

REGULAR MEETING – ATHENS TOWN BOARD

July 21, 2025

The regular meeting of the Athens Town Board was called to order on July 21, 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.

The following Board members were present: Supervisor Michael Pirrone, Council Members Tami Bone, Karen Haas, Anthony Paluch and Becky Pine.

The following Town Officers were present: Town Clerk Phyllis Dinkelacker, Deputy Supervisor Gail Lasher, Town Attorney George McHugh, and CEO Albert Gasparini.

The following people were in attendance: Janet Paluch, Eugene Paluch, Jen Mosher, Jody Pindt, Nancy Poylo, Mike Campbell and James O’Connell.

The minutes from: June 23rd were presented to the Town board.

A motion was made by Haas and seconded by Bone to approve the minutes. Motion carried: Ayes - 5,(Bone, Hass, Paluch, Pine and Pirrone), No’s – 0.

VOUCHERS

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

<u>General 2025 Abstract # 13</u>	Vouchers	#284 – 294	\$15,303.00
<u>Highway 2025 Abstract # 01</u>	Vouchers	# 13 - 106	\$82,967.30

TOWN CLERKS REPORT: The Town Clerk presented her report for the month of June.

A motion was made by Pine and seconded by Bone to accept the Clerk’s report. Motion carried: Ayes - 5,(Bone, Hass, Paluch, Pine and Pirrone), No’s – 0.

DEPARTMENT REPORTS

HIGHWAY SUPERINTENDENT – Was presented by supervisor Pirrone. see attached.

ASSESSOR – Ms. Dawn DeRose. See attached.

Assessor reported that she has not received any permits from the Village Code enforcement officer(s). Supervisor Pirrone said he will address this with the mayor.

CODE ENFORCEMENT – Albert Gasparini See attached.

TOWN SUPERVISOR – Supervisor’s report see attached.

Supervisor Report: Legal Items

FreePoint Solar, LLC. et al. v. Town of Athens Zoning Board of Appeals. SNY, COA Decision, June 18, 2025: Motion for leave to appeal denied with one hundred dollars costs and necessary reproduction disbursements.

Town attorney reported that himself, Supervisor Pirrone, John Dowd and the Chairs from the Planning board and the ZBA had a conference call discussing how to proceed going forward.

Board member Pine inquired about Flint mine.

Supervisor Pirrone reported that there is nothing going on with Flint Mine, he is keeping in touch with Patrick Doyle.

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, Wednesday, June 4, 2025, 3:29 AM. Peckham managers responded with information & kept us apprized. Coordinating a Business Meeting with Peckham Team & Town Council, tentative date Monday, August 18, 2025, 6:00 pm.

-Greene County Ambulance Review Study Meeting will be Wednesday, August 13, 2025.

-Green Lake Resort, Planned Unit Development Project: wanted to let you know that we finally signed an LOI with a 5-star wellness resort from the Caribbean and we have 60 days to finalize our joint venture agreement.

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

-NYS Department of Labor-Bureau of Public Works & Prevailing Wages: Yearly visit to advise of Article 8, adhering to prevailing wages law.

-Resident communication of road debris, potholes, sharp stones, jagged asphalt in the CHPE construction site Leeds-Athens Railroad Crossing. The supervisor investigated the issue, advise CHPE jurisdictional stakeholders. Issue resolved to resident satisfaction via written communication to Supervisor.

New Business:

-Discussion: Greene County Athens Meal Delivery Site. Building Condition Assessment Proposals. The supervisor sought RFPs from five (5) firms, received two (2). RFPs attached for consideration.

There was discussion on the use of the building and what it would mean to the Town to move forward.

The two proposals received were from MJ Engineering for \$7,800.00

Delaware Engineering for \$7,00.00

The Board preferred not to use Delaware engineering.

A motion was made by Haas and seconded by Pine to have the Town Attorney renegotiate with MJ Engineering to lower their price to \$7,000.00. If they MJ Engineering agree the Board agrees to move forward with the Inspection.

Motion carried. Ayes - 4,(Bone, Hass, Pine, and Pirrone), No's – 1 (Paluch)

-Discussion: Business meeting with Peckham Industries Management Team and the Town Council on August 18.

A motion By Pine 2nd By Haas that our next meeting August 18th, 2025 will be held at the Athens Senior Center with Peckham.

Motion carried Ayes - 5,(Bone, Hass, Paluch, Pine and Pirrone), No's – 0.

Note: Peckham will be there, and the public will be allowed to ask questions and comment.

-Discussion: Preliminary expenses for Building Lift System, equal participation with Village. Relocation of Fuel Tanks, Estimated at between \$7,200 to \$ 8,000. Reimbursement from Court System Grants.

A motion was made by Pine and seconded by Haas that the Town pay Half of preliminary expense for the lift, to move the fuel tank not to exceed \$4,000.00 and to pay half of the engineering cost Which is \$441.00(\$882.00).

Ayes - 5,(Bone, Hass, Paluch, Pine and Pirrone), No's – 0.

-Discussion: Alison Dooley is willing to continue working for Athens remotely as she is. If so, will retain the town laptop to perform her job functions. Ms. Dooley employment records show honesty, trustworthy & hard-working person with incredible knowledge and experience in the world of assessments.

A motion by Pirrone and second by Pine to allow Ms. Dooley to work remotely from out of state.

Ayes - 5,(Bone, Hass, Pine, and Pirrone), No's – 1(Paluch).

-Greene County cooperative purchasing program.
Town Action: Authorizing the TOA to Adopt, Accept & Participate with Greene County Resolution 216-25, Awarding Bids for Propane, when deemed prudent & beneficial by Town of Athens Highway Superintendent.

Motion By Pine seconded By Bone to adopt Greene County Resolution 216-25.
Ayes - 5,(Bone, Hass, Paluch, Pine and Pirrone), No's – 0.

-Greene County cooperative purchasing program.

Town Action: Authorizing the Town of Athens to Adopt, Accept & Participate with Greene County Resolution 222-25, Awarding Bids for # 2D Diesel Fuel, when so deemed prudent and beneficial by Town of Athens Highway Superintendent Farrell.

Motion By Pine seconded By Paluch to adopt Greene County Resolution 222-25.
Ayes - 5,(Bone, Hass, Paluch, Pine and Pirrone), No's – 0

-Greene County cooperative purchasing program.

Town Action: Authorizing the Town of Athens to Adopt, Accept & Participate with Greene County Resolution 223-25, Awarding Bids for Gasoline, when so deemed prudent and beneficial by Town of Athens Highway Superintendent Farrell.

Motion By Pine seconded By Bone to adopt Greene County Resolution 223-25.
Ayes - 5,(Bone, Hass, Paluch, Pine and Pirrone), No's – 0:

Old Business Issues:

Board Haas mentioned that she feels that we should look more into a noise ordinance. She realizes it would be hard to enforce. What do the other towns do? Town Attorney McHugh will draft an ordinance.

Town Council Concerns:

Board member Pine asked if the County has a cooperative purchasing program with a company that provides fuel oil?

Supervisor will look into it.

Public Concerns:

-Resident Jen Mosher: She mentioned that she had submitted a FOIL. T
The Town Clerk acknowledged the FOIL request and let her know that she would have to wait to get the information requested until the Town Bookkeeper(HR) gets back from vacation and should respond to her FOIL request by August 8th.

Ms. Mosher inquired about a complaint that was made about 20 Lime Kill Rd.
Supervisor Pirrone informed her that the complaint went to the Code Enforcement Officer

Ms. Mosher asked what the process was for a complaint? If the Dog control officer goes to the property, does she send in a report to the board?

Supervisor Pirrone explained that the laws from Ag and markets is followed. In this case there is nothing in writing yet, but DCO Vieta did communicate with Supervisor Pirrone.

Ms. Mosher asked if the dogs were licensed, was it a kennel.
Town Clerk Dinkelacker will verify if the dogs are licensed tomorrow.
CEO Gasparini said that it was not a kennel just animals in a fence in area. He was not able to access the property as he could not reach the homeowner.
CEO had reached out to the DCO, and she said she did visit the property and was going to do a report.

-Resident Janet Paluch inquiring about the Green Lake Resort.
Supervisor Pirrone explained that 2 gentlemen came to the planning board a few months ago and told the planning board what their plans were for the property, however they have not been back to the Planning board.

-Resident Jody Pindt, inquiring what the speed limit is in the village on North Vernon St.? People speed up and down the street.
Supervisor Pirrone let her know that this would be a Village issue told her she would need to reach out to them.

Ms. Pindt also, due to personal experience, said that you should take both tanks out at the same time. It can be an environmental nightmare if the tank(s) leaks.

-Resident Michael Campbell advise the board there is a way to cut off the top of the tank and abandon it in place.

Community Information: All Dates Subjected to Change.
Jul 24: Town Planning Board Meeting. Municipal Building.
Jul 24 to July 27: Greene County Youth Fair.
Aug 4: No Town Meeting. Approving of Voucher Obligations.
Aug 13: Zoning Board of Appeal Meeting. Municipal Building.
Aug 13: Greene County EMS.
Aug 18: Peckham Industries Business Meeting. Senior Center, 2nd Street.
Aug 18: Town Board Meeting. Senior Center, 2nd Street.
Aug 28: Town Planning Board Meeting. Municipal Building.
Sep 1: Labor Day. Town Office Closed.
Sep 3: Wednesday, Town Board Meeting. Municipal Building.
Sep 6: YMCA Triathlon Event.
Sep 9 to Sep 20: Supervisor Pirrone Out of Town.
Sep 10: Zoning Board of Appeal Meeting. Municipal Building.
Sep 10: Greene County EMS.
Sep 15: Town Board Meeting. Municipal Building.
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.
Nov 4: Election Day.

Being no further business to be brought forward

A Motion was made by Pine and second by Bone, to adjourn the meeting at 7:09 pm.
Motion carried: Ayes - 5,(Bone, Hass, Paluch, Pine and Pirrone), No's – 0.

Respectfully submitted,

Phyllis Dinkelacker
Town Clerk

7/21/2025 9:30 AM

Town of Athens, NY & Town Council Meeting

Municipal Building, 2 First Street

Michael N. Pirrone, Supervisor, Presiding.

Agenda, Monday, July 21, 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 June 23, 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 June 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: Report Attached.**

Supervisor Report: Legal Items

1. **FreePoint Solar, LLC. et al. v. Town of Athens Zoning Board of Appeals. SNY, COA Decision, June 18, 2025: Motion for leave to appeal denied with one hundred dollars costs and necessary reproduction disbursements.**

EXCEPTION NOTED:

Discussion: Use of Athens Senior Center for August 18, Town meeting.

• **Town Action:**

Motion By **2nd By** **AIF**

EXCEPTION NOTED:

Discussion: Preliminary expenses for Building Lift System, equal participation with Village. Relocation of Fuel Tanks, Estimated at between \$7,200 to \$ 8,000. Possible reimbursement from Court System Grants.

• **Town Action:**

Motion By **2nd By** **AIF**

EXCEPTION NOTED:

Discussion: Preliminary expenses for Building Lift System, equal participation with Village. Preliminary Engineering cost of \$ 882. Possible reimbursement from Court System Grants.

• **Town Action:**

Motion By **2nd By** **AIF**

EXCEPTION NOTED:

Discussion: Alison Dooley is willing to continue working for Athens remotely as she is. If so, will retain the town laptop to perform her job functions. Ms. Dooley employment records show honesty, trustworthy and hard-working person with incredible knowledge and experience in the world of assessments.

Town Action:

Motion By **2nd By** **AIF**

EXCEPTION NOTED:

Old Business Issues:

Town Council Concerns:

Public Concerns:

- **Oct 20: Town Board Meeting. Municipal Building.**
 - **Oct 23: Town Planning Board Meeting. Municipal Building.**
- Nov 4: Election Day.**

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

2nd By

AIF

TOWN OF ATHENS

Building Department

Report for May 2025

Building Permits: 5

- 16 Lakeshore Ct., Replace Existing Deck Boards, Extend Front Deck 4 Ft. By 35 Ft.
- 93 Lake Forest Drive, 21 Ft. 6 Inches By 23 Ft. 2 Inches 2 Car Garage
- 168 Vosenkill Road, Installation of 18 K BTU Mitsubishi Heat Pump
- 549 Potic Mountain Road, Interior Renovation After Fire
- 9 Leanne Road, Interior and Exterior Renovation of House

Building Inspections: 12 –

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

9071 Route 9W – Budget Inn and Suites. 99 High Hill Road – Hideaway Inn.

Certificate of Occupancy:

Temporary Certificate of Occupancy:

Certificate of Compliance:

Certificate of Occupancy Search Request: 3

Complaints:

Demolition Permits:

Septic Permit:

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls: - 2, 549 Potic Mountain Road, (Lightning strike on tin roof transferred to the metal cable electrical wire.)

Peckham's Plant in the Village, dehydrating oven vent blocked by bird in vent pipe.

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 judgement was rendered. The property owner has until September 30, 2025 to clean up the property. Scheduling with Sheriff department to go to owners property with a Sheriff deputy to serve the judgment papers.

*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 equip.

- **Note:**

- ARX – Since 6/6/2025 ARX has not done any work on the Silo Shaped Cell Tower Structure.
- Waiting for engineered plans for property owner at 31 Old Kings Road – Doing work without a Building Permit since on 5/19/2025.
- Spoke to property manager for 51 Thorpe Road about noise at property.

Athens Town Court

July 15, 2025

Joseph Apuzzi
51 Old Travis Rd.
Athens, NY 12015
Re: Town Code Law Violations

Mr. Apuzzi:

This letter is regarding your Court Appearance date of July 10, 2025, in which you did not appear or call the Court to say you were unable to appear or request an adjournment.

You were verbally notified in Court when your next Appearance Date was. You verified your address of Travis Rd. with me which is also on the Court Recorder.

On the advisement of our Town Attorney George McHugh, Judge Pazin has agreed to the following recommendations:

Clean up the property located at 51 Old Travis Rd. and rectify all violations by September 30, 2025, Code Enforcement Officer; Albert Gasparini will then check to verify that it has been rectified. If it has, the charges will be dismissed.

If by September 30, 2025, you have not complied then you will be found to be in violation of the following Town Code Laws:

116.2 – Motor Vehicle Junkyard

121 – Littering

180.9 – Prohibited Use

The Fine for these violations will be \$250.00 per violation (\$750.00 total) due to the Athens Town Court.

*Respectfully,
Marcia – Clerk*

mrp/CP

*cc: Attorney George McHugh
CEO Albert Gasparini*

TOWN OF ATHENS

2 First Street

Athens, NY 12015

(518) 945-1052 Ext 4

Building and Code Department

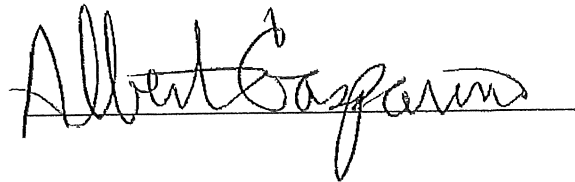
On July 16, 2025, our office received a complaint about the smell of animals coming from 20 Lime

Kiln Road in the Town of Athens. On July 17, 2025, I went to do an inspection of the property.

On Buttermilk Falls Road near this property I seen two small sheep grazing along the road. The sheep apparently got through the fencing system of the property. When I arrived at the property the property is gated, and I used my car horn to notify them I was there, but no one came to the gate. At the gate was a dog on a short chain with no visible sign of a water bowl.

I went down the road to turn around and found another dog on a short chain tied to a tree with no visible signs of a water bowl. This dog had patches of fur missing on its body. I didn't stop to take a picture of this barking dog that was moving around because I didn't want to stress the dog any further. The smell of dog feces from the dog pens can be smelled from Lime Kiln Road.

Date: 7/18/2025

A handwritten signature in black ink that reads "Albert Gasparini". The signature is written in a cursive style and is positioned above a horizontal line.

Albert Gasparini
Code Enforcement Office



TOWN of ATHENS
2 First Street
Athens, NY 12015

OFFICE of the SUPERVISOR
Michael N. Pirrone

Supervisor's Report Month of June 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

July 18, 2025

Town of Athens
Operational Narrative
June 2025

- 1. All Operating & Reserve Bank statements are being reconciled on a routine schedule.**
- 2. The monthly Retirement Report is being prepared & filed.**
- 3. Financial activity through June 2025 has been posted to the General Ledger.**
- 4. Time Reports are monitored, reviewed, and submitted for processing.**
- 5. Accounts Payable activity is coded, processed & paid as of June 2025.**
- 6. Adapting previous schedules, forms & information to aid in preparation.**
- 7. Town received 1st Payment of Mortgage Taxes \$ 45,852.**

Account Description	Fee Description	Account#	Qty	Local Share
Building Permits	Building Permit	B2555	5	1,362.15
			Sub-Total:	\$1,362.15
Conservation	Conservation	A1255	2	1.94
			Sub-Total:	\$1.94
Demo Permit	Démolition	B2590	3	450.00
			Sub-Total:	\$450.00
Dog Licensing	Female, Spayed	A2544	1	11.00
Dog Licensing	Male, Neutered	A2544	3	33.00
			Sub-Total:	\$44.00
Marriage Lic.	Marriage License Fee	A 1255	1	17.50
			Sub-Total:	\$17.50
Misc Clerk Fees	Photocopies	A2770	6	1.50
			Sub-Total:	\$1.50
Misc Clerk/Registrar Fee	Marriage Transcript Fee	A1255	1	10.00
			Sub-Total:	\$10.00
Misc Code Fees	Municipal Search	B2770	3	375.00
Misc Code Fees	Short Term Rental	B2770	1	175.00
Town Clerk/Registrare Fees	Death Certificate/Copies	A1255	1	10.00
			Sub-Total:	\$560.00

Total Local Shares Remitted: \$2,447.09

Amount paid to: NYS Ag. & Markets for spay/neuter program 4.00
 Amount paid to: NYS Environmental Conservation 33.06
 Amount paid to: State Health Dept. for Marriage Licenses 22.50

Total State, County & Local Revenues: \$2,506.65

Total Non-Local Revenues: \$59.56

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.

Phyllis Dinkelacker *7/1/2025* *PD* *7/1/25*

1787

TOWN OF ATHENS
 TOWN CLERK ACCOUNT
 2 FIRST ST
 ATHENS, NY 12015-1300

DATE 7/1/25 50-705/213

PAY TO THE ORDER OF Town of Athens

Two Thousand Four Hundred Forty Seven and -00/100- \$ 2447.09 DOLLARS

FOR June's Clerk Transactions

PD

Details on back Security Features

TOWN of ATHENS
HIGHWAY SUPERINTENDENT REPORT

July 21, 2025

The Highway Dept. has continued with its Annual Road maintenance programs of repairs, trees & brush grooming & ditch clearing.

We Blacktopped sections designated on our annual maintenance schedule for High Hill Road & Leeds Athens Road.

Chip Sealing performed on River Road, South Mud Lane, Flats Road, Flats Extension Road & Thorpe Road.

In about a week, we will start to schedule & plan for the culvert replacement in the Church Street (Leeds) area.

As discussed with Highway Superintendent John Farrell & Town Supervisor Michael Pirrone.

Town of Athens

Assessor's Monthly Report July 2025

Our Office has processed the following:

- Village Permits: 0 we have not received any permits in the past couple of months.
- Town Permits: 5 building permits and 1 demo permits
- Village Deeds: 6 parcels with sales
- Town Deeds: 14 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 not received any Small Claims (SCAR) and Article 7 (Certiorari) at the moment.
- As always, the office continues to collect data on the Village and Town building permits for valuation for the 2026 assessment roll, this including Split/Merges.

The number of phone calls received and property owners coming into the office has lessened. The exemption renewal process will be starting in a few months and goes through March 1, 2026.

Regards,

Dawn DeRose,
Assessor