

12/16/2024 2:02 PM

Town of Athens, NY & Town Council Meeting

Municipal Building, 2 First Street

Michael N. Pirrone, Supervisor, Presiding.

Agenda, MONDAY, December 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 _____ 2nd By _____ AIF
EXCEPTIONS NOTED:

- **PRIOR MEETING MINUTES: To Approve the Minutes of the Meetings of November 18, 2024, & December 2, 2024. Minutes Attached.**
Motion By _____ 2nd By _____ AIF
EXCEPTIONS NOTED:

Departmental Narratives

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

small. There were only 36 cases, out of 3000 properties in the Town. Assessor DeRose is open to any questions from the Town Council.
D. Building Fees, last time updated, June 7, 2021. Waiting for any feedback.

New Business:

- The Town Clerk has taken action to secure a “Automated Magnetic Ink Character Recognition Machine”, from National Bank of Coxsackie. The Town Clerk’s Office & Supervisor Bookkeeper will share the machine. Awaiting scheduling from the Bank for delivery, setup, training.
- Town Supervisor has agreed to have Greene County RPTS administer the Town’s 2nd “Mailing of Notices for the Senior Citizen Property Tax Exemption” by December 20, in accordance with the requirements in RPTL Article 467. Total number of Mailings is 1861, Cost to Town is \$994.96.
- Town Action: To Authorized Supervisor Pirrone to sign the contract with Columbia-Greene Humane Society/SPAC, under NYS, Agriculture & Markets Law, Article 7 Housing only. Contracts Terms, \$ 40, per dog, per day for the first ten (10) days; on eleventh (11) day, Columbia-Greene Humane will charge \$350 and take responsibility for the dog.

Motion By 2nd By AIF
EXCEPTION NOTED:

- Town Action:
Motion By 2nd By AIF
EXCEPTION NOTED:

- Town Action:
Motion By 2nd By AIF
EXCEPTION NOTED:

- Town Action:
Motion By 2nd By AIF
EXCEPTION NOTED:

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

Supervisor Report: General Items.

- A. Peckham, Schoharie Turnpike odor issues. The Supervisor continues to aid in the resolution of this issue, accurately identify any & all potential causes. Met with Peckham Managers on Dec. 4 with the goal of helping resolve our concerns. Pelham is continuing to operate & monitor their facility according to their best practices. Pelham has asked to be notified at any hour of the day when an odor persists, to help identify the nature & potential cause. The Supervisor scheduled a tour with Culpeper Woods, for Wednesday Morning @ 10:00 am. Mr. Scott Crowe & Ms. Cathy Cavern (Culpeper) welcomed Scott Pooters & Dan Lewis (Peckham) and Athens CEO Albert Gasparini & Supervisor Pirrone. The group received a complete tour of the plant & operating equipment with available hands-on experiences. Constructive conversations, questions & answers were held by all.**
- B. Greene County Ambulance Review Study Meeting #3, December 11 @ 6:00 pm. Supervisor attended the meeting @ Cairo Elementary School. The group struggles with the course of action priorities. Once again, complete individual Town acceptance & participation, was questioned to County Leadership. The continuing answer is “We Don’t Know”. EMS Stakeholders prefer a dominant role in determining services, equipment & personnel needs. While the County Leadership understands its financial sourcing responsibilities. The County Leadership acquiesce to the EMS Stakeholders by permitting their request for a separate meeting, prior to the next Total Group Meeting on January 8.**
- C. Re-Appointment Town Assessor. Town Assessor DeRose has expressed her desire to remain with the Town during her next re-appointment term. In conversation with Mrs. DeRose & guidance with the Town Attorney the Supervisor recommends the Town considers his thoughts & justifications. Mrs. DeRose is not seeking an unreasonable salary increase, appreciates the Town’s amicable workplace environment & avoids any poaching possibilities. The Assessor’s Office is well run, organized & efficient. Being able to maintain the continuation of the vast improvements already accomplished. There have been an “indistinguishable” number of complaints, issues & concerns. Grievance day was very**

Dec. 16, 2025 Highway report:

- Checked all roads and culvert pipes
- Did a driveway culvert at 268 Potic Mountain Road
- Been doing tree work on Leeds Athens Road
- I'd like to surplus and sell the old 3 point hitch mower to the town of Catskill for \$3500
- Pre wet salt grant we got awarded \$20000 working on a plan to put that together
- We had 3 snow events since last meeting
- Help the village with a water break out on Schoharie Turnpike.
- We also decorated the Christmas tree for the Victorian stroll.

TOWN OF ATHENS
Assessor's Monthly Report December 2024

Our office has received and processed the following:

- Village Permits/CO/CC: 0 (Received from V-CEO)
- Town Permits/CO/CC: 1 (Received from T-CEO)
- Village Deeds via parcels: 10 (Received from RPTS-County)
- Town Deeds: 8 (Received from RPTS-County)
- Village Map Revisions: 0 (Received from RPTS-County)
- Town Map Revisions: 8 (Received from RPTS-County)
- Village E-911 number Revision: 0 (Received from RPTS-County)
- Town E-911 number Revision: 2 (Received from RPTS-County)
- Village GIS Coordinates 2 (Received from RPTS-County)
- Town GIS Coordinates 1 (Received from RPTS-County)

The exemption renewals are slowly coming in, which are due by March 1st, and still have outstanding exemptions needing documentation of proof of residency, age, or a refile Basic STAR, prior to March 1st.

We spoke to the Fire Department that we are in of the 2024 Fire Department's Certified list of the active members enrolled with the years of service prior to March 1st.

We are now working on the pro-rata/omit procedure, where exemptions that have been removed due to a transfer of property; estate ownership, etc. enforcing a charge back to the property as per the Real Property Tax Law.

There were 10 sales received for the Village, ranging from 220,500 to 535,000, still reflecting a strong market, noting deeds with conditions are not part of the statistics.

There were 8 sales received for the Town, ranging from 32,000 to 485,000, still reflecting a strong market, noting deeds with conditions are not part of the statistics.

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 December 2024

Building Permits: 3

Interior Renovation of Basement, Replace Existing Front Deck,
Interior Renovation of Basement

Building Inspections: 14 –

Building Permit Inquiries For: Garage, Inquiries of parcels of land to build homes,
Residential Solar Panels, The Old Budget Inn and Suites,

Certificate of Occupancy: 2-

503 Flats Road, 14 Ft. by 66 Ft. Manufactured Home 3 Bedroom 2 Bath, Total 880
Sq. Ft. 339 Sleepy Hollow Road.

12 Terrytown Lane for Interior Renovation of Basement.

Temporary Certificate of Occupancy:

Certificate of Compliance: 12 Ft. by 10 Ft. Deck at 159 Rip Van Winkle Dr.

Certificate of Occupancy Search Request: 6

Complaints:

Demolition Permits:

Septic Permit:

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls: -

Fireworks Permit:

Violations:

Note:

- 11/21/2024 A person called interested in purchasing the old Budget Inn and Suites fixing it up and adding Geo Dome structures for people to stay in on the property. (Triangle pieces fastened together into a dome). Stay at Lina, LLC the owners went through the process with the planning and zoning and then stopped the process.
- ARX completed the concrete base on Friday, November 29, 2024, for the cell tower for Building Permit BP24-37. Working with Doug Roberts/Architect with ARX in the final design of silo cell tower structure.
- 12/13/2024 received a call from Atelier International, LLC about the process going before the planning board for the new owners of Green Lake Road Resort on 605 Green Lake Road to re-open the resort.

Cathy Davern

- There was a meeting (Culpeper Scott Crowe, ~~Debbie~~) (Town, Albert G, Mike P,) (Peckham/Scott Pooters, ~~Chris Suttmeier~~) at the Culper wood treating plant on Wednesday 11, 2024 to tour wood treating plant building,

Dan Lewis



TOWN of ATHENS
2 First Street
Athens, NY 12015

OFFICE of the SUPERVISOR
Michael N. Pirrone

Supervisor's Report

Month of November 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
December 16, 2024

Town of Athens
Operational Narrative
November 2024

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