

9/16/2024 2:14 PM

**Town of Athens, NY & Town Council Meeting  
Municipal Building, 2 First Street**

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

**Agenda MONDAY, September 16, 2024 @ 6:00pm**

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

- **PLEDGE of ALLEGIENCE.**
- **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 August 19, 2024. Minutes Attached.**  
Motion By                                      2<sup>nd</sup> By                                      AIF  
**EXCEPTIONS NOTED:**

**Departmental Narratives**

- **Assessor: Report Attached**
- **Code Enforcement Officer: Report Attached**  
**1030 Leeds to Athens Road, "For Sale". YAHOO !!!!**
- **Highway Superintendent: Report Attached**
- **Supervisor Report: Report Attached**

**Town Board Discussion concerning the "Report of the Code Review Committee" which reviewed several items: Fill Permits; Demolition Permits; Fireworks Permits; Tiny Homes; Accessory Dwelling Units; Wedding and Commercial Event Venues; Religious Facilities; Town Fee Structure. The Committee has made a recommendation for the Town Board to consider.**

Town Board Discussion concerning reproduction, assembly & distribution of Town Code Books. The Town Clerk is considering moving forward with the preparation and distribution of the Code Books for Committee members. The Supervisor is considering a requirement that anyone wishing a code book must sign for it and accept that if the Book is not returned when the member leaves the Committee, he/she will forfeit the last stipend payment. The Town Clerk & Supervisor are seeking Town Board comments.

#### 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.  
Town of Athens, Special Counsel, John Dowd, Dreyer-Boyajian has filed our All the appellate briefs have been filed with the Appellate Division Scheduled for oral arguments in November 2024.
2. Palmateer (Index EF2023-2803, Dtd. November 24,2023) – CPLR Article 78 versus Greene County Industrial Development Agency, et al. Judge Gandin issued a decision dismissing the petition. The petitioner has appealed the decision.
3. Hailee Dickson, et al. v. Town of Athens Zoning Board of Appeals, et al. NYS Supreme Court, Greene County-Index No.: EF2024-400.  
Towns Special Counsel, John Dowd, Esq. preparing memorandum of law in opposition to Dickson and others’ Article 78 Verified Petition.
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. On July 23, 2024, Honorable Sharon A. Graff, J.S.C., accordingly, hereby ORDERED that the petition/complaint is dismissed; There is an indication that Sleepy Hollow Lake is filing an Appeal.
5. Town Attorney McHugh-Town Board legal update & explanations.

#### Supervisor Report: General Items.

- A. Greene Sheriff Office conducting Dog Control Officer Training on Oct 26, 2024. Town DCO Vieta has been notified of the Training.
- B. Tentative Planning & Zoning Training.
- C. Building Fees, last time updated, June 7, 2021. Will consider review.



**Town Council Concerns:**

**Public Concerns:**

**Community Information:**

- **September 16: Town Board Meeting. Municipal Building.**
- **September 26: Planning Board Meeting. Municipal Building.**
- **October 7: Town Board Meeting. Municipal Building.**
- **October 9: Zoning Board of Appeal Meeting. Municipal Building.**
- **October 21: Town Board Meeting. Municipal Building.**
- **October 24: Planning Board Meeting. Municipal Building.**
- **November 7: Town Board Meeting. Municipal Building.**
- **November 13: Zoning Board of Appeal Meeting. Municipal Building.**
- **November 18: Town Board Meeting. Municipal Building.**
- **November 21: Planning Board Meeting. Municipal Building.**
- **December 2: Town Board Meeting. Municipal Building.**
- **December 11: Zoning Board of Appeal Meeting. Municipal Building.**
- **December 16: Town Board Meeting. Municipal Building.**
- **December 19 or 26 TBD: Planning Board Meeting. Municipal Building.**

- **Town Action: Move to**

**Motion By**

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

**AIF**

**EXCEPTIONS NOTED:**

- **Town Action: Move to Adjourn,**

**Motion By**

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

**AIF**

**EXCEPTIONS NOTED:**



TOWN of ATHENS  
2 First Street  
Athens, NY 12015

OFFICE of the SUPERVISOR  
Michael N. Pirrone

## Supervisor's Report Month of August 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

Michael N. Pirrone, Supervisor  
June 17, 2024

**Town of Athens**  
**Operational Narrative**  
**August 2024**

- 1. No issues in the financial office, moving along quite well. Bookkeeper is doing very well**
- 2. All financial activity through August 31 recorded in the General Ledger.**
- 3. Current Summary of Cash & Combing Balance Sheet is updated & attached to the rear of the report.**
- 4. The Operating & Reserve Bank statements are reconciled.**
- 5. The Retirement Report is being prepared & filed.**
- 6. All Accounts Payable activity is coded, processed & paid as of August 31, 2024.**
- 7. Payroll processing is going very well. Time Reports are monitored, reviewed, & submitted for processing.**
- 8. The bookkeeper has sent out the 2025 Budget information request. The request has been coming back with information as needed.**

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

Our office has received and processed the following:

- Village Permits/CO/CC: 25 (Received from V-CEO)
- Town Permits/CO/CC: 6 (Received from T-CEO)
- Village Deeds via parcels: 5 (Received from RPTS-County)
- Town Deeds: 12 (Received from RPTS-County)
- Village Map Revisions: 0 (Received from RPTS-County)
- Town Map Revisions: 7 (Received from RPTS-County)
- Village E-911 number Revision: 0 (Received from RPTS-County)
- Town E-911 number Revision: 4 (Received from RPTS-County)

The 2024 school taxes are in the mail, so we have been busy with address updates, and questions pertaining to the bills.

We will begin sending out exemption renewals next month.

There were 5 sales received for the Village this month, ranging from 255,000 to 335,000 and still reflecting a strong market, (deeds with conditions are not part of this statistic).

There were 12 deeds filed for the Town this month, ranging from 175,000 to 475,000 and again still reflecting a strong market, (deeds with conditions are not part of this statistic).

Still working on all the exemptions, and the property owners have been very cooperative with submitting the documentation required.

We are still experiencing issues with our computers.

We have received 6 SCAR cases and 1 Article 7 case, hearings should be scheduled this month.

We are continuing to update our files, adding pictures, verifying data, filing, collecting data and working on valuation for the 2025 assessment roll.

Otherwise, conducting business as usual,

Thank you.

Dawn DeRose  
Assessor

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

**Building Permits:** 7, Electric Generator 24 Gypsy Point Road, Garage 159 Rip Van Winkle Dr, 19 Solar Panels 37 Greenburg Courts, 17 Solar Panels 2 Easy Street E, Two Story House 416 Vosenkill, Electrical Service Installation from Cell Tower 395 Farm to Market Road, Foundation Base For Cell Tower Structure 395 Farm to Market Road

4

**Building Inspections:** 14 –

**Building Permit Inquiries:** Inquiries of parcels of land to build homes, Residential Solar Panels, Garage, Shed, Cellphone Concrete tower structure Farm to Market Road, Kimley-Horn Engineering and Landscaping of New York located in White Plains – Large Scale Solar Project.

Certificate of Occupancy:

**Temporary Certificate of Occupancy:**

**Certificate of Compliance:**

**Certificate of Occupancy Search Request:** 3

**Complaints:**1

**Demolition Permits:**

**Septic Permit:**

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls: -

Fireworks Permit:

**Violations:** Unregistered Short-Term Rental and renovated interior of a garage without a building permit at 265 NY-38. A renter called about the issue.

**Note:**

- 8/15/2024 a site inspection was done, and the Vacant Property on Schoharie Turnpike the property was cleared of litter and debris.
- Flats Road property owner called and said they were on vacation about Certified letter returned undeliverable for the housing of 5 recreational vehicles. The owner has removed all 5 recreational vehicles.



\$94,340

3 Beds, 1 Bath, 1939 SqFt

1030 Leeds Athens Road, Athens, NY

[View Property Details](#)

Town of Athens HWY.

Report for 9/16/2024

- Mowed sides of town roads and Brick Row in Village of Athens
- Town cleanup day 10/26/24 AT TOWN HIGHWAY SHOP?
- Change cross culvert on Kings Road
- Blacktop Kings Road and put shoulders on it
- Installed drainage on Gypsy Point Road
- Blacktop Thorpe Road
- Hauled millings for Village of Cocksackie
- 5-year tower space agreement on County's High hill tower
- Church Street culvert order pipe out of this year's road account for a price of \$17,581.68 off NYSOGS bid PC69054 Award # 23187
- Highway Equipment Inventory for 2024

## Inventory of Highway Machinery, Tools and Equipment

### Highway Law, Section 142(3)

(To be prepared by the Town Superintendent and filed with the Town Board on or before September 30 in each year.)

Town of Athens

County of Greene

Date of Inventory : 9-16-2024

Quantity	Description	Year Manufactured	Purchase Price	Condition	Estimated Cost of Repairs
1	Hyundai HL 940 Front End Loader	2020	\$142,610.80	Good	
1	John Deere 570 Grader	1974	\$34,200.00	Good	
1	11 Foot Seal Master Stone Spreader	1995	\$13,000.00	Fair	
1	Hamm Roller HD-12	2019	\$40,000.00	Good	
1	Used Gradall XL 4100	1997	\$98,000.00	Fair	
1	7 Foot Alamo Flail Mower	2019	\$7,518.00	Fair	
1	Ford 515 Tractor	1978	\$8,144.00	POOR	
1	John Deere 5085M	2011	\$58,000.00	Fair	
1	Mor Bark Chipper M12R	2016	\$39,100.00	Good	
1	Ford - Oshkosh 4x4 With Air Flow Sander	1992	\$87,000.00	Poor	
1	International Dump Truck With Plow	2010	\$145,370.00	Fair	
1	International Tandem Dump Truck	1997	\$73,000.00	Fair	
1	Wacker Plate Tamper	1996	\$1,300.00	Fair	
1	5 Foot Brush Hog Mower	1991	\$600.00	Poor	
1	3 Piont Hitch Cement Mixer	2001	\$800.00	Fair	
1	Used 2004 Tymco 600 sweeper	2004	\$80,000.00	Fair	
1	7 Foot 3pt Hitch Rear Blade	1989	\$475.00	Good	
1	Viking Model 135 HSE Snow Plow	2009	\$5,200.00	Good	
1	Viking Model 135 HSE Snow Plow	2009	\$5,200.00	Good	
1	Viking Model 140 Wing	2009	\$4,800.00	Good	
1	Viking Model 140 Wing	2009	\$4,800.00	Good	
1	FORD F 550 UTILITY BODY	2019	\$65,142.00	Fair	
1	Viking V-Plow	1972	?	Fair	
1	Honda 3500 Watt Generator	1987	\$1,050.00	Fair	
1	10 Foot Burch Stone Spreader	1976	\$2,774.00	Fair	
1	Makita Electric Jack Hammer HM1800	2006	\$1,338.00	Poor	
1	Danuser PTO Auger 8"	1978	\$1,338.00	Fair	
1	Lincoln Welder A/C	1964	\$100.00	Poor	
1	Gates Moblie Crimp Hose Mach. #4-20	?	?	Good	
1	Ingersol Rand Air Compressor #2475N75	1998	\$1,648.00	Good	
1	Landa Pressure Washer	?	?	Good	
2	Honda Water Pump	2010	\$984.00	Poor	
1	Sweepster Broom 3PT Hitch	2005	?	Fair	
1	Echo Power Pruner Model# PT-260	2007	?	Fair	
1	Dayton 16" Bench Drill Press	?	?	Good	
1	Snap On Tool Box With Hand Tools	?	\$450.00	Fair	
1	Metal Craft Torch Kit	2007	\$500.00	Good	

1	Lincoln Power Mig Model 255C	2008	\$2,000.00	Good	
1	Dell Computer & Printer	2008	?	Fair	
1	ATD tool box/10 drawer cabinet/side cabinet	2009	\$1,400.00	Good	
1	International 4X4 Dump Truck	2018	\$217,416.00	Good	
1	Ford F-600 4x4 Pick Up With Fisher Plow/ Sander	2022	\$113,000.00	Good	
1	Motorola Mobile radio PM 400	2009	\$600.00	Good	
1	Husqvarna FS 400 LV Road Saw	2018	\$2,191.00	Good	
1	Stihl BR600	2010	\$350.00	Fair	
1	Alamo RM180 Boom Mower	2021	\$24,946.00	Poor	
1	International 4X4 Dump Truck	2015	\$202,000.00	Good	
1	International Bucket Truck	2004	\$15,000.00	Poor	
1	Bobcat E50 excavator	2017	\$59,695.00	Good	
1	Cross Counrty 7 ton trailer	2017	\$6,900.00	Good	

I recommend of the following:

		Estimated Cost
Description		
Keep putting money away for a Ford F 600 dumptruck/plow		\$160,000
Keep putting money away for replacement bucket truck new/ used		210,000
Total		

Town Superintendent: \_\_\_\_\_

Town of Athens  
Operational Narrative  
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**At a Meeting of the Town Board of the  
Town of Athens, at 2 First Street,  
Athens, New York, on September 16,  
2024, there were:**

	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, 2024-32, and move its adoption:

WHEREAS The New York State Unified Court System is dedicated to ensuring that all qualified individuals with disabilities have equal and full access to the judicial system. The Town Court of Athens has individuals that come to their door to drop off tickets, make payments, file forms and get copies of their cases. The Athens Town Court continues to ensure that all qualified individuals with disabilities have equal and full access to the judicial system. The Athens Court has done everything they can to make accommodation for their defendants, such as on all our paperwork “if you need accommodation call ahead” and they would meet with them downstairs. The only problem with that is they cannot take the computer with them; they will not have any forms with them that may be needed and there will be no Credit Card machine for payments.

THEREFORE, LET IT BE RESOLVED, The Board of the Town of Athens authorizes the Athens Town Court to apply for a JCAP Grant in the 2024-2025 Grant cycle up to \$30,000.00.

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