village

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Michael N. Pirrone, Supervisor  
May 20, 2024

**Town of Athens**  
**Operational Narrative**  
**April 2024**

- 1. The Bookkeeper & Financial functions are moving quite well.**
- 2. All financial activity through April 30 has been recorded in the General Ledger.**
- 3. The Summary of Cash & the Combing Balance Sheet is updated & attached to the rear of the report.**
- 4. All Operating & Reserve Bank statements are being reconciled on a routine schedule.**
- 5. The Monthly Retirement Report is being prepared & filed.**
- 6. All Accounts Payable activity is coded, processed & paid as of April 30, 2024.**
- 7. Time Reports are monitored, reviewed, and submitted for processing. Transition to outside service has been well received.**