

**REGULAR MEETING – ATHENS TOWN BOARD**

January 22, 2025

The regular meeting of the Athens Town Board was called to order on January 22, 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, Anthony Paluch and Becky Pine. Absent: Mary Brandow

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

**Guest:** Adam Yagelski, Delaware engineering

**The following people were in attendance:** Barbara Trembacz and Kathy Jackson

**TOWN COUNCIL DISCUSSION:** Discussion of the Town Council Members concerning "Wireless Telecommunications Facilities," Propose Zoning Amendments, Greene County Planning Board, Coordinated SEQRA Review and Public Hearing Scheduled. Town Code 180-54.1, Town Code 160-1, Full Environmental Assessment Form. Formal Resolution Attached.

Discussion points: Refer draft Law to the planning board.  
Add scenic restrictions overlay by zone.  
Height restrictions & special use permit for height approval

A motion by Pine and seconded by Bone approve Resolution 2025-18, which is to extend the telecommunications moratorium until April 30, 2025.  
Motion carried. Yes – 4, Bone, Paluch, Pine and Pirrone. No's – 0, Absent – 1, Brandow.

A motion by Pine and seconded by Bone to refer the draft telecommunication las to the Planning Board.

Motion carried. Yes – 4, Bone, Paluch, Pine and Pirrone. No's – 0, Absent – 1, Brandow.

Follow up discussion moving forward:  
-Suggest that the Planning board have a special meeting to review Draft law.  
-George to send dates out to meet  
-Should do the SEQURA 2/19 or 3/63.  
-Public Hearing to approve the law could be held the first meeting of April.  
-The draft should e sent to the County planning board by March 7<sup>th</sup>, their deadline for their March 19<sup>th</sup> meeting.

**VOUCHERS**

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

<b><u>General 2024 Abstract # 27</u></b>	Vouchers	#573 – 578	\$ 2,126.91
<b><u>General 2025 Abstract # 01</u></b>	Vouchers	#001 – 018	\$19,849.28

<u>Highway 2024 Abstract # 27</u>	Vouchers	#193 - 201	\$ 5,385.67
<u>Highway 2025 Abstract # 01</u>	Vouchers	#001 – 004 01	\$ 8,628.58

The minutes from 01/06/2025: Not available

**DEPARTMENT REPORTS:**

Highway Superintendent: Report Attached.  
 Assessor: Report Attached.  
 Code Enforcement Officer: Report Attached.  
     Discussion regarding ARX and granting them their permit.  
 Supervisor's Report: Report Attached.

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

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

**TOWN SUPERVISOR** - 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. The last report of orders was on January 13, 2024. Peckham managers responded with some information, keeping us in the loop. Constructive conversations, questions & answers are always welcomed.
- B. Greene County Ambulance Review Study Meeting #4, January 8, @ 6:00 pm has been cancelled. Next Total Group Meeting will be Wednesday, February 12, 2025.

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.

Board member Pine has sent information, regarding the proposed fee schedule changes, to Planning board Chair Fisher.

Question to Town attorney: Can the adopted fee schedule be updated by resolution or does a public hearing need to be done? No public hearing is needed.

**Town Council Concerns:** Assessor's consultant Alison Dooley has been using her personal laptop for Town business. It has been recommended that the Town purchase a laptop for her to use. It should mirror the Assessor's, Dawn DeRose, laptop. The Town clerk will reach out to our IT company for an estimate.

Supervisor Pirrone: Mentioned that the Town Board could hold interviews for Planning Board chair on Saturday.

**Public Concerns:**

Kathy Jackson, Library Board President to give update on Library Project.

**Community Information:**

Jan. 23: Town Planning Board Meeting. Municipal Building.  
Feb. 3: Town Board Meeting. Municipal Building.  
Feb. 12: Zoning Board of Appeal Meeting. Municipal Building.  
Feb. 17: Presidents Day. Town Offices Closed All Day.  
Feb. 19: Wednesday, Town Board Meeting. Municipal Building.  
Feb. 27: Town Planning Board Meeting. Municipal Building.  
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

Being no other business to come before the Board.

Motion By Paluch and 2<sup>nd</sup> By Pine, to adjourn the meeting at 20:08 pm.

Motion carried. Yes – 4, Bone, Paluch, Pine and Pirrone. No's – 0, Absent – 1, Brandow.

Respectfully submitted,

Phyllis Dinkelacker  
Town Clerk



## **Supervisor Report: Legal Items**

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

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

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

**Building Permits: 3**

- 23 Dutchman Drive, Installation of a 4.25 kW Roof Mounted Solar Array, Total of 209.99 Sq. Ft.
- 634 Farm to Market Road, : Installation of 1.68kW 4 Roof Mounted Solar Array Panels Total 83.52 Sq. Ft.
- 395 Farm to Market Road-ARX Cell Tower Site- Verizon Wireless- Install (6) panel antennas, (9) RRH Units, (3) 6 X 12 Hybrid Cables, (6) OVP Units (1) Diesel Generator on existing concrete pad. All proposed equipment to be located on existing Silo and within existing fenced compound.

**Building Inspections: 15 –**

**Building Permit Inquiries For:** Residential Solar Panels, Inquiries of parcels of land to build homes, Garage, The Old Green Lake Resort.

Received an email from “Paces” a software company for green infrastructure developers a company that assists solar developers in identifying suitable land parcels for large-scale solar farm projects asking about Towns B.E.S.S. policies. I replied that the B.E.S.S. Moratorium is actively in place.

Certificate of Occupancy:

Temporary Certificate of Occupancy:

Certificate of Compliance:

**Certificate of Occupancy Search Request: 2**

Complaints: 1 (37 Boondock Lane)

Demolition Permits:

Septic Permit:

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls: - 911 Request to assist at 171 Main Street on 12/25/2024 for possible small fire damage. (It was a second-floor broken sink water line that caused steam to appear as smoke outside the house.)

Fireworks Permit:

**Violations:** VOL24-20 Stop Work Order- Working without a building permit.

**Complaint-** Section § 92-4. Building permits. Section A. Building permits required. NY Kit & Co Enterprises - Gearoid Coleman 37 Boondock Lane. The contractor has submitted engineered plans for repairs to the house.

**Note:**

**1).**Received full engineered plans from Doug Roberts/Architect and working with Doug for compliance with the Planning Board Resolution for the Cell Tower Structure. Also seeking help From George McHugh.

**2).** 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. (Atelier is on the planning board agenda 1/23/2025).

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

Our office has received and processed the following:

- Village Permits/CO/CC: 0 (Received from V-CEO) 25
- Town Permits/CO/CC: 4 (Received from T-CEO)
- Village Deeds via parcels: 10 (Received from RPTS-County)
- Town Deeds: 19 (Received from RPTS-County)
- Village Map Revisions: 4 (Received from RPTS-County)
- Town Map Revisions: 5 (Received from RPTS-County)
- Village E-911 number Revision: 0 (Received from RPTS-County)
- Town E-911 number Revision: 1 (Received from RPTS-County)
- Village GIS Coordinates 0 (Received from RPTS-County)
- Town GIS Coordinates 2 (Received from RPTS-County)

The exemption renewals are still slowly coming in, which are due by March 1<sup>st</sup>, we will make calls to the residents which need to file timely, also the County will be sending out postcards to alert residential property owners of the availability of the senior citizens and Disability with limited income exemption, now an annual requirement.

We reminded the Fire Department that our office will need a 2024 Fire Department's Certified list of the active members enrolled with the years of service prior to March 1<sup>st</sup>, to retain their exemptions for 2025.

We have processed pro-rata/omits which will be reflected on the 2025/2026 tax bills according to the Real Property Tax Law; sent notices to the property owners and taxing jurisdictions, which going forward will be a regular procedure.

We have reached out to the taxing municipalities of their intent of the increase of income scale for the Senior Citizens/Persons with disabilities on a limited income, which needs to be received on or before March 1<sup>st</sup>, to be effective for the 2025 assessment roll.

There were 10 sales received for the Village, ranging from 275,000 to 860,000, still reflecting a strong market, noting deeds with conditions are not part of the statistics.

There were 19 sales received for the Town, ranging from 11,000 to 895,000, 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 HWY.

Report for 1/22/2025

- Worked with the Village of Athens fire department taking down holiday lights
- the crew took a training class on Roads & street legal issues
- would like to schedule Hudson valley overhead doors to come service all 13 doors and openers for cost of \$1950.
- cut trees for 4 days Leeds Athens Road Road
- had central Hudson work with us taking down 5 trees across town
- we had 4 snow events
- we washed trucks and greased them
- new mowing tractor had training on it and started mowing is working well
- truck #5 is burning antifreeze I think it probably same as what happened to truck #6 a few years ago leaking inter cooler. Probably going to send it to Ben Funks
- new tandem dump truck cab has been delivered to the upfitter hopefully see it in a few months
- been working on 2025 road agreement should have it ready for march



TOWN of ATHENS  
2 First Street  
Athens, NY 12015

OFFICE of the SUPERVISOR  
Michael N. Pirrone

## Supervisor's Report Month of December 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  
January 22, 2024

**Town of Athens  
Operational Narrative  
December 2024**

- 1. All financial activity through December 31, 2024, 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 31, 2024.**
- 6. No issues in the financial office, moving along quite well. The bookkeeper is doing very well.**
- 7. W-2 & 1099 are in the pipeline for processing. Payroll processing is going well. Time Reports are monitored, reviewed, & submitted for processing.**

**TAX COLLECTIONS: Deputy Clerk is doing a wonderful job with Tax. Collections are made every day, and the reports are up to date and reconciled. Town has been credited with the following: received and deposited \$900,824.39 in property taxes/PILOTS for the General Funds. Deposited \$900,100 in property taxes for the Highway Funds. Total of \$1,800,924.39.**