

REGULAR MEETING – ATHENS TOWN BOARD

September 3, 2025

The regular meeting of the Athens Town Board was called to order on September 3, 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 Senior Center, 39 Second St., Athens, NY

The following Town Board members were in attendance: Supervisor Michael Pirrone, Town Board members Tami Bone, Karen Haas, and Becky Pine. Absent: Tony Paluch.

The following Town Officers and Appointees were in attendance: Town Clerk Phyllis Dinkelacker, Deputy Supervisor Gail Lasher.

The following people were in attendance(signed in): Robert Brunner, Mike Campbell, Fran McCusker, Melissa Vail, Darren Vale, John J. Farrell, Russell Nadler, Al Ramm, Darlene Ramm, Diane Eastwick, Kathy Ventura, Mary Brandow, Bryan Cole, Joshua Lanham, Meghan Meyer.

Supervisor identified the emergency exits and Restrooms.

Supervisor Pirrone introduced and gave the floor to the representatives from Peckham. They gave a presentation about Peckham and explained the situation about the smell and what they are doing to reduce the smell.

Chris Suttmeier	Vice President
Jason Kappel	Environmental Dept
Kevin DeSilva	Environmental Dept
Scott Pooters	Operations manager

PRIOR MEETING MINUTES: To Approve the Minutes of the Meeting of August 18, 2025. Minutes were not available.

VOUCHERS

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

<u>General 2025 Abstract # 16</u>	Vouchers	339 – 366	\$ 74,774.99
<u>Highway 2025 Abstract # 16</u>	Vouchers	121 – 126	\$114,881.50

TOWN CLERK’S REPORT: The Town Clerk distributed her report for August 2025.

A motion was made by Pine and seconded by Haas to accept the Clerk’s August report. Motion carried: Ayes’s – 4 (Bone, Haas, Pine, Pirrone), No’s – 0, Absent -1 (Paluch).

Supervisor Report: Legal Items

1. July 18, 2025, Teleport Communications Group, Inc. v. The Assessor of the Town of Athens, et al. Supreme Court of the State of New York, County of Greene-Index No.: EF2025-660. Notice of Petition Under Article 7 of The Real Property Tax Law of New York State for Review of Tax Assessments. 2025 Assessment Roll Taxes for the Year 2025/2026. Tax Map IDs: 622.89-0000-744.790-1881, 622.089-0000-744.790-1882, 622.0890000-744.790-1883.

Supervisor Report: General Items

- Peckham, Schoharie Turnpike odor issues. On the evening of August 22 & 28, I received reports of strong odors. Residents stated that they had to close windows & turn on air purifiers. Acknowledged awareness of issue to the Resident, Athens CEO Gasparini & Peckham Management. The Supervisor meet with Peckham Management & advised as follows: As discussed, - here is a short list. VRU - Vapor Recovery Unit on Tank #7 was down again. VRU - on the truck loading rack was down. The contractor will be in on Tuesday to remove and replace the carbon filter media for both. We cannot do that ourselves as the carbon has to be disposed of in a very specific manner that we cannot do.

- Green Lake Resort, Planned Unit Development Project: signed an LOI with a 5-star wellness resort from the Caribbean and to finalize their joint venture agreement. Nothing yet, no movement still.

-Greene County Ambulance Review Study Meeting will be Wednesday, September 10, 2025.

-MJ Engineering, Inc. & Craig Seaburg, Superintendent, Greene Cty, B & G, conducted the Rivertown Senior Center Building Condition Assessment on August 25. MJ Engineering will draft the Condition Assessment Report on or about September 15 to the Town Board for their review & comments. MJ Engineering will review any comments provided by the Town & issues the Final Building Condition Assessment Report.

-Mountaintop Supervisors & Mayors Meeting, August 25, Town of Hunter. Supervisor attended with 4 other Town Supervisors, 2 Mayors, GCS&WCD Rep, 3 other Local Council Members. Discussion included: Countywide Ambulance Report, Municipal Sharing, Watershed Program, Fire District Consolidation.

-Flint Mine Solar is continuing to work on permitting and designing for the project. Flint Mine mutually terminated their Power Purchase Agreement (PPA) with NYS Energy Research & Development Authority (NYSERDA) late last year for economic reasons. NYSERDA will be releasing a Tier 1 Renewable Energy Certificates (REC) solicitation in Q3 of this year. They will bid into the solicitation seeking a new PPA.

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

New Business:

-Discussion and review of proposed Local Law for Battery Energy Storage Systems.

A motion was made by Pine and seconded by Bone to pass resolution 2025-33. Extend the moratorium for Battery Energy Storage System (B.E.S.S.) For six(6) months, Sept 4, 2025 to March 3, 2026. Motion carried: Ayes's – 4 (Bone, Haas, Pine, Pirrone), No's – 0, Absent -1 (Paluch).

-Discussion and motion to reappoint Michael Barton as an alternate member of the planning board 9/25/2025 to 9/24/2026.

Motion was made by Michael Pirrone and seconded by Karen Haas. Motion carried: Ayes's – 4 (Bone, Haas, Pine, Pirrone), No's – 0, Absent -1 (Paluch).

-Discussion and motion to appoint John J Farrell to the Town of Athens community Foundation as Advisory Board Member from 9/27/2025 to 12/31/27,

A motion was made by Pirrone and seconded by Pine. Motion carried: Ayes's – 4 (Bone, Haas, Pine, Pirrone), No's – 0, Absent -1 (Paluch).

- Discussion and motion to re-appoint Paula Butler (as the Town Supervisor's appointee) to the Town of Athens Community Foundation as Advisory Board Member from 9/27/2025 to 12/31/25,

A motion was made by Pirrone and seconded by Pine.

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

-Discussion and motion to re- appoint Gail Lasher (Mayor Serrago's appointee) to the Town of Athens community Foundation as Advisory Board Member from 9/27/2025 to 12/31/25,

A motion was made by Pirrone and seconded by Haas.

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

- Discussion: Victorian Stroll ACF Grant

A motion was Made by Pine and seconded by Bone to authorize the Supervisor & Town to apply to the Athens Community Foundations on behalf of the Athens Cultural Center, for the Victorian Stroll, December 2025.

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

Discussion and motion to approve the calendar for the Town budget process. The Budget workshops will be held Wednesday Oct 15, Oct 22, and Oct 29. The workshops will be held in the Town Clerks office and start at 6:00pm.

Motion was made by Pine and seconded by Bone.

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

Old Business Issues:

Board member Becky Pine asked if there was any update on the Lift?

Supervisor Pirrone said he has not heard anything, but he will reach out to the court.

Town Council Concerns:

Board member Becky Pine voiced her concern about letting the representatives, from Peckham, leave before residents in attendance and the board members could ask them questions.

Public Concerns:

-Resident Jen Mosher asked if there was any update regarding the complaint she sent to the Code enforcement officer, Albert Gasparini. And the FOIL request.

*Supervisor Pirrone told her that the issue was investigated and at this time there is not anything can be done. The DCO does report to Supervisor Pirrone.

*Town clerk addressed the issue regarding the FOIL. She stated that the FOIL request was answered with the information that she had. She did not receive anything from the DCO.

*Board member Tami Bone told Ms. Mosher that regarding her concerns of the homeowner, there is nothing that can be done, everyone has the right to live how they want to,

-Town Historian Sarah Dunlap asked if she could get a copy of today's report from Peckham.

*Supervisor Pirrone: No.

Supervisor Pirrone let all know if they have any questions regarding Peckham's presentation, they can write them down and he will get the answers from Peckham.

Community Information: All Dates Subjected to Change.

* Sep 6: Greene County Hazardous Waste Collection Day, Scott Lane, Athens.

* Sep 6: YMCA Triathlon Event. Sleepy Hollow Lake.

* Sep 9 to Sep 22: Supervisor Pirrone Out of Town.

- * Sep 10: Zoning Board of Appeal Meeting. Municipal Building.
- * Sep 10: Greene County EMS. Cairo, NY.
- * Sep 15: Town Board Meeting. Municipal Building.
- * Sep 22: Mountaintop Supervisors & Mayors, Town of Lexington.
- * Sep 25: Town Planning Board Meeting. Municipal Building.
- * Oct 6: Town Board Meeting. Municipal Building.
- * Oct 8: Zoning Board of Appeal Meeting. Municipal Building.
- * Oct 8: Greene County EMS.
- * Oct 13: Columbus Day. Town Office Closed.
- * Oct 20: Town Board Meeting. Municipal Building.
- * Oct 23: Town Planning Board Meeting. Municipal Building.
- * Oct 27: Mountaintop Supervisors & Mayors, Town of Prattsville.
- * Nov 4: Election Day.
- * Nov 24: Mountaintop Supervisors & Mayors, Town of Ashland.

Being there is no other business to come before the Board.

A Motion was made by Bone and second by Haas to adjourn the meeting at 6:50pm.

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

Respectfully submitted.

Phyllis Dinkelacker
Athens Town Clerk