

REGULAR MEETING – ATHENS TOWN BOARD

August 18, 2025

The regular/organizational meeting of the Athens Town Board was called to order on August 18, 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 Riverfront Senior Center 39 Second S., Athens, NY

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

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

The following people were in attendance(signed in): Michele Tarsa and Susan Brady.

A motion was made by Supervisor Pirrone and seconded by Karen Haad to adjourn the meeting, at 6:01pm, to confer with the Town Attorney for legal matters.

Motion Carried: Ayes – 5(Bone, Haas, Paluch, Pine, and Pirrone), No’s – 0.

A motion was made by Supervisor Pirrone and seconded by Tami Bone to reconvene the meeting, at 6:13pm.

Motion Carried: Ayes – 5(Bone, Haas, Paluch, Pine, and Pirrone), No’s – 0.

The tentative meeting with Peckham Industries has been postponed to Sept 3, 2025.

PRIOR MEETING MINUTES: The Minutes from the July 21, 2025 meeting were distributed to the Town Board. There was no meeting on July 7, 2025.

A motion was made by Pine and seconded by Bone to accept July 21, 2025 minutes.

Motion Carried: Ayes – 5(Bone, Haas, Paluch, Pine, and Pirrone), No’s – 0.

VOUCHERS

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

<u>General 2025 Abstract #15</u>	Vouchers	320 - 338	\$18,059.96
<u>Highway 2025 Abstract #15</u>	Vouchers	112 – 120	\$10,311.62
<u>T&C 2% Fure Districts #01</u>	Vouchers	1 – 3	\$ 4,321.93

TOWN CLERK’S REPORT: A motion was made by Pine and seconded by Bone to accept the Town Clerk’s report for June.

Motion Carried: Ayes – 5(Bone, Haas, Paluch, Pine, and Pirrone), No’s – 0.

DEPARTMENT REPORTS

HIGHWAY SUPERINTENDENT – John J Farrell see attached.

A Motion was made by Pine and seconded by Bone To surplus and put up for auction the 1992 Ford L8000 and 1976 10 foot Burch stone spreader.

Motion Carried: Ayes – 5(Bone, Haas, Paluch, Pine, and Pirrone), No's – 0.

ASSESSOR – Ms. Dawn DeRose. see attached.
Assessor is not up to date with the Village permits.

CODE ENFORCEMENT – Albert Gasparini. see attached.

TOWN SUPERVISOR – Supervisor's report, see attached.

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. The Supervisor continues to aid in the resolution of this issue, initiating on August 14, 2023, and continuing onto the present day. Coordinating a Business Meeting with Peckham Team & Town Council, on a tentative date of Wednesday September 3, 2025, 6:00 pm.
- Mountaintop Supervisors & Mayors Meeting, August 25, Town of Hunter.
- Greene County Ambulance Review Study Meeting will be Wednesday, September 10, 2025.
- NYSDOT, Region One, Culvert Project, Route 385, Corlaer Kill, 2026 year

New Business:

-Appoint Ellen Roth, TOA resident, recommended by Michael Pirrone, to the Town of Athens Community Foundation as Advisory Board Member September 27, 2025, to December 31, 2027.

Motion By Pirrone 2nd By Haas.

Motion Carried: Ayes – 5(Bone, Haas, Paluch, Pine, and Pirrone), No's – 0.

-A motion by Pirrone and seconded by Pine to change the meeting to be held on September 3, 2025, to Athens Rivertown senior Center.

Motion Carried: Ayes – 5(Bone, Haas, Paluch, Pine, and Pirrone), No's – 0.

-MJ will be inspecting the Athens Rivertown Senior Center on Monday August 25, 2025.

- Discussion and review of proposed Local Law for Battery Energy Storage Systems. Will put on hold onto the next meeting. It was suggested that we have John Dowd look at the local law before the public hearing is scheduled.

Old Business:

Discussion on doing a noise ordinance.

Town Attorney will reach out to the Association of Towns and ask them for noise ordinances that other Towns are using.

Discussion on doing moratorium on Data Storage until we have a code.
Town Attorney McHugh will draft a Local Law for the moratorium.

The moratorium for the Battery Energy Storage systems should be extended. Will follow up at the next meeting.

Town Council Concerns:

Board Member Becky Pine asked if there has been anything regarding the lift? The courts may lose the grant if nothing is done by October.
Supervisor Pirrone said he will follow-up on it.

Public Concerns:

Resident Susan Brady asked where on Rt 385 is the Culvert work going to be done?
It will be the area of the transfer station.

Community Information: All Dates Subjected to Change.

Aug 25: Mountaintop Supervisors & Mayors, Town of Hunter.
Aug 28: Town Planning Board Meeting. Municipal Building.
Sep 1: Labor Day. Town Office Closed.
Sep 3: **Wednesday**, Peckham Industries Business Meeting.
Athens Rivertown Senior Center, 39 2nd Street, Athens.
Sep 3: **Wednesday**, Town Board Meeting.
Athens Rivertown Senior Center, 39 2nd Street, Athens.
Sep 6: YMCA Triathlon Event.
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

There being no other business to come before the Board.

A motion was made by Bone and second by Paluch to adjourn the meeting at 7:30pm.

Motion carried, Aye's – 5 (Bone, Haas, Paluch, Pine, and Pirrone), No's – 0.

Respectfully submitted.

Phyllis Dinkelacker
Town Clerk

8/18/2025 2:17 PM

**Town of Athens, NY & Town Council Meeting
Athens Rivertown Senior Center 39 2nd Street**

Michael N. Pirrone, Supervisor, Presiding.

Agenda, Monday, August 18, 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.**

Town Attorney & Town Council seeking advice on current issues.

- **Town Action: Supervisor Pirrone motions to take a short Adjournment, for the Town Board to Consult with Town Attorney & seek Legal Advice & Counsel.**

Motion By M. N. Pirrone

2nd By

AIF

EXCEPTIONS NOTED:

The tentative meeting with Peckham Industries has been postponed to September 3, 2025.

- **PRIOR MEETING MINUTES: To Approve the Minutes of the Meeting of July 21, 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 July 2025. Report Attached.**

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. 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:

- A. Peckham, Schoharie Turnpike odor issues. The Supervisor continues to aid in the resolution of this issue, initiating on August 14, 2023, and continuing onto the present day. Coordinating a Business Meeting with Peckham Team & Town Council, on a tentative date of Wednesday September 3, 2025, 6:00 pm.
- B. Green Lake Resort, Planned Unit Development Project: signed an LOI with a 5-star wellness resort from the Caribbean and to finalize our joint venture agreement.
- C. Greene County Ambulance Review Study Meeting will be Wednesday, September 10, 2025.
- D. Kick-Off Meeting with MJ Engineering, Inc. Craig Seaberg, Superintendent, Greene Cty, B & G, Kevin Forbes, Deputy Budget Officer, and Supervisor Pirrone. To schedule a site visit, assess condition of exposed visible building components including roof, foundation, bearing walls, equipment age, & potential deficiencies.
- E. Mountaintop Supervisors & Mayors Meeting, August 25, Town of Hunter.
- F. NYSDOT, Region One, Culvert Project, Route 385, Corlaer Kill, 2026 year.

Discussion: Town Action:

Motion By 2nd By AIF

EXCEPTION NOTED:

- **Town Action:**

Motion By 2nd By AIF

EXCEPTION NOTED:

- **Town Action:**

Motion By 2nd By AIF

EXCEPTION NOTED:

Old Business Issues:

Town Council Concerns:

Public Concerns:

- **Town Action: Move to Executive Session**

Motion By 2nd By AIF

EXCEPTION NOTED:

- **Town Action: To Adjourn from Executive Session.**

Motion By 2nd By AIF

EXCEPTION NOTED:

- **Town Action: To Reconvene Regular Session.**

Motion By 2nd By AIF

EXCEPTION NOTED:

Community Information: All Dates Subjected to Change.

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- **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.**

Town Action: Move to Adjourn,

Motion By

2nd By

AIF



TOWN of ATHENS
2 First Street
Athens, NY 12015

OFFICE of the SUPERVISOR
Michael N. Pirrone

Supervisor's Report Month of July 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

Michael N. Pirrone, Supervisor
August 18, 2025

Monday, August 18, 2025

Town of Athens
Operational Narrative
July 2025

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

Town of Athens HWY.

Report for 8/18/2025

- Fog sealed Flat Rd, Flat Road Ext, South Mud Ln, River Rd & Thorpe Rd
- Mowed all town roads
- Had a call out for a tree down on Buttermilk Falls Road
- Started Church St. culvert the road was closed for 3 days only thing left to do is blacktop it
- On 8/14/25 a car hit guardrail on Schoharie Turnpike damaged 15 post, 7 pieces of w-beam and 64 sets of hardware I got drive info. I've reached out to their insurance
- tomorrow we start cold in place recycling on Leeds Athens Rd.
- Surplus and put out to auction the 1992 Ford L8000 and 1976 10 Foot Burch Stone Spreader

Town of Athens

Assessor's Monthly Report August 2025

Our Office has processed the following:

- Village Permits: 0 we have not received any permits in the past couple of months.
- Town Permits: 11 building permits and 1 demo permits
- Village Deeds: 11 parcels with sales
- Town Deeds: 16 parcels with sales
- Village Map Revisions: 0 parcels
- Town Map Revisions: 3 parcels
- Village E-911 number Revisions: 0
- Town E-911 number Revisions: 1
- 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.

Supervisor Pirrone spoke with Village Code Enforcement regarding submitting permits to the Assessor's Office for support of status of construction/demolition, and we still strive on ongoing process with valuation, etc. for the 2026 assessment roll

We received 11 Village deeds with sales ranging from 225,000 – 900,000; and 16 Town deeds with sales ranging from 150,000 – 505,000

We have received notice from Aventine withdrawing 15 cases of the SCARs for 2025

NYST&F (ORPTS) has announced that the newly eligible Enhanced STAR recipient's (65 or over/\$110,700 combined adjusted income 2024 Federal 1040) will not have to file a new application with the Assessor's Office, they now will be directed to the NYST&F STAR unit to register with their agency for the STAR Credit Program (a check will be sent out to those who qualify)

The number of phone calls received and property owners coming into the office has lessened. The exemption renewal process has begun and goes through March 1, 2026

Regards,

Dawn DeRose,
Assessor

TOWN OF ATHENS

Building Department

Report for July 2025

Building Permits: 11

- 588 Sleepy Hollow Road, Build a 24 Ft By 36 Ft Garage Total 864 Sq. Ft.
- 85 Park Lane, 26 Ft. By 30 Ft. Single Family Modular Home Total 780 Sq. Ft.
- With a 23.6 Ft. By 26 Ft. Garage and 5 Ft. By 26 Ft. Attached Storage/ Utility Area Total 780 Sq. Ft.
- 52 Lisa Lane, 9 Ft. By 26.5 Ft. Enclosed Porch Total 238.5 Sq. Ft.
- 83 Castle Point Road, Single Family Home 3,344 Sq. Ft.
- 32 Hidden Drive, Interior Renovation Second Phase of Rear Apartment
- 9760 Route 9W, Remove and Replace Roof
- 9760 Route 9W, New Addition 1,080 Sq. Ft.
- 9760 Route 9W, Interior and Exterior Renovation of Existing Building 1,692 Sq. Ft.
- 525 Green Lake, Remove and Replace Front Deck 28.4 Ft. By 5.10 Ft. 165 Sq. Ft. Total
- 957 Schoharie Tpke, 8 Ft. By 41 Ft. Deck, and Exterior Renovation of House

Building Inspections: 10 –

Building Permit Inquiries For: Property Uses, House Renovations, Garage, Building New House, Additions, Decks. and Residential Solar Panels,

Certificate of Occupancy:

Temporary Certificate of Occupancy:

Certificate of Compliance:

Certificate of Occupancy

Municipal Search Request: 6

Complaints:

Demolition Permits:

Septic Permit:

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls: -

Fireworks Permit:

Violations Notes: Property owner of 51 Old Travis Road didn't show for the scheduled court date on Thursday July 10, 2025. A letter dated 8/15/2025 was sent to property owner Joseph Apuzzi stating a judgement was rendered. The property owner has until September 30, 2025, to clean up the property.

*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 – Started work in placing shale fill around the Silo Shaped Cell Tower Structure. A stop work order was issued on 7/29/2025. Talked by telephone with Doug Roberts on 8/12/2025 requested a permit revision be submitted to our office. - See attached.
- Engineered plans are being made for the building 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.

- 1) This application must be completely filled in by typewriter or ink and submitted in duplicate.
- 2) Plot plan showing location of lot and building on premises, relationship to adjoining premises, public streets or areas, and giving a detailed description of property layout, must be drawn on the diagram which is part of this application.
- 3) This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the material to be used, and installed details of structural, mechanical, electrical, plumbing and heating installments.
- 4) The work covered by this application may not be commenced before issuance of the Building Permit. INCLUDING EXCAVATION AND CLEARING OF LAND!!
- 5) Upon approval of this application, the Building Department will issue a permit to the application together with an approved, duplicate set of plans and specifications. Such Permit and Approved Plans and Specifications shall be kept on the premises, available for inspection throughout work progress.
- 6) No building shall be occupied or used in part or in whole for any purpose whatever until a Certificate of Occupancy shall have been issued.
- 7) Costs for the work described in the Application for Building Permit include the respective costs of all of the construction, and any other work done in connection therewith, exclusive of the cost of the land. If the final cost shall exceed estimated costs, an additional fee may be required before the issuance of a Certification of Occupancy.
- 8) Any deviation from the approved plans must be authorized by subsequent approval of the revised plans, subject to the same procedures and requirements established for the original examination and approval of Plans and Specifications. An additional permit fee may be due predicted upon the extent of variation from the original plans and costs.
- 9) A Greene County approved licensed electrician must accomplish all electrical installments according to the standing codes.

All inspections must be requested of the Code Enforcement Officer at least 24 hours in advance.

NOTE: MINIMUM inspections required by the following schedule

1. Sewer installation, including perk test when required.
2. Footings, foundation and forms BEFORE concrete pour.
3. Plumbing, Heating, Framing, and Electrical Inspections BEFORE closing of any sight access or framework
4. Final Inspection of structure after total completion.

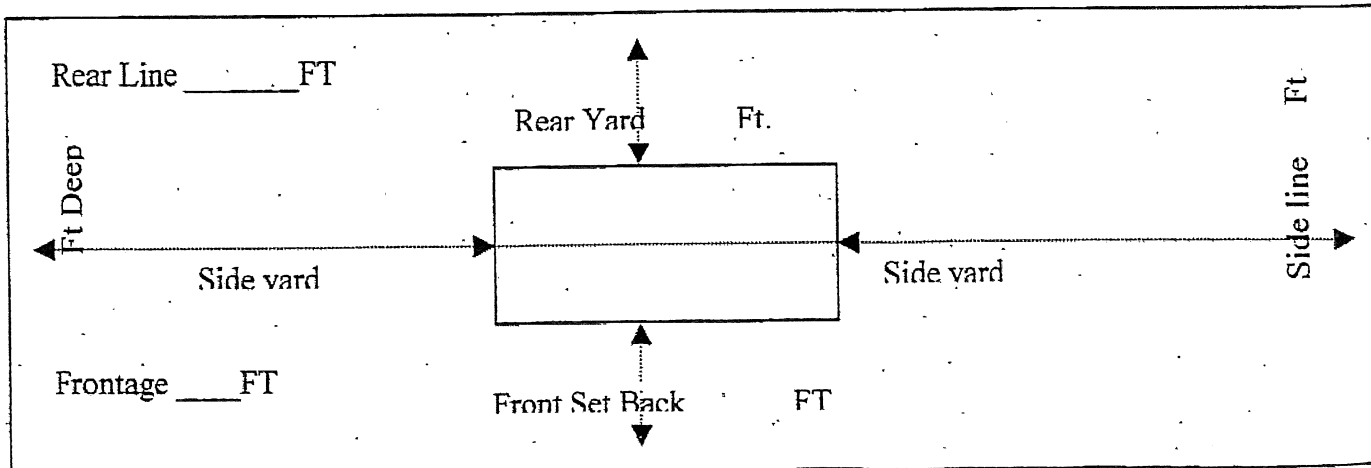
NO OCCUPANY IS PERMITTED WITHOUT THE CERTIFICATE OF OCCUPANCY

PLOT DIAGRAM

Locate clearly and distinctly all buildings whether existing or proposed, and indicate all set back dimensions from property lines. Give lot and block numbers or the description according to deed, showing all easements and street names, indicating whether interior or corner lot, or supply an approved plans showing all the above requirements.

I HAVE READ THE ABOVE RULES: _____

WITNESS _____



Tuesday July 22, 2025

Tax Map ID: 105.00-1-8.11

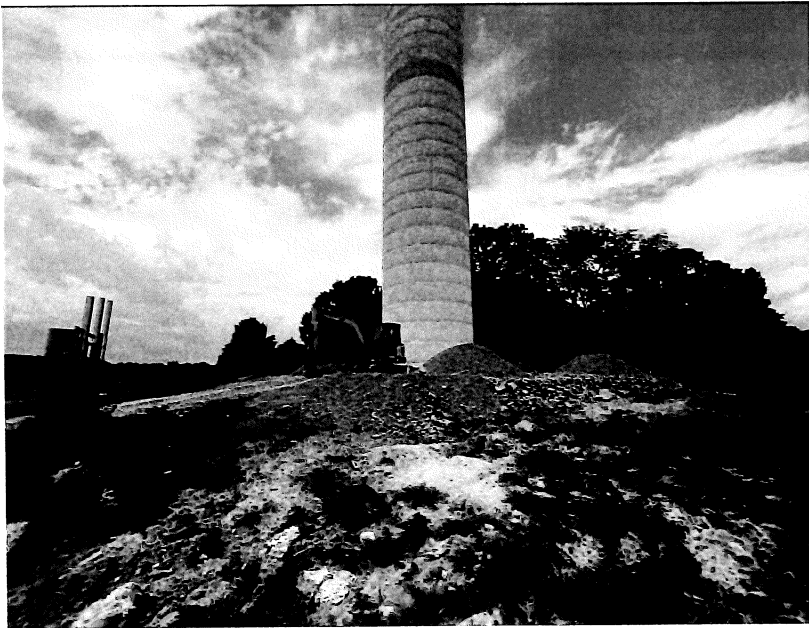
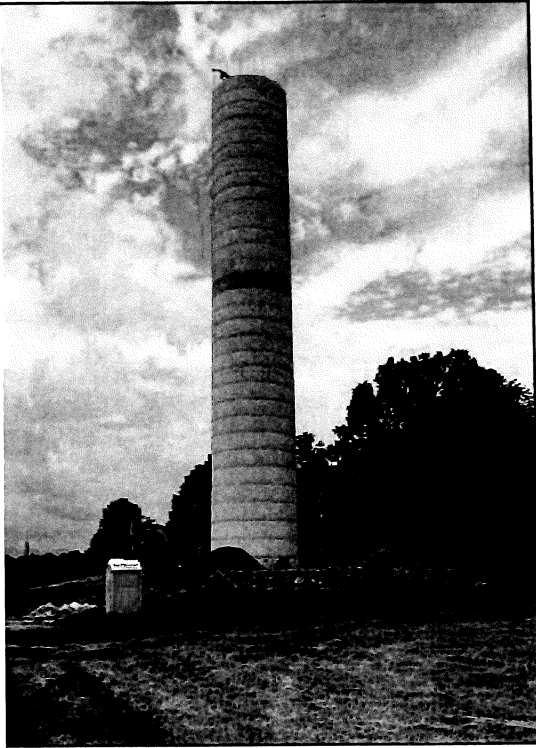
Property Address: 395 Farm to Market Road, Town of Athens, N.Y. 12015



Tuesday July 25, 2025

Tax Map ID: 105.00-1-8.11

Property Address: 395 Farm to Market Road, Town of Athens,
N.Y. 12015



TOWN OF ATHENS

2 First Street
Athens, NY 12015
(518) 945-1052 EXT-4

COPY

Building and Code Department

STOP WORK ORDER

Issued To:

Owner: Doug Roberts-ARX Wireless
Mailing Address: 110 Washington
Avenue, Fourth Floor
North Haven, CT 06473

Tax Map ID: 105.00-1-8.11
Property Address: 395 Farm to
Market Road, Town of Athens, N.Y.
12015

This Stop Work Order is being issued to the construction project located at 395 Farm to Market Road, in the Town of Athens, N.Y. 12015, because of the following:

On Tuesday July 22, 2025, at 9:17 A.M. a site inspection was done at the work site located at 395 Farm to Market in the Town of Athens. It was found that a waterproofing material was applied to the cell tower silo structure base above the concrete foundation of the cell tower silo structure. It was found that shale fill was placed at the cell tower silo structure base covering the concrete foundation area and proposed compound area for the cell tower silo structure.

On Friday July 25, 2025, at 11:58 A.M. A site inspection was done, and it was found that more shale fill was placed at the cell tower silo structure base and placed within the proposed compound area for the cell tower silo structure.

The work done at the site is not consistent with the submitted engineered plans of the following listed sheet number pages of the plans.

Stamped Plans for Structural Design Drawings 136 – Ft. Silo, Submitted plans dated 11/27/2024, Title Sheet, Sheet Number T-1, **Shows the Silo Structure base and the concrete foundation are both exposed.**

Sheet Number S-1, **Shows the Silo Structure is measured from the concrete foundation to the top of concrete**

Sheet Title – Silo Elevation And Design Schedule, Sheet Number S-1, **Shows the Silo Structure is measured from the concrete foundation to the top of concrete cylinder.**

Sheet Title- Construction Details, Sheet Number S-2.

how the Silo Structure is measured from the concrete foundation to the top of 125'-6" concrete wall height. Note- 125.5' Top of Concrete Foundation, See Sheet F-.

Stamped Plans for Proposed 136' Silo Tower and Compound.

Revision Schedule 2, Submitted plans dated Jan 27, 2025, Sheet Numbers A-101

Revision 2, A-102 Revision 2, A-104 Revision 2.

Pages show the Silo Structure base and the concrete foundation are both exposed and shows adequate area for planting trees.

Stamped Plans for Proposed 136' Silo Tower and Compound.

Revision Schedule 3, Submitted plans dated Jan 30, 2025,
Sheet Numbers A-101 Revision 3, A-102 Revision 3, A-104 Revision 3.

Pages show the Silo Structure base, and the concrete foundation are both exposed and shows adequate area for planting trees.

A permit revision needs to be submitted to this office for these items and a permit revision for the landscaping plan in the use of shale fill in the compound area of this project.

After reviewing your submitted permit revisions if it is found that a review by the Town planning board is needed.

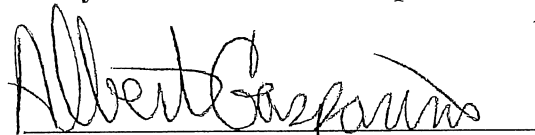
A request will be made from this office to the planning board to put you on the planning board agenda to address your submitted revisions.

To be on the next planning board agenda please submit all revision materials on or before Wednesday August 20, 2025, to our office for review before Thursday August 28, 2025, planning board meeting.

Contact the Building and Code Department office at 518-945-1052 Ext 4 or by email at, agasparini@townofathensny.gov

Our office hours are Wednesday, Thursday and Friday from 8:00 am to 1:00 pm.

Date: 7/29/2025

A handwritten signature in black ink, reading "Albert Gasparini", written over a horizontal line.

**Albert Gasparini
Code Enforcement Officer**