

**REGULAR MEETING – ATHENS TOWN BOARD**

September 15, 2025

The regular meeting of the Athens Town Board was called to order on September 15, 2025, by Deputy Supervisor Gail Lasher 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 Board members Tami Bone, Karen Haas, and Becky Pine. Absent Supervisor Michael Pirrone and Town Board member Tony Paluch.

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

**The following people were in attendance**(signed in): Michael Campbell

**PRIOR MEETING MINUTES:** The Minutes from the Aug 18, 2025 and Sept 3, 2025 meetings were distributed to the Town Board.

A motion to accept the Aug 18<sup>th</sup> meeting minutes, correcting the spelling of moratorium, was made by Bone and seconded by Pine.

Motion Carried: Ayes – 4(Bone, Haas, Pine, and Lasher), No’s – 0, Absent – 2(Paluch and Pirrone).

A motion to accept the Sep 3<sup>rd</sup> meeting minutes was made by Pine and seconded by Bone.

Motion Carried: Ayes – 4(Bone, Haas, Pine, and Lasher), No’s – 0, Absent – 2(Paluch and Pirrone).

**VOUCHERS**

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

<b><u>General 2025 Abstract #17</u></b>	Vouchers	367 – 380	\$ 6,146.67
<b><u>Highway 2025 Abstract #17</u></b>	Vouchers	127 – 138	\$13,661.97

**DEPARTMENT REPORTS**

**HIGHWAY SUPERINTENDENT** – John J Farrell see attached.

Tentative Fall clean up day will be 10/25.

A motion was made by Pine and seconded by Haas to accept the bid of \$13,600.00 for the 1992 Ford truck.

Motion Carried: Ayes – 4(Bone, Haas, Pine, and Lasher), No’s – 0, Absent – 2(Paluch and Pirrone).

A motion was made by Haas and seconded by Bone to counter the auction bid for the Stone spreader. \$115.00 was offered counteroffer will be \$500.00.

Motion Carried: Ayes – 4(Bone, Haas, Pine, and Lasher), No's – 0, Absent – 2(Paluch and Pirrone).

**ASSESSOR** – Ms. Dawn DeRose. see attached.

**CODE ENFORCEMENT** – Albert Gasparini. see attached.

CEO Gasparini also reported that 37 Boondock Ln. Did get a permit do current work but will need to get another permit for the Deck.

Board member Pine asked about the difference in numbers for building permits between the Assessors office and Code enforcement office.

CEO will look into the differences.

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

The Check for Aid and Incentive for municipalities (AIM) received \$19,876.00.

### **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: General Items**

- Peckham, Schoharie Turnpike odor issues.
- 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 Thursday, September 25, 2025.
- MJ Engineering, Inc. 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.
- NYSDOT, Region One, Culvert Project, Route 385, Corlaer Kill, 2026 year

### **New Business:**

Town Action: To Authorize the Supervisor & Town to apply to the Athens Community Foundations on behalf of the Highway Superintendent, December 2025. The grant will be requesting \$5,400.00 for tank and pump system.

Motion made by Bone and seconded by Pine.

Motion Carried: Ayes – 4(Bone, Haas, Pine, and Lasher), No's – 0, Absent – 2(Paluch and Pirrone).

**Old Business:** none

**Town Council Concerns:**

Board Member Pine stated that information on Facebook should not be considered the DCO's report.

Board Member Bone asked why do animal complaints go to the CEO?  
It is part of the Town Code and starts the process should any follow up be needed.

**Public Concerns:**

Resident Michael Campbell noted some concerns about Peckham regarding the smell, contentment, the filters they use, storage, location (near wetlands).

**Community Information:** All Dates Subjected to Change.

Sep 9 to Sep 22: Supervisor Pirrone Out of Town.  
Sep 15: Town Board Meeting. Municipal Building.  
Sep 22: Mountaintop Supervisors & Mayors, Town of Lexington.  
Sep 25: Greene County Legislators, Town Supervisors, & Mayors Short-Term Rental Compliance Services with Deckard Technologies.  
Sep 25: Greene County EMS. Cairo, NY. 6:00 pm  
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 15: Budget workshop 6:00pm Municipal Building  
Oct 20: Town Board Meeting. Municipal Building.  
Oct 22: Budget workshop 6:00pm Municipal Building  
Oct 23: Town Planning Board Meeting. Municipal Building.  
Oct 27: Mountaintop Supervisors & Mayors, Town of Prattsville.  
Oct 29: Budget workshop 6:00pm Municipal Building  
Nov 4: Election Day.  
Nov 6: Town Board meeting. Municipal building  
Nov 6: Public Hearing for 2026 Budget reviewing the preliminary 2026 budget. Municipal building  
Nov 20: Greene County Legislature Two Certified Copies of Town Budget.  
Nov 24: Mountaintop Supervisors & Mayors, Town of Ashland

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

**A motion was made** by Bone and second by Bone to adjourn the meeting at 6:55pm.

Motion Carried: Ayes – 4(Bone, Haas, Pine, and Lasher), No's – 0, Absent – 2(Paluch and Pirrone).

Respectfully submitted.

Phyllis Dinkelacker  
Town Clerk



EXCEPTION NOTED:

Discussion: Town Budget Process & Calendar

Town Action: To Designated the following dates as Town Budget Workshop meetings for the Town Board and Public Observation.

Wednesday, Oct. 15; Wednesday, Oct. 22; Wednesday, Oct. 29.

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

EXCEPTION NOTED:

Discussion:

- 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:

Discussion:

Town Action:

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

EXCEPTION NOTED:

Old Business Issues:

Town Council Concerns:

Public Concerns:

- Town Action: Move to Executive Session

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

EXCEPTION NOTED:

- Town Action: To Adjourn from Executive Session.

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

EXCEPTION NOTED:

- Town Action: To Reconvene Regular Session.

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

EXCEPTION NOTED:

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 15: Town Board Meeting. Municipal Building.
- Sep 22: Mountaintop Supervisors & Mayors, Town of Lexington.
- Sep 25: Greene County Legislators, Town Supervisors, & Mayors Short-Term Rental Compliance Services with Deckard Technologies.
- Sep 25: Greene County EMS. Cairo, NY. 6:00 pm
- Sep 25: Town Planning Board Meeting. Municipal Building.
- Oct 6: Town Board Meeting. Municipal Building.
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- Oct 8: Greene County EMS.
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- Oct 20: Town Board Meeting. Municipal Building.
- Oct 23: Town Planning Board Meeting. Municipal Building.
- Oct 27: Mountaintop Supervisors & Mayors, Town of Prattsville.
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- Nov 20: Greene County Legislature Two Certified Copies of Town Budget.
- Nov 24: Mountaintop Supervisors & Mayors, Town of Ashland.

Town Action: Move to Adjourn,

Motion By

2<sup>nd</sup> By

AIF



TOWN of ATHENS  
2 First Street  
Athens, NY 12015

OFFICE of the SUPERVISOR  
Michael N. Pirrone

## Supervisor's Report Month of August 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  
September 15, 2025

Monday, September 8, 2025

Town of Athens  
Operational Narrative  
August 2025

1. Building Permits (Combine) Revenues are over Budget by \$6,000.
2. New Athens Generating Plant Power Payments of \$57,290. are on time & current.
3. Town's Bookkeeper Joanne Krattz has begun Annual Budget Process with letters to all Departments Heads to give their Estimated 2026 Expenditures.
4. Preliminary Budget Workshops are Planned for October 15, October 22 and October 29, 2025. At Town/Village Municipal Building, 6:00 pm.
5. Town received 1<sup>st</sup> Payment of Mortgage Taxes \$ 45,852.
6. Financial activity through August 2025 has been posted to the General Ledger.
7. Time Reports are monitored, reviewed, and submitted for processing.
8. Accounts Payable activity is coded, processed & paid as of August 2025.
9. All Operating & Reserve Bank statements are being reconciled on a routine schedule.
10. The monthly Retirement Report is timely prepared & filed.
11. Adapting previous schedules, forms & information to aid in preparation.

# TOWN OF ATHENS

## Building Department

### Report for August 2025

#### **Building Permits: 6**

- 42 Greenburgh Ct., Residential Renovations
- 249 Valley Road, Single Family Home 1,104 Sq. Ft.
- 270 Green Lake Road, Deck Total 1,280 Sq. Ft.
- 460 Route 385, Heavy Timber Art Studio – Work Shop, Total 550 Sq. Ft.
- 38 Pine Point Road, Solar Panels, 4.730kW and Roof Replacement
- 130 Flats Road Ext., Install a Car Port 25 Feet By 51 Feet

#### **Building Inspections: 12 –**

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

Temporary Certificate of Occupancy:

Certificate of Compliance: 270 Green Lake Road, Deck - 1,280 Sq. Ft.

Certificate of Occupancy: 270 Green Lake Road, Modular Home - 1,860 Sq. Ft.

#### **Municipal Search Request: 6**

Complaints: 20 Lime Kiln Road, Jennifer Mosher

Demolition Permits:

Septic Permit:

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls: -

Fireworks Permit:

**Violations Notes:** Property owner of 51 Old Travis Road has until September 30, 2025, to comply with Town Court judgement letter of July 15, 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 equipment.

- **Note:** ARX – A stop work order issued on 7/29/2025 is still in place.. Doug Roberts called twice in August requesting to do work. Revision plans and scope of work has not been sent to our office by Doug Roberts.
- Received Engineered plans for building that property owner started to build at 31 Old Kings Road – stop work order issued on doing work without a Building Permit since on 5/19/2025.

# Town of Athens

## Assessor's Monthly Report September 2025

Our Office has processed the following:

- Village Permits: 24
- Town Permits: 3 building permits and 1 demo permits
- Village Deeds: 0 parcels with sales
- Town Deeds: 0 parcels with sales
- Village Map Revisions: 0 parcels
- Town Map Revisions: 0 parcels
- Village E-911 number Revisions: 0
- Town E-911 number Revisions: 0
- We are continuing to update our files, adding pictures, verifying data, filing, etc.
- We have received 54 Cases of Small Claims (SCAR) and 3 Article 7 (Certiorari)
- 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.

Most of the Small Claims (SCAR) cases have been scheduled for 9/22 & 9/23/2025

No deeds have been received from the County for this report

NYST&F (ORPTS) has announced that the STAR Credit checks will be mailed out to those property owners that have registered with them within the next few weeks, which does not include the property owners who receive the exemption which are automatically reducing their school tax bill

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

Regards,

Dawn DeRose,  
Assessor

Town of Athens HWY.

Report for 9/15/2025

- Greene County training day for highway workers
- Equipment inventory/ACF grant for 2025
- cleanup day for this fall 10/25
- Fire extinguishers got their yearly inspection
- Boom mower is back on the road after getting rear tire fixed
- I will be ordering tank and pump system to finish up our ACF grant from central equipment of cny.
- Auction closed on Equipment the 1992 Ford L8000 got \$13,600 and 1976 10 Foot Burch Stone Spreader got \$115