

**REGULAR MEETING – ATHENS TOWN BOARD**

March 17, 2025

The regular meeting of the Athens Town Board was called to order on March 17, 2025, by Supervisor Michael Pirrone at 6:10pm 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 present:** Supervisor Michael Pirrone, Council Members Tami Bone, Karen Haas, and Becky Pine. Absent: Tony Paluch.

**The following Town Officers were present:** Town Clerk Phyllis Dinkelacker and Highway Superintendent John J. Farrell.

**The following people were in attendance:** Diane Eastwick, Make Campbell, and Robert Brunner.

A motion was made by Haas and seconded by Bone to close the public hearing from March 3, 2025, referencing the proposed local law on Telecommunications.

Moton carried: Ayes – 4 Bone, Haas, Pine and Pirrone. No’s – 0, Absent – 1 Paluch.

There will be no vote on it tonight as Greene County planning board doesn’t meet until Wednesday March 19, 2025.

**Town Action:** Athens Town Court: Audit for the Judicial Office's Record of Accounts has been Scheduled for March 3, 2025, per Resolution # 2025-10, dated January 6, 2025. Town will accept the Record of Accounts from the Court, conduct an audit in accordance with Town Law 123 and Section 2019-a of the Uniform Justice Court Act.

The Town Court’s report was presented to the Town board on March 3, 2025 and all was found to be in order, Resolution #2025-30 was introduced to accept the courts 2024 annual report. (see attached).

Motion By Pine 2<sup>nd</sup> By Bone to pass resolution #2025-30.

Moton carried: Ayes – 4 Bone, Haas, Pine and Pirrone. No’s – 0, Absent – 1 Paluch.

**Town Action:** Athens Town Clerk: Audit for the Town Clerks Record of Accounts has been Scheduled for March 3, 2025, per Resolution # 2025-10, dated January 6, 2025. Town will accept the Record of Accounts from the Town Clerk, conduct an audit.

The Town Clerks’ report was presented to the Town board on March 3, 2025 and all was found to be in order, Resolution #2025-31 was introduced to accept the Town Clerk’s 2024 annual report. (see attached).

Motion By Pine 2<sup>nd</sup> By Bone to pass resolution #2025-31.

Moton carried: Ayes – 4 Bone, Haas, Pine and Pirrone. No’s – 0, Absent – 1 Paluch.

**VOUCHERS**

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

<b><u>General 2025 Abstract # 05</u></b>	Vouchers	#082 – 109	\$23,719.97
--	----------	------------	-------------

<u>Highway 2025 Abstract # 05</u>	Vouchers	#030 – 038	\$ 3,160.47
<u>T&amp;C GC ARPA 2024 ABSTRACT #01</u>	Voucher	#001	\$ 2,799.44

The minutes from: March 3, 2025 were distributed to the Town Board members.  
A motion was made by Haas and seconded by Bone to accept the March 3, 2025 minutes.

Moton carried: Ayes – 4 Bone, Haas, Pine and Pirrone. No’s – 0, Absent – 1 Paluch.

**DEPARTMENT REPORTS**

**HIGHWAY SUPERINTENDENT** – John Farrell sees attached.

**A motion** by Pine seconded by Bone to approve the request by Mr. Farrell to enter into an agreement with Roadway Management Technologies for a cost of \$15,360.00.

Moton carried: Ayes – 4 Bone, Haas, Pine and Pirrone. No’s – 0, Absent – 1 Paluch.

**A motion** by Pirrone and seconded by Pine to approve the request by Mr. Farrell to put out to bid for a new F600 truck for an estimated cost of \$120,000.00.

Moton carried: Ayes – 4 Bone, Haas, Pine and Pirrone. No’s – 0, Absent – 1 Paluch.

**CODE ENFORCEMENT** – Albert Gasparini See attached.

**ASSESSOR** – Ms. Dawn DeRose. See attached.

**TOWN SUPERVISOR** – Supervisor’s report see attached.

**Supervisor Report: Legal Items**

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

Special Counsel Dreyer Boyajian (John Dowd, Esq., Of Counsel) will be drafting and applying to the Appellate Division asking them to refer the FreePoint Solar decision to the Court of Appeals for their review and deliberation. The Town does not have a right to appeal this decision to the Court of Appeals, like FreePoint had when they appealed the Supreme Court Decision to the Appellate Division. However, the Town does have the right to make an application for an appeal to the Court of Appeals, and if it is granted, the FreePoint application will be stayed, and the Court of Appeals will hear the case. If the application is not granted, the Appellate Division decision stands and FreePoint Solar will have the ability to proceed to the Planning Board for Site Plan review.

Hailee Dickson, et al. v. Town of Athens Zoning Board of Appeals, et al. NYS Supreme Court, Greene County-index No.: EF2024-400. The Court also finds that upon review of the factual allegations set forth in their Petition, the Petitioners have failed to adequately demonstrate that they have standing to challenge either the determination of the Board or the ZBA s resolution. To the extent that the Petition contends that the Town violated the Open Meeting Laws, it is denied. NOW, based on the previously mentioned, the Petition is Dismissed.

Town Attorney McHugh-Town Board legal update & explanations.

**Supervisor Report: General Items.**

Peckham, Schoharie Turnpike odor issues. The Supervisor continues to aid in the resolution of this issue, accurately identify any & all potential causes. Current report of odors, March 10, 2025. Peckham managers responded with information & kept us apprized. Constructive conversations, questions & answers are always welcomed. See attached information and correspondence.

Greene County Ambulance Review Study Meeting will be on Wednesday, April 9, 2025.

Clean Up Day, Town & Village wide cleanup day is scheduled for April 26 at the Village of Athens, DPW Facility, 37 Third Street, Athens.

Central Hudson-Members of the Protect Our Power Coalition, letter of March 7, 2025.

**New Business:**

**Old Business Issues:**

Council Member Pine & Code Enforcement Officer Gasparini have prepared a draft of proposed Building Department Permit & Fees revisions for consideration by the Council.

**Town Council Concerns:**

Board member Tami Bone asked if anyone has heard about a proposed Bill before the state to take Home Rule away from Towns regarding B.E.S.S.?

Supervisor Pirrone said he would contact the Association of Towns for information.

**Public Concerns:**

Mike Campbell voiced his objection regarding Peckham self-monitoring themselves.

A motion was made by Pirrone and seconded by Bone at 6:58 to go into executive session, to discuss a contract with Joe Wolodkevich from I.T.S

**Community Information:**

- Mar. 3: Town Board Meeting. Municipal Building.
- Mar. 12: Zoning Board of Appeal Meeting. Municipal Building.
- Mar. 17: Town Board Meeting. Municipal Building.
- Mar. 27: Town Planning Board Meeting. Municipal Building.
- Apr. 7: Town Board Meeting. Municipal Building.

A motion was made by Pirrone and seconded by Bone at 6:58 to go into executive session, to discuss a contract with Joe Wolodkevich from I.T.S

Moton carried: Ayes – 4 Bone, Haas, Pine and Pirrone. No’s – 0, Absent – 1 Paluch.

A motion was made by Bone and seconded by Pine to come out of executive session at 8:19pm.

Moton carried: Ayes – 4 Bone, Haas, Pine and Pirrone. No's – 0, Absent – 1 Paluch.

A discussion followed regarding going forward with VoIP phone system.

-How it will impact the budget. It will pay for itself being the monthly cost will be much lower than our current phone cost.

-how will it impact such things such as faxes and credit card machines. It will process faxes and CC information through the internet.

-How will it affect the courts? I.T.S has a phone contract for several courts and there aren't any issues.

Being no other business to come in front of the Town Board,

A motion was made by Bone and seconded by Pine to adjourn the meeting at 8:22pm

Moton carried: Ayes – 4 Bone, Haas, Pine and Pirrone. No's – 0, Absent – 1 Paluch.

Respectfully submitted,

Phyllis Dinkelacker  
Town Clerk





decision stands and Freepoint Solar will have the ability to proceed to the Planning Board for Site Plan review.

2. Hailee Dickson, et al. v. Town of Athens Zoning Board of Appeals, et al. NYS Supreme Court, Greene County-Index No.: EF2024-400. The Court also finds that upon review of the factual allegations set forth in their Petition, the Petitioners have failed to adequately demonstrate that they have standing to challenge either the determination of the Board or the ZBA's resolution. To the extent that the Petition contends that the Town violated the Open Meeting Laws, it is denied. NOW, based on the aforesaid, the Petition is Dismissed.

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. Current report of odors, March 10, 2025. Peckham managers responded with information & kept us apprized. Constructive conversations, questions & answers are always welcomed.

See attached information and correspondence.

B. Greene County Ambulance Review Study Meeting will be Wednesday, April 9, 2025.

C. Clean Up Day, Town & Village wide cleanup day is scheduled for April 26 at the Village of Athens, DPW Facility, 37 Third Street, Athens.

D. Central Hudson-Members of the Protect Our Power Coalition, letter of March 7, 2025.

#### **New Business:**

#### **Old Business Issues:**

- See additional information and request to consider the program and be ready for Town Action at next meeting. Council Member Pine & Code Enforcement Officer Gasparini have prepared a draft of proposed Building Department Permit & Fees revisions for consideration by the Council.



TOWN OF ATHENS  
Building Department  
Report for February 2025

**Building Permits:**

2582 Sleepy Hollow Rd, 3 Car Garage 30 Ft. 36 Ft.  
2582 Sleepy Hollow Rd, Front and Back Deck on House.  
390 Vosenkill Road, Interior Renovation, 32 Hidden Drive, Interior Renovation.  
118 Whitney Point, Install a 14.45 kW Roof Mounted Solar Array.  
35 Lisa Lane, Install a 11.05 kW Roof Mounted Solar Array.

**Building Inspections: 14 –**

**Building Permit Inquiries For:**

Inquiry about 9071 Route 9W Old Budget Inn.  
Inquiries of parcels of land to build homes,  
Inquiry for the Removal of House at 1030 Leeds Athens Road  
(The abandoned home – barn fire).  
Residential Solar Panels, Garage, -  
\*Jake Burri Project Development Engineer with ABEI has contacted our office about  
Solar and the Towns New Local Law #3 2024 (8-19-2024)  
Received calls / emails enquiring about use of land on Leeds Athens Road for  
cultivating cannabis and build a 15,000-square-foot facility and 5,000 Sq. Ft.  
greenhouse. Tax Map ID: 138.00-4-7 – Vacant Land

Certificate of Occupancy:

Temporary Certificate of Occupancy:

Certificate of Compliance: 2

**Certificate of Occupancy Search Request: 1**

**Complaints: 1** - 51 Old Travis Road, - [Junk cars on property]

Demolition Permits:

Septic Permit:

**Sign Permits: 1 – Dollar General Sign was damaged by a car.**

Short Term Rental Certificates:

**Fire / 911 Calls: - 7 Gypsy Point Road / Kitchen Fire,**

Fireworks Permit:

**Violations:**

VOL25-1, 116 Junkyards, Section 116-2- Motor Vehicle Junkyard

VOL25-2, Chapter 121. Littering, Section 121- LITTER: Garbage, refuse and  
rubbish, as defined herein, and all other waste material, including used appliances and  
auto parts,

VOL25-3. Chapter 180 Zoning, Section 180-9 Prohibited uses.

[ 7 commercial equipment.]

## TOWN OF ATHENS

### Assessor's Monthly Report March 2025

- We are continuing to update our files, adding pictures, verifying data, filing, collecting data and valuation,
- Property owners are coming in and filing their exemptions (again, the deadline is on/or before March 1<sup>st</sup>). We are making phone calls to all Senior; to remind them we have not received their exemption renewal applications.
- On going issues with new PC's and RPS. Currently with NYS and ITS.
- Our office is currently working on the 2025 tentative assessment roll, which will be filed on or before May1st.

Otherwise, conducting business as usual.

Thank you.

Dawn DeRose  
Assessor

Town of Athens HWY.

Report for 3/17/2024

-I've been keeping in touch with Kiewit construction over Valley Rd. and keeping it clean so far, they have been good with getting back to us and correcting any problems

-Worked for the Village of Athens at the reservoir brush hogging for a day

-Town cleanup day was 4/26/25 from 8:30-12:30 at the village dpw garage

- Been cutting trees on Leeds Athens Rd.

- 3 trucks hauled snow for the village of Athens

-Worked on the sweeper should be ready to sweep next week

-All workers completed their NYS dig safe training with NY811

-Boom mower has been cutting brush on town roads

-Bucket truck went to the Town of Coxsackie for 3 days

-2025 road agreement will be presented next month

-would like to enter an agreement with Roadway Management Technologies for pavement performance analytics, sign detection, work order and fleet management for a cost of \$15,360. I would like to use unreserved fund balances to fund it this year until next year

-would go out to bid for a new Ford F-600 to replace our 1992 Ford L8000 estimated cost \$ 120000. I would like to use unreserved fund balances to fund.



TOWN of ATHENS  
2 First Street  
Athens, NY 12015

OFFICE of the SUPERVISOR  
Michael N. Pirrone

## Supervisor's Report Month of February 2025

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  
March 17, 2025

**Town of Athens**  
**Operational Narrative**  
**February 2025**

- 1. Accounts Payable activity is coded, processed & paid as of February 2025.**
- 2. All Operating & Reserve Bank statements are being reconciled on a routine schedule.**
- 3. The monthly Retirement Report is being prepared & filed.**
- 4. Time Reports are monitored, reviewed, and submitted for processing.**
- 5. Financial activity through February 2025 has been posted to the General Ledger.**
- 6. Adapting previous schedules, forms & information to aid in preparation.**

**Town of Athens**  
**Operational Narrative**  
**February 2025**

1. Accounts Payable activity is coded, processed & paid as of February 2025.
2. All Operating & Reserve Bank statements are being reconciled on a routine schedule.
3. The monthly Retirement Report is being prepared & filed.
4. Time Reports are monitored, reviewed, and submitted for processing.
5. Financial activity through February 2025 has been posted to the General Ledger.
6. Adapting previous schedules, forms & information to aid in preparation.