

REGULAR MEETING – ATHENS TOWN BOARD

October 6, 2025

The regular meeting of the Athens Town Board was called to order on October 6, 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, Tony Paluch, and Becky Pine. Absent: Karen Haas.

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

The following people were in attendance(signed in): Michael Barton, Kathy Venture, Diane Eastwick, Jame O’Connell, Michael Campbell, Tess Dudden, and Halley Saul.

PRIOR MEETING MINUTES: A motion was made by Pine and seconded by Bone to Approve the Minutes of the Meeting of September 15, 2025.
Motion carried: Ayes’s – 4 (Bone, Paluch, Pine, Pirrone), No’s – 0, Absent -1 (Haas).

VOUCHERS

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

<u>General 2025 Abstract # 18</u>	Vouchers	381 - 410	\$ 21,63.95
<u>Highway 2025 Abstract # 16</u>	Vouchers	145 - 147	\$166,256.88

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

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

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.

Supervisor Report on Current Business Items:

-Peckham, Schoharie Turnpike odor issues. Odor complaints on Oct. 3, 2025; Sept. 29, 2025; Sept 22, 2025. Attached are questions & responses from Peckham after the Sept. 3 meeting.
There have been 3 more complaints come in since the meeting with Peckham.

-Greene County Ambulance Review Study Meeting was on September 25. The meetings have been terminated due to County’s Decisions below:

Impact on County Budget Too Serve

Greene County to offer Financial Relief to Town Ambulance Systems with Yearly Fund Contributions to Towns, Formula to be Reviewed.

County Absorbs Town Share of Greene EMS, Inc.

Town to Partner with Greene County on Systems Improvements.

-MJ Engineering, Inc. received the Rivertown Senior Center Building Condition Assessment on September 15. Discussed various issues with ED. Amanda Lyons & Superintendent Craig Seaburg. Distributed to Town Board for their review & comments. MJ Engineering will review any comments provided by the Town and issue the Final Building Condition Assessment Report.

-Mountaintop Supervisors & Mayors Meeting, September 22, Town of Lexington, Host Supervisor JoEllen Schumerhorn.

Supervisor attended with 6 other Town Supervisors, 1 Supervisor Candidate, 1 Town Councilman, 1 GCS&WCD Rep. Discussion included: Countywide Ambulance Report; Coalition of Watershed Towns (CWT); Municipal Sharing; Multi-Jurisdictional Flooding (MJFWG); Senior Citizen activities issues.

-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.

-Greene County Request for List of Unsafe Building Charges, etc. The Town CEO & Building Department do not have any charges to report.

-Village Agenda from last meeting, Oct. 1, 2025.

-Champlain Hudson Power Express has noticed the Town of upcoming work in the Town, on Monday, October 13, 2025. Crews will be working a 10–12-hour (daytime) shift performing cable splicing activities in the following areas:

- Town of Athens, in the vicinity of Schoharie Turnpike and 6-15-RTE, Segment 10 (Site 225A).
- Town of Athens, in the vicinity of Leeds Athens Road and Conrail Railroad, Segment 10 (Site 228A).
- Town of Athens, in the vicinity of Leeds Athens Road and Conrail Railroad, headed south, Segment 10.

-Distributions to Town Board of Tentative 2026 Budget.

New Business:

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

Town Action – none currently

-Discussion: Greene County Town Supervisors Request.

Town Action: To Acknowledge the Support of the Town of Athens Council, to Greene County Supervisors in their Request to Greene County Legislature Chair Linger & County Administrator Groden to Hold a Formal Vote on the Countywide Ambulance System. There have been Significant Resources used in the Development of the Proposal. The Town Supervisors believe there should be Transparency & Accountability.

No action currently.

-Discussion: Gerald Bunting, Resignation, Planning Board.

Town Action: To Accept the Resignation of Gerald Bunting from the Town of Athens Planning Board by his Written Notification of September 25, 2025.

Motion By Bone and seconded by Pine.

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

-Discussion: Michael Barton, Appointment from Alternate to Regular Member, Planning Board.

Town Action: To Appoint Michael Barton as a Regular Member of the Town of Athens Planning Board to Fill the Unexpired Term of Gerald Bunting, Sept 26 to December 31, 2025.
Motion By Pirrone seconded by Bone.

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

-Discussion: Town of Athens Annual Ambulance Services for 2026

Town Action: To Authorize the Supervisor to Sign the Annual Ambulance Service Contract with Catskill Ambulance for the year of 2026 for \$144,750.00.

Motion By Bone and seconded by Pine.

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

-Discussion: MJ Engineering, Rivertown Center Building Conditions Assessment Report

Town Action: To Authorize the Supervisor to Request the Final Rivertown Center Building Conditions Assessment Report be Released.

Motion By Pine and seconded by Paluch.

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

-Discussion: Planning Board from Dreyer-Boyajian, John Dowd, Esq., to provide legal services in connection with application for site approval & Special Use Permits filed by Freepoint Solar LLC.

Town Action: To Authorized the Supervisor to sign the Letter of Engagement for Professional Legal Services from Dreyer-Boyajian, John Dowd, Esq. in connection with Application for Site Approval & Special Use Permits filed by Freepoint Solar LLC., All legal fees to be paid via the Escrow Agreement.

Motion was made by Pine and seconded Bone.

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

Another note: suggestion that there should be a condition of approval on any permit that there be a clerk of the works.

-Discussion: 2025 DCO/ACO Conference in Albany, NY. Athens DCO Vieta is requesting authorization to attend, in cooperation with other Towns.

Town Action: To Authorize DCO Vieta to attend the 2025 DCO/ACO Conference, with at least one other Town participating.

Motion By Pine seconded by Paluch.

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

New Business:

Athens' fall cleanup day will be October 25, 2025. Will be held at the Town Garage, 79 Old Kings Rd. from 8:30 – 12:30.

The Assessors clerk will be out of the office January and February. Supervisor has reached out to the Assessors clerk from Coeymans to cover the Assessors clerk for these 2 months.

Old Business Issues:

-Discussion on the B.E.S.S local law. Town Attorney McHugh is to draft a new stricter law.

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: None

Community Information: All Dates Subjected to Change.

- * Oct 6: Town Board Meeting. Municipal Building.
- * Oct 8: Zoning Board of Appeal Meeting. Municipal Building.
- * Oct 8: Greene County EMS. Cancelled.
- * Oct 13: Columbus Day. Town Office Closed.
- * Oct 15: Budget Workshop. Municipal Building.
- * Oct 20: Town Board Meeting. Municipal Building.
- * Oct 22: Budget Workshop. Municipal Building.
- * Oct 23: Town Planning Board Meeting. Municipal Building.
- * Oct 27: Mountaintop Supervisors & Mayors, Town of Prattsville.
- * Oct 29: Budget Workshop. Municipal Building.
- * Nov 4: Election Day.
- * Nov 6: Town Board Meeting. Municipal Building.
- * Nov 11: Veterans Day. Town Offices Closed
- * Nov 20: Town Board Meeting. Municipal Building.
- * Nov 24: Mountaintop Supervisors & Mayors, Town of Ashland.
- * Nov 27: Thanksgiving Day. Town Offices Closed.
- * Jan 8 to Jan 20: Supervisor will be out of Town.

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

A Motion was made by Bone and Paluch to adjourn the meeting at 6:34pm.

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

Respectfully submitted.

Phyllis Dinkelacker
Athens Town Clerk

10/6/2025 2:49 PM

Town of Athens, NY & Town Council Meeting

Athens Municipal Building, 2 1st Street

Michael N. Pirrone, Supervisor, Presiding.

Agenda, Monday October 6, 2025 @ 6:00pm

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

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

- **CALL THE MEETING TO ORDER. PLEDGE of ALLEGIENCE.**

- **PRIOR MEETING MINUTES: To Approve the Minutes of the Meeting of September 15, 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:

- **TOWN CLERK'S REPORT: To Accept Town Clerk Report for the month of September 2025.**
Report Attached.
Motion By _____ 2nd By _____ AIF
EXCEPTIONS NOTED:

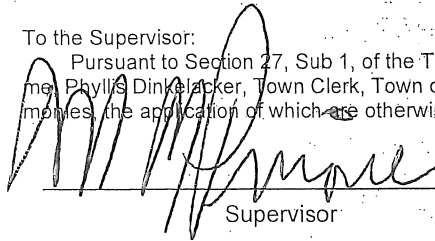
Supervisor Report on Legal Items:

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.**

Account Description	Fee Description	Account#	Qty	Local Share
Building Permits	Building Permit	B2555	6	3,102.72
			Sub-Total:	\$3,102.72
Certificate Of Compliance	Certificate Of Compliance	B2770	1	75.00
			Sub-Total:	\$75.00
Conservation	Conservation	A1255	14	36.75
			Sub-Total:	\$36.75
Demo Permit	Demolition	B2590	1	150.00
			Sub-Total:	\$150.00
Dog Licensing	Female, Spayed	A2544	4	44.00
			Sub-Total:	\$44.00
Marriage Lic.	Marriage License Fee	A 1255	4	70.00
			Sub-Total:	\$70.00
Misc Code Fees	Municipal Search	B2770	7	550.00
			Sub-Total:	\$550.00
Other Permits	Septic System Permit	B2590	1	100.00
			Sub-Total:	\$100.00
Planning Board Fees	Legal Notice PB (Newspaper)	B 2115	1	46.83
Town Clerk/Registrare Fees	Death Certificate/Copies	A1255	5	50.00
			Sub-Total:	\$96.83
Total Local Shares Remitted:				\$4,225.30
Amount paid to:	NYS Ag. & Markets for spay/neuter program			4.00
Amount paid to:	NYS Environmental Conservation			629.25
Amount paid to:	State Health Dept. for Marriage Licenses			90.00
Total State, County & Local Revenues:	\$4,948.55	Total Non-Local Revenues:	\$723.25	

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Phyllis Dinkelacker, Town Clerk, Town of Athens during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.


Supervisor

10/2/2025
Date


Town Clerk

10/1/25
Date