

REGULAR MEETING – ATHENS TOWN BOARD

November 17, 2025

The regular meeting of the Athens Town Board was called to order on October 20, 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., Athens, NY

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

The following Town Officers and Appointees were in attendance: Town Clerk Phyllis Dinkelacker, Deputy Supervisor Gail Lasher, Town Attorney George McHugh, and Code Enforcement Officer Albert Gasparini, Highway Superintendent John J Farrell.

The following people were in attendance(signed in): Brittany Palmateer.

Town Supervisor hereby requests a Motion to Open the Public Hearing for the Purpose of Reviewing the Preliminary Budget for 2026 and accepting Comments from the Public.

A motion was made by Haas and seconded by Pine to reconvene the Public Hearing, from November 6, 2025.

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

Discussion followed.

Board Member Karen Haas asked if the Board has any right to revisit the PILOT amount. Answer, no, only the IDA can negotiate the amount of the IDA. They may ask the Town for their input, but they do not need the approval of the Board to approve a PILOT amount.

PRIOR MEETING MINUTES: The Minutes from the November 6, 2025 meeting were distributed to the Town Board.

A motion to accept the November 6, 2025 meeting minutes, was made by Haas and seconded by Bone.

Motion 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 paid.

<u>General 2025 Abstract #22</u>	Vouchers	465 - 481	\$ 6,786.62
<u>Highway 2025 Abstract #22</u>	Vouchers	175 – 177	\$ 3,848.69
<u>T&C Freepoint Solar Abs #1</u>	Voucher	1	\$ 1,641.66

DEPARTMENT REPORTS:

HIGHWAY SUPERINTENDENT – John J Farrell see attached.

Superintendent Farrell also informed the Board that earlier this year Truck #5 had a hydraulic leak. They wound up replacing the part.

A motion was made by Pine and seconded by Bone so that, if necessary, the Highway superintendent could hire someone without a CDL, and the Town would pay for it after an agreement of how many years they would have to work for the Town was made.

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

Superintendent Farrell also wanted to mention and Thank the County highway Dept. for their help in calibrating the salt and liquid deicer for the trucks.

ASSESSOR – Ms. Dawn DeRose. see attached.

CODE ENFORCEMENT – Albert Gasparini. see attached.

TOWN SUPERVISOR – Supervisor's report, see attached.

Supervisor Pirrone also inquired about the outstanding escrow account for Deschaine. He wants to confirm with the planning board Chair and Delaware engineering that the money is owed to Deschaine.

Supervisor Report: Legal Items

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.

This is being followed by the Assessor's office.

Supervisor Report: General Items

-Peckham, Schoharie Turnpike odor issues. Odor complaints were made on the following days 11/06,11/03,10/24, 10/21, 10/11, 10/3, 9/29, and 9/22.

- A. Peckham Industries, follow up to the Supervisor regarding clarification of Report from the Fence Line Monitoring System.
 - i. Following up on Chris's note, I wanted to add a little more context around what we've been reviewing. The data Chris sent summarizes the odor complaints we've received in relation to wind direction and time of day. We've been using this information to identify patterns and better understand when conditions are most likely to create nuisance odors in the community.
 - ii. We also pair this with real-time terminal activity to see what was happening operationally when a complaint came in - things like railcar unloading, truck loading, or offloading. This helps us better correlate site activity with reported conditions and pinpoint where improvements can make the most difference.
 - iii. This correlation work is guiding how we prioritize infrastructure improvements so that any projects planned for the upcoming off-season are based on measurable benefit, not assumption. I met with our engineering partner, SPEC, yesterday to continue that review and discuss potential upgrades that could be implemented ahead of next season.

- iv. It's important to note that any major infrastructure changes have to occur during the off-season, not because of business obligations, but because of the time required for design and contractor scheduling to perform the work safely and effectively. We understand residents' frustration and don't take it lightly - but these processes do take time to do right.
- v. I'd be happy to walk through the data with you or help address any questions that come from residents. Our goal is to stay transparent about how we're approaching this and make sure any communication accurately reflects the facts.
- vi. Please feel free to call me at your convenience if you'd like to discuss further. Thanks, Scott Pooters

-Village/Town Intermunicipal Agreement: Waiting for the appraisal and the title search. Those should be here soon and will share when they arrive.

-Athens Rivertown Senior Center Building, awaiting confirmation of meeting with Shaun Groden, Administrator & Amanda Lyons, ED., Human Services.

-Mountaintop Supervisors & Mayors Meeting, November 24, Town of Ashland.

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

-NYSDOT, Region One, Village of Athens, Pavement Corrective Maintenance, Route 385, RM385-130-1051 to RM 385-1301-1065, 2026 Year.

NEW BUSINESS:

-Discussion & Review of proposed Local Law for Battery Energy Storage Systems.

Town Attorney McHugh advised the Board that if a facility were 25 megawatts or more that the state would be the lead agency, per the "2024 Rapid Act."

Town Board Pine suggested that we go with a different engineering firm to review our current draft.

A motion was made by Pine and seconded by Bone to authorize the supervisor to reach out to MJ engineering to get a quote for them to review our current BESS draft law.

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

-Discussion of proposed Local Law for Noise.

A motion was made by Pine and seconded by Haas to authorize the clerk to publish Public Hearing Notice for Local Law #2026-1, entitled "Noise". To be held on January 21, 2026 at 6:00pm.

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

-Discussion on proposed Local Law #2025 – 3, Called "Data Storage and facilities or Data Centers Moratorium Law".

A motion was made by Pine and second by Bone to authorize a public hearing on above law on Monday December 1, 2026 at 6:00pm.

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

-Discussion on increase rent to be paid to the village. 2026 increase of \$5,000.00, 2027 increase of \$3,000.00 and 2027 increase of \$2,000.00.

Board member Pine mentioned that these changes came in after the public hearing on the budget.

A motion was made Pirrone and second by Haas to agree to the lease agreement with the Village the rent increase, as mentioned above,

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

-Discussion: Budget revisions as Deemed Warranted per Greene County Resolution #305-25, Authoring Greene County Emergency Medical Systems, Inc. to be Paid by Greene County, NY.

“A” Fund, A/C 4540.4 Advanced Life support Services	(\$33,112.00)
“A” Fund, A/C 1990.4 Contingency Expenditures	\$ 2,000.00
“A” Fund, A/C 1001.0 Rent expense	\$ 2,000.00

-A motion was made by Haas and seconded by Pine to close the public hearing on the 2026 proposed budget

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

-A motion was made by Pirrone and seconded by Haas to adopt the 2026 Budget.

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

-Discussion on the engineering bill for the Lift for \$25,000.00. The bill should be signed and passed onto the Village for them to pay their share.

-Supervisor Pirrone has talked to the Mayor Serrago about the Summer rec program. She told him that the summer rec program has an attendance of approximately 35 kids a day and 60% are from the Town and 40% from the village.

In the future the Village may consider giving up the program. It was mentioned that there are grants available for programs like summer rec. This is an avenue they are reviewing.

-Discussion on searching for a new Town Attorney. Supervisor Pirrone would like to set up an advisory committee. He would like to appoint Becky Pine and Brittany Palmateer to this committee.

A motion was made by Pirrone and seconded by Haas to approve this committee.

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

Old Business: none
Town Council Concerns: none

Public Concerns:
Board member elect Brittany Palmateer suggested that before the Battery Energy Storage System (B.E.S.S.) that we look into the State regulations and the RAPID Act.

Community Information: All Dates Subjected to Change.

Nov 17: Town Board Meeting. Municipal Building
Nov 24: Mountaintop Supervisors & Mayors, Town of Ashland
Nov 27: Thanksgiving Day. Town Offices Closed.
Dec 1: Town Board Meeting. Municipal Building.
Dec 10: Zoning Board of Appeals Meeting. Municipal Building.
Dec 15: Town Board Meeting. Municipal Building.
Dec 18: Planning Board Meeting. Municipal Building.
Nov 6: Town Board Meeting. Municipal Building.
Dec 24: Christmas Eve, Half Day Holiday. Town Offices Close at 12:00
Dec 25: Christmas Day Holiday. Town Offices Closed.
Dec31: New Years Eve, Half Day Holiday Town Offices Closed.
Jan 1: New Years Holiday. Town Offices Closed.
Jan 5: Town Board Meeting. Municipal Building.
Jan 8 to Jan 20: Supervisor will be out of Town.
Jan 21: Wednesday, Town Board Meeting. Municipal Building.

There being no further business to come before the Town Board.

A motion was made by Pine and second by Bone to adjourn the meeting at 7:39pm.

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

Respectfully submitted.

Phyllis Dinkelacker
Town Clerk

**Town of Athens, NY & Town Council Meeting
Athens Municipal Building, 2 1st Street**

Michael N. Pirrone, Supervisor, Presiding.

Agenda, Thursday November 17, 2025 @ 6:00pm

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

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

PLEASE NOTE: No person shall be entitled to the privilege of the floor during any session of this Town Council unless a request therefore has been submitted prior to the commencement of the meeting to the Town Supervisor, until the Public Open Session.

• CALL THE MEETING TO ORDER. PLEDGE of ALLEGIENCE.

• Discussion: Public Hearing, Preliminary budget 2026

Town Action: Supervisor hereby requests a Reconvene the Public Hearing for the Purpose of Reviewing the Preliminary Budget for 2026 and Accepting Comments from the Public.

Motion By

2nd By

AIF

EXCEPTIONS NOTED:

- Public Hearing: To be held on November 6, 2025 @ 6:00 pm, for the Purpose of Reviewing the Preliminary 2025 Budget. Copies of the Preliminary Budget will be made available @ the Town Clerk Office for Public Inspection during Normal Office Hours. Pursuant to Section 108 of the Town Law of the State of New York, the following salaries are proposed: Town Justices-2, \$ 38,007; Town Supervisor \$ 14,709., Town Council Members-4, \$ 5,018.50. (each); Town Clerk \$ 45,050.; Highway Superintendent \$ 74,000. All interested parties are invited to attend.**

• Discussion: Public Hearing, Preliminary budget 2026

Town Action: Supervisor hereby request a Motion to Adjourn & Close the Public Hearing for Further Comments on November 17, 2025 @ 6:00 pm.

Motion By

2nd By

AIF

EXCEPTIONS NOTED:

- **PRIOR MEETING MINUTES: To Approve the Minutes of the Meeting of November 6, 2025. Attached.**

Motion By

2nd By

AIF

EXCEPTIONS NOTED:

- **VOUCHERS: To Approve the Vouchers audited by the Town Board for payment.**

Motion By

2nd By

AIF

EXCEPTIONS NOTED:

Departmental Narratives

- **Highway Superintendent: Report Attached.**
- **Assessor: Report Attached.**
- **Code Enforcement Officer: Report Attached.**
- **Supervisor's Report, Financial: Report Attached.**

Supervisor Report on 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. Town Roll 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 on Current Business Items:

- A. **Peckham, Schoharie Turnpike odor issues. Odor complaints on Nov 6, 2025; Nov. 3, 2025; Oct. 24, 2025; Oct. 21, 2025; Oct 11, 2025; Oct. 3, 2025; Sept. 29, 2025; Sept 22, 2025.** Peckham Industries, follow up to the Supervisor regarding clarification of Report from the Fence Line Monitoring System.
 - i. Following up on Chris's note, I wanted to add a little more context around what we've been reviewing. The data Chris sent summarizes the odor complaints we've received in relation to wind direction and time of day. We've been using this information to identify patterns and better understand when conditions are most likely to create nuisance odors in the community.

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 - iv. It's important to note that any major infrastructure changes have to occur during the off-season, not because of business obligations, but because of the time required for design and contractor scheduling to perform the work safely and effectively. We understand residents' frustration and don't take it lightly - but these processes do take time to do right.
 - v. I'd be happy to walk through the data with you or help address any questions that come from residents. Our goal is to stay transparent about how we're approaching this and make sure any communication accurately reflects the facts.
 - vi. Please feel free to call me at your convenience if you'd like to discuss further.
- Thanks, Scott Pooters

- B. Village/Town Intermunicipal Agreement: Waiting for the appraisal and the title search. Those should be here soon and will share when they arrive.
- C. Athens Rivertown Senior Center Building, awaiting confirmation of meeting with Shaun Groden, Administrator & Amanda Lyons, ED., Human Services.
- D. Mountaintop Supervisors & Mayors Meeting, November 24, Town of Ashland.
- E. NYSDOT, Region One, Town of Athens, Culvert Project, Route 385, Corlaer Kill, 2026 year.
- F. NYSDOT, Region One, Village of Athens, Pavement Corrective Maintenance, Route 385, RM385-130-1051 to RM 385-1301-1065, 2026 Year.

New Business:

**Discussion of proposed Local Law for "Battery Energy Storage Systems".
Previously received.**

- **Town Action:**

Motion By	2nd By	AIF
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EXCEPTION NOTED:

Discussion of proposed Local Law for "Noise". Previously received.

- **Town Action:**

Motion By	2nd By	AIF
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EXCEPTION NOTED:

Discussion: Review of Proposed Local Laws for "Battery Energy Storage

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

2nd By

AIF

Town of Athens

Assessor's Monthly Report October 2025

Our Office has processed the following:

- Village Deeds: 4 parcels with sales
- Town Deeds: 9 parcels with sales
- We are continuing to update our files, adding pictures, verifying data, filing, etc.
- As always, the office continues to strive to collect data on the Village and Town building permits for valuation for the 2026 assessment roll, this including Split/Merges.

NYST&F (ORPTS) has announced beginning in 2026; seniors no longer need to apply for the Enhanced STAR. Some of our programs will end in 2025 for processing; we encourage if anyone has any questions to contact the State at 518-457-2036

The exemption renewals for the Senior Citizen's and Persons with Disabilities with a limited income was mailed out October 1st, whereas all the exemptions have been sent out to property owners, which need to be filed on or before March 1st, 2026

Regards,

Dawn DeRose,
Assessor