

Town of Athens, NY & Town Council Meeting

Municipal Building, 2 First Street

Michael N. Pirrone, Supervisor

Tentative Agenda January 16, 2024 @ 6:00pm

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

Please Silence Cell Phones.

Please advise if you are using a recording device.

- **PLEDGE**

Public Hearing to receive comments regarding the adoption of Local Law #5 for Battery Energy Storage Systems.

This Local Law is adopted pursuant to sections 10 & 12 of Municipal Home Rule Law. This Local law is adopted to advance & protect the public health, safety, & welfare of the Town by creating regulations for the installation & use of Battery Energy Storage Systems.

- **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 January 2, 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.**

Supervisor Report: Legal Items

- **Free Point Solar LLC. (Index 2023-571, Dtd. August 10, 2023) has served the Town Attorney - CPLR Article 78 - versus Town of Athens, NY, Zoning Board of Appeals.**
- **Association of Property Owners of Sleepy Hollow Lake, Inc. & Sleepy Hollow Water Company, Inc., Plaintiffs (Index No. EF2023-573, Dtd. August 11, 2023) – versus Greene County Industrial Development Agency, et al. Assigned to the Honorable Sharon Graff, J.S.C.**
- **Coxsackie Athens Central School District (Index EF2023-596, Dtd. August 17, 2023) - has served the Town Attorney – CPLR Article 78 - versus Flint Mine Solar LLC.; Greene County Industrial Development Agency; Greene County, NY; Town of Athens, NY; Town of Coxsackie. Assigned to the Honorable Richard Mott, J.S.C.**
- **Palmateer (Index EF2023-2803, Dtd. November 24, 2023) – CPLR Article 78 versus Greene County Industrial Development Agency, et al.**

Supervisor Report: General Items

- **Meeting with Mayor Serrago, Deputy Lasher, Engineer Jason Preisner on Tuesday @ 1:00 pm to discuss Municipal Building.**
- **Social Meet & Greet with Patrick Doyle & Representatives of D. E. Shaw Company on Tuesday @ 3:00 pm @ Town Office.**
- **Town Attorney has Contacted Teamsters Local 294 Business Agent to initiate discussions regarding Contract Renewal.**
- **New Athens Generating Company Petition to NYS Public Service Comm. for Approval of Proposed Sale to Gate City Power-NE Generation LLC.**
- **Supervisor Pirrone, with John Dowd, Dreyer-Boyajian present at Oral Augments hearing for Sleepy Hollow Lake, et al versus Greene County IDA, et al, Challenging IDA actions.**
- **Even Year Election Legislation, Proposed Public Hearing, Mandatory Referendum, Local Law, Change the Term of Supervisor, Town of Athens.**
- **County Authorizing Cost Incurred Due to Unsafe Building, 1030 Leeds Athens Road, Added to Town's Assessment Roll, \$1,240.14.**
- **County Assistance to Minimize Costs with Unsafe Building Demolition.**
- **SMART INTGREGATED TOOLS for ENERGY DEVELOPMENT ACT.**

- **Town Action: Resolution to Adopt Local Law # 5 Battery Energy Storage Systems.**

Local Law available.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

Community Information:

- **January 25: Planning Board Mtg. Municipal Building.**
- **February 5: Town Board Meeting. Municipal Building.**
- **February 14: Zoning Board of Appeals. Municipal Building**
- **February 19: Holiday, Presidents Day. Office Closed.**
- **February 20: Town Board Meeting. Municipal Building.**
- **February 22: Planning Board Mtg. Municipal Building.**
- **March 4: Town Board Meeting. Municipal Building.**
- **March 13: Zoning Board of Appeals. Municipal Building**
- **March 18: Town Board Meeting. Municipal Building.**
- **March 28: Planning Board Mtg. Municipal Building.**

Old Business Issues:

New Business:

- **Town Council Concerns:**

- **Public Concerns:**

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

Motion By 2nd By AIF

EXCEPTIONS NOTED:

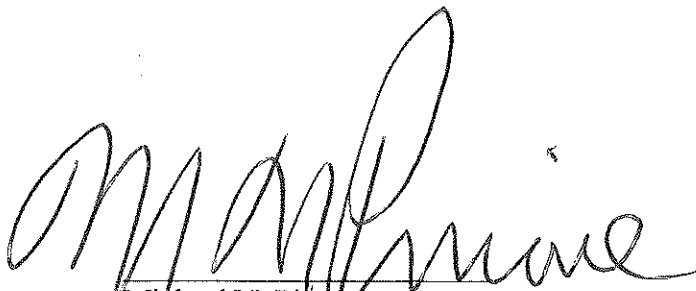
Statement of Financial Activities
For the Month of December 2023

TO THE TOWN BOARD OF THE TOWN OF ATHENS, NEW YORK

Pursuant to Section 119 of the Town Law, we hereby render the following detailed statement of all monies received and disbursed by Supervisor Michael N. Pirrone as Chief Executive/Financial Officer for the Town of Athens, year to date.

Funds

- A General Townwide
- B General Outside Village
- DA Highway Townwide
- DB Highway Outside Village



Michael N. Pirrone
Town Supervisor

January 16, 2024

Prepared by Donald A. Pierro
Bookkeeper to the Supervisor

TOWN OF ATHENS
Building Department
Report for December 2023

SA

Building Permits: 1

Building Permit Renewal:

Building Inspections: 15

Building Permit Inquiries: Multiple Inquiries of parcels of land to build homes, Residential Solar Panels, Accessory Structure for a house. Battery Energy Storage System [B.E.S.S.] looking at properties on Leeds Athens Road- and West of Route 9W.

Certificate of Occupancy:

Temporary Certificate of Occupancy:

Certificate of Compliance: 1. deck

Certificate of Occupancy Search Request: 3

Annual Junkyard Inspections – completed 12/2023

Complaints:2 – * 500 Vosenkill Road, Illegal junkyard, kitchen appliances, 111 cars construction debris – Appearance ticket has been sent to the owner court date February 15, 2024

*Vacant Land on Schoharie Turnpike next to 1042 Schoharie Turnpike compliant working on land. Appearance ticket has been sent to the owner court date February 8, 2024. Information on back.

Demolition Permits:

Septic Permit:

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls: -

Fireworks Permit:

Violations: On going,

- 1540 Leeds Athens Road, 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. An email reply to the property owner was sent a building permit for interior work can not be issued until the roof is properly repaired and no reply back since 12/15/2023. House will be tagged as condemned because the house has been without repairs since February 2023. Property owner removed ceiling sheetrock without a (Interior Renovation) building permit violation of Town code Section 92-4. Building permits building permit required.
- 1030 Leeds Athens Road, the house has been vandalized and is vacant and is Red Tagged as Dangerous and Unsafe. Contacting owner Wells Fargo Bank departments to get property cleaned up.
- February 8, 2024 A Court appearance has been sent to the property owner of a vacant lot Schoharie Turnpike for the following. – on back.----

Code Enforcement Fee Schedule as of January 16, 2024

Certificate of Occupancy Residential: \$100.00

Certificate of Occupancy Commercial: \$150.00

Temporary Certificate of Occupancy: \$100.00

Certificate of Compliance: \$75.00

Operating Permit: \$75.00

Septic Permit Residential: \$100.00

Septic Permit Commercial: \$200.00

Demolition Permit: Residential: \$150.00 (plus cost for any special permits)

Demolition Permit: Commercial: \$250.00 (plus cost for any special permits)

Letters for Certificate Occupancy or Pre-date letters and any Building Violations:

Residential \$100.00

Commercial: \$150.00

Residential Building Permit Fees based on Estimated Assessed Value:

\$20,000.00 to \$50,000.00: \$250.00

\$50,001.00 to \$100,000.00: \$500.00

\$100,001.00 to \$150,000.00: \$750.00

\$150,001.00 to \$200,000.00: \$1000.00

\$200,001.00 to \$250,000.00: \$1250.00

*Anything over \$250,001.00: The fee will be 1/2 of 1%

Permit Extensions (one time only) for 1 Year: 25% of original permit cost

Additional Extension: Discretion of Code Enforcement Officer

Fireworks Permit: \$150.00

Fire Inspections (all occupancies except for R-1): \$100.00

R-1 Occupancy is \$100.00 per building for the first 25 rooms and \$1.00 for each additional room over 25.

Roof Permits: No Fee /Permit Required

Sign Fee: No Fee /Permit Required

Pool: Above Ground: \$100.00 In-Ground: \$200.00

Decks: .40 cents per square foot Pre-built Shed/Garage: \$100.00

Interior Renovations: \$100.00 Woodstoves: \$100.00 Generators: \$100.00

*Fill Permit: Residential: \$50.00 (999 yds or less) \$25.00 for each additional 1,000 yards

Commercial: \$250.00 (999 yds or less) \$25.00 for each additional 1,000 yards

*Short-Term Rental Agreement Application: \$150.00

*Building Permit Fee (Solar): Large scale solar energy systems: \$1,000.00 per mega watt

:Residential Solar Systems: minimum \$150.00 or .50 cents per square foot

*Commercial Building Permit fees: construction amount based on square footage:

- New Commercial Construction: \$1.00 per square foot

- Commercial Addition: .50 cents per square foot

Town of Athens Building Department Annual Report 2023

57-Building Permits fees collected	\$ 15,399.99
6- Septic Permits fees collected	\$ 600.00
1- Demolition Permits fees collected	\$ 150.00
-Certificate of Occupancy fees collected	\$ 100.00
– Temp Certificate of Occupancy fees collected	\$
2-Certificate of Compliance fees collected	\$ 150.00
65-Title Search Requests fees collected	\$6,750.00
9 – Short term rental certificates fees collected	\$ 1,400.00
1 – Fireworks Permit fees collected	\$ 100.00
– Sign Permit	\$ -0-
Fill	\$ -0-
Total amount of fees collected	\$ 24,524.99
Total Building Permit Construction Costs	\$ 3,309,670.99

Town of Athens HWY.

Report for 1/16/2023

- The crew attend a webinar on Highway Department Duties, and we're signed up for NYMIR Harassment and Discrimination annual training on 2/14/24
- Truck #5 needs new cutting edge on front plow going to cost \$3000.
- 2 snow events in the last month
- Washed trucks in between snow events
- Been doing tree work on Thorpe Road
- Truck #6 been in shop replaced oil pan and hydraulic tank we also did a full service on it.
- we were awarded an AFC grant to put back up cameras on 6 town highway trucks.
- Agreement for radio tower use with county

TOWN OF ATHENS

SC

Assessor's Monthly Report January 2024

Our office has processed the following:

- **Village Permits/CO/CC:** 1 – 2021
- **Town Permits/CO/CC:** 1 - 2023
- Village Deeds: 16
- Town Deeds: 20
- Village Map Revisions: 0
- Town Map Revisions: 0
- Village E-911 number Revision: 3
- Town E-911 number Revision: 4

We are continuing to update our files, adding pictures, verifying data, filing, collecting data and valuation, but we are not receiving the Village/Town building permits for assistance of valuation for the 2024 assessment roll.

The Village sales range from 135,000 – 1,520,000 *Not including the conditional deeds.

The Town sales range from 25,000-1,550,000 *Not including the conditional deeds.

Property owners are coming in and filing their exemptions (again, deadline is on/or before March 1st). There will be another mass mailing to all 200 classes via the Governor's mandate, for the Senior Citizens/Persons with Disability. We have not heard from the Village nor the school districts on the Senior Citizens/Persons with Disability increasing their income levels, but they have until March 1st to pass a local law/resolution, to be effective for the 2024 assessment roll.

Still awaiting the Certified list from the Fire Districts for the Volunteer Firemen/Ambulance workers for the renewals from 2024. exemption renewals, and plan to have them in the mail within the next 2 weeks, which is the final mailing of the renewals, again the filing deadline is on or before March 1st.

Otherwise, conducting business as usual,

Thank you.

Dawn DeRose
Assessor

