

**REGULAR MEETING – ATHENS TOWN BOARD**

June 23, 2025

There was a celebration between 5-6pm for Honorable Constance Pazin for her 40 years of service as Judge.

The regular meeting of the Athens Town Board was called to order on June 23, 2025 by Supervisor Michael Pirrone at 6:00pm 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 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, Deputy Supervisor Gail Lasher, Highway Superintendent John J. Farrell, Code Enforcement Officer Albert Gasparini and Town Attorney George McHugh.

**The following people were in attendance:** Russ Nadler, Peggy Peruzzi, Connie Pazin, Ed Bloomer, Chris Pfister, Carol Pfister, Diane Eastman, and Sean Ness

Supervisor Pirrone brought up for discussion:

-Preliminary introduction & discussion of potential development with Greene County IDA regarding Data Storage Facility within the Town of Athens. Athens is considered the preferred location by the Development Principals. Attachment #A

-Town Supervisors of Greene County presented their results & proposal to the Greene County Steering Committee from their endeavors of Supervisors meetings, was formulated, had 11 Supervisors & 1 Council rep, all present concurred with the proposal. The proposal was distributed to the County members early Wednesday. The proposal was read & presented to the audience at the meeting. There was informational, constructive, inquisitive & supportive dialogue during the meeting. The proposal did not meet with any infuriating or indignant response. There were several supportive comments from well-seasoned, experienced attendees. Attachment # B

**VOUCHERS**

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

<b><u>General 2025 Abstract # 11</u></b>	Vouchers	#232 – 260	\$44,233.30
<b><u>Highway 2025 Abstract # 11</u></b>	Vouchers	#85 – 92	\$ 5,917.07

**The minutes from:** May 5<sup>th</sup>, May 19 and June 2<sup>nd</sup>, 2025 were distributed to the town board members.

A Motion was made by Pine and second by Haas to accept all 3 sets of minutes.

Motion carried: Ayes – 4 (Bone, Haas, Pine, and Pirrone), No’s – 0, Absent/Abstain – 1(Paluch).

Town Clerk Dinkelacker thanked Deputy Clerk Tina Martinez for taking the minutes at the June 2<sup>nd</sup> meeting.

Town Clerk Dinkelacker presented her May 2025 clerk's report.

A motion was made by Bone and seconded by Haas to accept the Clerks May report.

Motion carried: Ayes – 4 (Bone, Haas, Pine, and Pirrone), No's – 0, Absent/Abstain – 1(Paluch).

### **DEPARTMENT REPORTS:**

HIGHWAY SUPERINTENDENT – John Farrell see attached.

A motion was made to amend the 2025 road agreement to add \$244,811.94 to the prior agreement.

Motion by Pine and seconded by Bone.

Motion carried: Ayes – 4 (Bone, Haas, Pine, and Pirrone), No's – 0, Absent/Abstain – 1(Paluch).

Superintendent Farrell also reported that mid to late August he will be able to take out the oil tanks from the Municipal building. Waiting to hear from Lamont engineering and Mayor Serrago.

CODE ENFORCEMENT – Albert Gasparini See attached.

Discussion:

-Should we try to enact a noise ordinance? CEO Gasparini reported that he has gotten complaints from one resident regarding noise from short-term renters. It was mentioned that it would be hard to enforce a noise ordinance.

It was also suggested that the resident report, in writing, any complaints, the property is 31 Thorpe Rd.

-there was a permit issued to Ms. Abrahamer in March. She is asking for a refund, due to the code fees changing in April. Town Attorney McHugh will respond to her.

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) applied to the Appellate Division asking them to refer the Freepoint Solar decision to the Court of Appeals for their review and deliberation. If application is not granted, the Appellate Division decision stands & Freepoint Solar will have the ability to proceed to the Planning Board for Site Plan review.

UPDATE: State of New York, Court of Appeals information: "Motion for leave to appeal denied with one hundred dollars costs and necessary reproduction Disbursements."

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

-Peckham, Schoharie Turnpike odor issues. The Supervisor continues to aid in the resolution of this issue, initiating on August 14, 2023, and continuing into the present day, Wednesday, June 4, 2025, 3:29 AM. Peckham managers responded with information & kept us apprized. Constructive conversations, questions & answers are always welcomed.

-Greene County Ambulance Review Study Meeting will be Wednesday, July 9, 2025.

-Greene-Columbia NYS Dept. of State Training, June 10, 2025. Attendees were: Pirrone, Haas,

Gasparini, Barton, Brady, McCusker, Trembacz.

-Green Lake Resort, Planned Unit Development Project: wanted to let you know that we finally signed an LOI with a 5-star wellness resort from the Caribbean and we have 60 days to finalize our joint venture agreement.

-NYSDOT, Region One, Culvert Project, Route 385, Corlaer Kill, 2026 year.

### **New Business:**

Discussion:

Distinction between a "LLC" a property & "Commercial" property when addressing Building Dept. fees? E. I., owned by "LLC" but an individual applies for the building permit.

Greene County Athens Meal Delivery Site. Town of Athens intentions of acquiring building for Town use. The site will still be a Meal Delivery site. Supervisor Pirrone received a breakdown of current expenses which are about \$25,000 a year. He calculated that if we were to move forward it would cost the County approx. \$17,600.00 and the Town \$7,700.00 a year for the building, which includes propane, insurance cleaning services, etc.

Board member Pine suggested that we get the real estate building inspector to make sure that the building has no major issues. Supervisor Pirrone will look into getting an inspector.

### **Old Business Issues:**

Discussion: About moving forward with the Local Law for Battery Energy Storage System (B.E.S.S).

The Town Attorney informed the board that there is legislation on the floor that may take away home rule from the Towns, like the large solar farms. The state would be the controlling agency with representative from the Town or County.

Board member Pine suggested that the Town should have a workshop to discuss this issue. Date and time to be determined.

### **Town Council Concerns:**

Board member Pine voiced her concerns regarding the process/procedure of the Cell Tower. She feels there should be a different system for bigger projects.

Maybe bring on a second person to help Albert.

Maybe a specialized person to do inspections and the applicant will pay that expense.

Mr. McHugh advised the board, the Planning Board and the ZBA can make it a condition of their approval.

### **Public Concerns:**

Russ Nadler asked when will there be more information from the IDA regarding the data storage building.? Mr. Pirrone answered probably at their next meeting. At this meeting it was just an introductory meeting, only one's present were himself, Chair Nelson from the planning board, some people from the IDA.

Chris Pfister voiced his concerns about the possible transferring of the senior center building to the Town, and he hopes that before it happens that it be brought to the public.

Also, Mr. Pfister stated his concern regarding the Data storage project is not another Pilot program. We have had enough of that.

Mr. Pirrone let him know that most likely a pilot will be offered, and it does not matter anyway the Town has no say in it.

**Community Information: all dates are subject to change.**

- Jun 23: Town Board Meeting. Municipal Building.
- Jun 26: Town Planning Board Meeting. Municipal Building.
- Jul 4: Independence Day. Town Offices Closed.
- Jul 7: No Town Meeting. Approving of Voucher Obligations.
- Jul 9: Zoning Board of Appeal Meeting. Municipal Building.
- Jul 12: Athens Street Festival.
- Jul 21: Town Board Meeting. Municipal Building.
- Jul 24: Town Planning Board Meeting. Municipal Building.
- Aug 4: No Town Meeting. Approving of Voucher Obligations.
- Sep 1: Labor Day. Town Office Closed.
- Sep 3: **Wednesday**, Town Board Meeting. Municipal Building.
- Sep 6: YMCA Triathlon Event.
- Sep 9 to Sep 20: Supervisor Pirrone Out of Town.
- Sep 15: Town Board Meeting. Municipal Building.

Motion By Pine and 2<sup>nd</sup> By Bone., to adjourn the meeting at 7:25 pm.

Motion carried: Ayes – 4 (Bone, Haas, Pine, and Pirrone), No's – 0, Absent/Abstain – 1(Paluch).

Respectfully submitted,

Phyllis Dinkelacker  
Town Clerk

6/23/2025 1:23 PM

**Town of Athens, NY & Town Council Meeting**

**Municipal Building, 2 First Street**

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

**Agenda, Monday, June 23, 2025 @ 6:00pm**

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

**(PLEASE SILENCE CELL PHONES WHILE THE MEETING IS IN PROGRESS)**

The Town & Village is inviting you to attend a social event to recognize & celebrate the Hon. Constance Pazin for 40 years of dedicated service on the bench. Monday, June 23, 2025, from 5:00 - 6:00. Light refreshments & all are invited to extend their congratulations.

- **CALL to ORDER. PLEDGE of ALLEGIENCE.**

Preliminary introduction & discussion of potential development with Greene County IDA regarding Data Storage Facility within the Town of Athens. Athens is considered the preferred location by the Development Principals. Attachment # A

Town Supervisors of Greene County presented their results & proposal to the Greene County Steering Committee from their endeavors of Supervisors meetings, was formulated, had 11 Supervisors & 1 Council rep, all present concurred with the proposal. The proposal was distributed to the County members early Wednesday. The proposal was read & presented to the audience at the meeting. There was informational, constructive, inquisitive & supportive dialogue during the meeting. The proposal did not meet with any infuriating or indignant response. There were several supportive comments from well-seasoned, experienced attendees. Attachment # B

- **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 Meeting of May 5, 2025, May 19, 2025 and June 2, 2025.**

Motion By \_\_\_\_\_ 2<sup>nd</sup> By \_\_\_\_\_ AIF

EXCEPTIONS NOTED:

- **TOWN CLERK’S REPORT: To Accept Town Clerk Report for the month of May, 2025. Report 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.**
- **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.**

**Special Counsel Dreyer Boyajian (John Dowd, Esq., Of Counsel) applied to the Appellate Division asking them to refer the Freepoint Solar decision to the Court of Appeals for their review and deliberation. If application is not granted, the Appellate Division decision stands & Freepoint Solar will have the ability to proceed to the Planning Board for Site Plan review.**

**State of New York, Court of Appeals information: “Motion for leave to appeal denied with one hundred dollars costs and necessary reproduction Disbursements”. Attachment # C**

### Supervisor Report: General Items.

- A. **Peckham, Schoharie Turnpike odor issues. The Supervisor continues to aid in the resolution of this issue, initiating on August 14, 2023, and continuing into the present day, Wednesday, June 4, 2025, 3:29 AM. Peckham managers responded with information & kept us apprized. Constructive conversations, questions & answers are always welcomed.**
- B. **Greene County Ambulance Review Study Meeting will be**

Wednesday, July 9, 2025.

- C. Greene-Columbia NYS Dept. of State Training, June 10, 2025. Attendees were: Pirrone, Haas, Gasparini, Barton, Brady, McCusker, Trembacz.
- D. Green Lake Resort, Planned Unit Development Project: wanted to let you know that we finally signed an LOI with a 5-star wellness resort from the Caribbean and we have 60 days to finalize our joint venture agreement.
- E. NYSDOT, Region One, Culvert Project, Route 385, Corlaer Kill, 2026 year.

**New Business:**

**Discussion:**

No sound, loud noises, distributing peace & quiet after 10:00 pm ordinance, pertaining to a re-appearance of a prior resolve issue has been receiving some complaints about noise, late into the night. Attachment # D

Distinction between a "LLC" a property & "Commercial" property when addressing Building Dept. fees? E. I., owned by "LLC" but an individual applies for the building permit.

Greene County Athens Meal Delivery Site. Town of Athens intentions of acquiring building for Town use. The site will still be a Meal Delivery site. Attachment # E

• **Town Action:**

Motion By                      2<sup>nd</sup> By                      AIF

**EXCEPTION NOTED:**

**Discussion:**

• **Town Action:**

Motion By                      2<sup>nd</sup> By                      AIF

**EXCEPTION NOTED:**



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**Town Action: Move to Adjourn,  
Motion By**

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

**AIF**

# TOWN OF ATHENS

## Building Department

### Report for May 2025

#### **Building Permits: 10**

- 152 Potic Mountain Road 24 Ft. By 32 Ft. Detached Two Car Garage
- 9760 Route 9W, Install Footer for Foundation of Building Addition
- 6 Cone Place, Install New Heat Pump -Mini Split and Upgrade Electrical Panel
- 13 Trance Court, Interior Renovation of House
- 9 Leanne Road Interior and Exterior Renovation of House
- 7 Gypsie Point Road, Interior Electrical Renovation of Apartment and in House After a Fire
- 7 Gypsie Point Road, Interior Renovation of Apartment in House After a Fire
- 278 Sleepy Hollow Road Renovating of Existing Deck
- 8 Turkey Creek Road, 12 Ft. by 12 Ft. Deck - Addition to Existing Deck
- 1019 Schoharie Turnpike, Interior Renovation

#### **Building Inspections: 15 –**

**Building Permit Inquiries For:** Residential Solar Panels, Garage, Building New House, House Renovations, Additions, Decks and Property Uses.

Certificate of Occupancy:

Temporary Certificate of Occupancy:

Certificate of Compliance:

**Certificate of Occupancy Search Request: 6**

Complaints:

**Demolition Permits: 1,** 72 Green Lake Road, Manufactured Home

Septic Permit:

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls: -

Fireworks Permit:

**Violations Notes:** Property owner of 51 Old Travis Road next court date is:

**Next scheduled court date is Thursday July 10, 2025.**

\*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 equip.

#### **Note:**

- A Letter of Release was issued on 6/6/2025 for Stop Work Order (issued on 5/30/25) for Building Permit BP25-3 for the ARX - Silo Shaped Cell Tower Structure.
- Stop Work Order 31 Old Kings Road – No Building Permit issued on 5/19/2025.
- Question: Having a noise ordinance for Short Term Rentals after 10:00 pm.

**TOWN OF ATHENS**  
**Assessor's Monthly Report June 2025**

Our office has received and processed the following:

- Village Permits/CO/CC: 1-CO (Received from V-CEO)
- Town Permits/CO/CC: 5 (Received from T-CEO)
- Village Deeds via parcels: 0 (Received from RPTS-County)
- Town Deeds via parcels: 0 (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: 0 (Received from RPTS-County)
- Village GIS Coordinates 0 (Received from RPTS-County)
- Town GIS Coordinates 0 (Received from RPTS-County)

There were no sales received for the Village during 5/14-6/11/2025

There were no sales received for the Town during 5/14-6/11/2025

The Town of Athens Board of Assessment Review (Board) met on 5/29/2025, there were 2 appointments scheduled to appear in front of the Board, for the duration of 4:00pm-8:00pm hearing. There was a total of 63 complaints filed; of which 55 complaints were filed by Representative Aventine. The Board scheduled an adjourned meeting requesting Aventine presence on 43 complaints for 6/12/2025 (sent by mail via Certified, Return Receipt Requested), requesting additional information to be provided to the Board by 6/6/2025. Once the Board has concluded their decisions, along with 2 reports from ORPTS (when received), a file is scheduled to be sent to the County for the 2025 Final assessment roll, to be filed on or before July 1st.

We will begin next year processing for the 2026 assessment roll shortly. We also are requesting additional assistance from the Code Enforcement Offices, to be sure to submit a copy of the permits issued, which helps with keeping the data and valuation up to date

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

Otherwise, conducting business as usual, Thank you.

Dawn DeRose  
Assessor

Town of Athens HWY.

Report for 6/23/2025

- Put up Flags and banners in Village of Athens
- The crew was working with Town of Coxsackie highway paving for 2 days
- Blacktop patched on High Hill Road
- The crew has been mowing the roadside and trimming by guardrail
- Painted the frames on all town trucks
- Hauled milling for Town of New Baltimore for 3 Days with truck #3
- Cleaned up a few small trees that came down on town roads
- 4 trucks hauled millings for a day for village of Athens
- We had 2 more meetings with RMT team building our program, everything is going well
- R.C. Lacy's Ford called the new F 600 is in and waiting to go to upfitter
- Took truck #6 to Ben Funks was sending a bad EGR code repair estimate at \$2000
- Amendment to 2025 road agreement to add cold-in-place recycling with cement than pave with spray paver on Leeds Athens Road between Echo Ridge Road and Gypsy Point Road. For a total cost of \$244,811.94.



TOWN of ATHENS  
2 First Street  
Athens, NY 12015

OFFICE of the SUPERVISOR  
Michael N. Pirrone

## Supervisor's Report Month of May 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

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Michael N. Pirrone, Supervisor

June 23, 2025

**Town of Athens**  
**Operational Narrative**  
**May 2025**

- 1. Town received 1<sup>st</sup> Payment of Mortgage Taxes \$ 45,852.**
- 2. All Operating & Reserve Bank statements are being reconciled on a routine schedule.**
- 3. The monthly Retirement Report is being prepared & filed.**
- 4. Financial activity through May 2025 has been posted to the General Ledger.**
- 5. Time Reports are monitored, reviewed, and submitted for processing.**
- 6. Accounts Payable activity is coded, processed & paid as of May 2025.**
- 7. Adapting previous schedules, forms & information to aid in preparation.**