

REGULAR MEETING – ATHENS TOWN BOARD

February 18, 2026

The regular meeting of the Athens Town Board was called to order on February 18, 2026, 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 member Brittany Palmateer.

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 Barton, Taylor Dugan, Nancy Poylo, Jody Pindt, and Robert Brunner.

TOWN DISCUSSION:

Dog Control Officer: After an earnest effort to solicit candidates, only 5 individuals responded for more information. From there 2 individuals submitted letters of interest & resumes for consideration.

One who had submitted their letter of interest is Taylor Dugan. She was invited to introduce herself to the board and answer any questions they may have.

The appointment of the Dog control officer was tabled until they could meet with any other candidate(s).

PRIOR MEETING MINUTES: The Minutes from January 21, 2026 were presented to the board. A motion was made by Bone and second by Haas to approve the minutes 1/21/26 minutes.

Motion carried: Ayes – 4 Pirrone, Bone, Haas, and Pine. Nos – 0, Absent/Abstain – 1 Palmateer.

VOUCHERS

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

<u>General 2026 Abstract #4</u>	Vouchers	51 – 72	\$19,411.55
<u>Highway 2026 Abstract #4</u>	Vouchers	19 – 27	\$ 6,519.44
<u>T&C Freepoint Solar Abstract #1</u>	Voucher	1	\$ 75.00

DEPARTMENT REPORTS:

HIGHWAY SUPERINTENDENT – John J Farrell see attached.

ASSESSOR – Ms. Dawn DeRose. see attached.

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.

This is being followed by the Assessor’s office.

Supervisor Report: General Items

A. Peckham Industries, Schoharie Turnpike odor issues. The Town & Town Council have received from Peckham Local Operations, preliminary designs information from SPEC Engineering & Consultants for anticipated improvements and modifications. As you read the Report:

Page 2 states "Requires additional Engineering Validation..."

Page 4 states "Tie Drains into Tank 1 & 2 Drain System Or..."

Page 5 states "Install Restriction Orifice or Butterfly Valves..."

Page 6 states "Consider Extending Foundations..."

Page 6 states "Install Flange Sets for Blind Installation or..."

To me, this indicates a very good start, with some things to be ironed out.

Incidents # A: Odor complaints on Jan. 28, 2026, Jan. 21, 2026, Dec. 18, 2025, Dec. 16, 2025, Nov. 21, 2025, Nov. 19, 2025, Nov 6, 2025, Nov. 3, 2025, Oct. 24, 2025, Oct. 21, 2025, Oct 11, 2025, Oct. 3, 2025, Sept. 29, 2025, Sept 22, 2025.

Incidents # B: Odor complaints on Jan. 28, 2026, Jan. 27, 2026.

- B. Village/Town InterMunicipal Agreement: Town/Village Partnership is moving forward with InterMunicipal Agreement. All Parties have received the Appraisal & the Title Search. The group is moving forward.
- C. Municipal Building Outside Accessibility Lift Project Update: Meeting on January 12 with Principal Vendor Technical Staff & Village Engineer Preisner regarding Doors, Roof Enclosure, Lighting, etc. Details attached.
- D. Highway Law-Seasonal Parking Local Law Regulations: Awaiting additional information & clarification of some issues.
- E. ARX Cell Tower Construction Project: Requested Escrow has been funded by Project Principals, Stop Work Order has been lifted. Engineering Team & Attorney for the Town will update.
- F. Town Council requested discussion by Attorney for the Town with Planning Board & Zoning Board Chairpersons successful, procedures improvements will be enacted.
- G. Athens Rivertown Senior Center Building, looking forward to finalizing.
- H. Mountaintop Supervisors & Mayors Meeting, March 2026.

- I. NYSDOT, Region One, Town of Athens, Culvert Project, Route 385, Corlaer Kill, 2026 Year.
- J. NYSDOT, Region One, Village of Athens, Pavement Corrective Maintenance, Route 385, RM385-130-1051 to RM 385-1301-1065, 2026 Year.
- K. NYSDOT, Region One, Town of Athens, Culvert Project, Route 9W, Murderers Creek, 2027-2028 Year.

NEW BUSINESS:

-Town Discussion: Town Supervisor

Dog Control Officer: After an earnest effort to solicit candidates, only 5 individuals responded for more information. From there, 2 individuals submitted letters of interest & resumes for consideration.

Town Council Consideration for further action.

-Discussion: "Parking During Adverse Winter Weather Conditions" Public Hearing Date to be Set for March 2, 2025

Town Action: Supervisor hereby requests a Public Hearing be Held on March 2, 2026, for the Purpose of Hearing and Accepting Comments from the Public pertaining to the Proposed Local Law # "Parking During Adverse Winter Weather Conditions"

Motion By Haas and second by Bone.

Motion carried: Ayes – 4 Pirrone, Bone, Haas, and Pine. Nos – 0, Absent/Abstain – 1 Palmateer.

-Town Action: Authorizing the Town of Athens to provide support in the preparation for the Capital Bicycle Racing Club 2026 Tropper Brinkerhoff Memorial Race, on April 12, 2026 & May 2, 2026

Motion By Bone and second by Haas.

Motion carried: Ayes – 4 Pirrone, Bone, Haas, and Pine. Nos – 0, Absent/Abstain – 1 Palmateer

- Discussion: Greene County Shared Services Agreement-Highway Department with Town of Athens, NY

Town Action: To Acknowledge & Authorize the Town of Athens Highway Superintendent Farrell to Sign the 2026 Shared Services Agreement as Described in Attached.

A motion was made by Pirrone and seconded by Pine to approve Superintendent Farrell to sign the County's share service agreement with Athens.

Motion carried: Ayes – 4 Pirrone, Bone, Haas, and Pine. Nos – 0, Absent/Abstain – 1 Palmateer.

- Discussion: Town of Athens Annual Intelligent Technology Solutions, Inc Central Data Processing Services: Server, Components, Software Services for 2026.

Town Action: To Authorize the Supervisor to Sign the Annual Intelligent Technology Solutions, Inc. Central Data Processing Services: Server, Components, Software Services for 2026, Account 1680, \$23,595.74.

Clarification needed for the charges, Tabled until next meeting.

-Discussion: Town of Athens Annual Intelligent Technology Solutions, Inc. Telephone

Communications Services for 2026.

Town Action: To Authorize the Supervisor to Sign the Annual Intelligent Technology Solutions, Inc. Telephone Communications Services for 2026, Account 1650.40, \$3,719.76.

Clarification needed for the charges, Tabled until next meeting.

- Discussion: Town of Athens Contract with MJ Engineering for Planning Services for 2026.

Town Action: To Authorize the Supervisor to Sign the Contract with MJ Engineering 2026, Account 8010.4, \$10,000, & Account 8020.4 \$10,000.

This has already been approved.

- Discussion: Town of Athens consideration of investing with New York Collective Liquid Assets Securities System (NYCLASS)

Town Action: Town of Athens Town of Athens, through the Office of the Town Supervisor and Michael Pirrone as Town Supervisor, is hereby authorized to participate in the NYCLASS program under Entity Name the terms of the NYCLASS Municipal Cooperation Agreement Amended and Restated as of August 1, 2023.

Tabled until they get more information from the Towns CPA.

Other Business Items:

Town Attorney
Dog Control Officer
Code Enforcement Officer
Code Clerk.
Year End Unexpended Balance
Lights on the Hudson.

Old Business:

Town Council Concerns:

Board member Bone asked that the new DCO submit a monthly report. She suggested a form which she is willing to work on.

Board member Pine told the board, being she is on the medical health insurance committee, that she had reached out to other insurance companies about pricing. She did not realize that the current health insurance was already approved and signed by Supervisor Pirrone.

Public Concerns:

Community Information: All Dates Subjected to Change.

- * Feb 18: Town Board Meeting. Municipal Building.
- * Feb 26: Town Planning Board Meeting. Municipal Building.
- * Mar 2: Town Board Meeting. Municipal Building.
- * Mar 11: Zoning Board of Appeal Meeting. Municipal Building.
- * Mar 16: Town Board Meeting. Municipal Building.
- * Mar 26: Town Planning Board Meeting. Municipal Building.
- * Apr 6: Town Board Meeting. Municipal Building.
- * Trooper Brinkerhoff Race, April 11 & May 2, 2026.

- * Apr 8: Zoning Board of Appeal Meeting. Municipal Building.
- * Apr 11: Trooper Brinkerhoff Race, Day 1.
- * Apr 20: Town Board Meeting. Municipal Building.
- * Apr 23: Town Planning Board Meeting. Municipal Building.
- * May 1 to May 6: Supervisor will be out of Town.
- * May 2: Trooper Brinkerhoff Race, Day 2.
- * May 4: Town Board Meeting. Municipal Building.

A motion was made by Haas and seconded by Pine to go into executive session, at 6:52, to discuss personnel, Dog control officers.

Motion carried: Ayes – 4 Pirrone, Bone, Haas, and Pine. Nos – 0, Absent/Abstain – 1 Palmateer

A motion was made by Bone and seconded by Pine to come out of executive session at 7:05pm

Motion carried: Ayes – 4 Pirrone, Bone, Haas, and Pine. Nos – 0, Absent/Abstain – 1 Palmateer

The board agreed that Bone and either Haas or Palmateer will interview Mandrake Vermilyea and report back to the board.

Minutes taken by Haas after executive session.

Being no other business to come in front of the Board, a motion was made by Pine and second by Bone to adjourn the meeting at 7:06pm.

Motion carried: Ayes – 4 Pirrone, Bone, Haas, and Pine. Nos – 0, Absent/Abstain – 1 Palmateer

Respectfully submitted.

Phyllis Dinkelacker
Town Clerk

Town of Athens, NY & Town Council Meeting
Athens Municipal Building, 2 First Street
Michael N. Pirrone, Supervisor, Presiding.
Agenda, Wednesday, February 18, 2026
Please Sign In, No Sign in-Not Included in Minutes.

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 to ORDER, OPENING with the PLEDGE of ALLEGIENCE.

Town Discussion:

Dog Control Officer: After an earnest effort to solicit candidates, only 5 individuals responded for more information. From there 2 individuals submitted letters of interest & resumes for consideration.

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

Motion By _____ 2nd By _____ AIF

EXCEPTIONS NOTED:

- PRIOR MEETING MINUTES: To Approve the Minutes of the Meetings of January 5, 2026. Currently tabled: January 21, 2026, February 2, 2026.

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 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 Industries, Schoharie Turnpike odor issues.
Incidents # A: Odor complaints on Feb. 15, 2026, Jan. 28, 2026, Jan. 21, 2026, Dec. 18, 2025, Dec. 16, 2025, Nov. 21, 2025, Nov. 19, 2025, Nov 6, 2025, Nov. 3, 2025, Oct. 24, 2025, Oct. 21, 2025, 2025, 2025, Oct 11, 2025, Oct. 3, 2025, Sept. 29, 2025, Sept. 22, 2025.
Incidents # B: Odor complaints on Jan. 28, 2026, Jan. 27, 2026.
Town of Athens is in communication with Peckham Industries & that all parties are working towards a resolution.
- B. Village/Town InterMunicipal Agreement: Town/Village Partnership is moving forward with InterMunicipal Agreement. All Parties have received the Appraisal & the Title Search. The group is moving forward.
- C. Municipal Building Outside Accessibility Lift Project Update: Meeting on January 12 with Principal Vendor Technical Staff & Village Engineer Preisner regarding Doors, Roof Enclosure, Lighting, etc. Details attached.
- D. Highway Law-Seasonal Parking Local Law Regulations: Awaiting additional information & clarification of some issues.
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- F. Town Council requested discussion by Attorney for the Town with Planning Board & Zoning Board Chairpersons successful, procedures improvements will be enacted.
- G. Athens Rivertown Senior Center Building, looking forward to finalizing.
- H. Mountaintop Supervisors & Mayors Meeting, March 2026.
- I. NYSDOT, Region One, Town of Athens, Culvert Project, Route 385, Corlaer Kill, 2026 Year.
- J. NYSDOT, Region One, Village of Athens, Pavement Corrective Maintenance, Route 385, RM385-130-1051 to RM 385-1301-1065, 2026 Year.
- K. NYSDOT, Region One, Town of Athens, Culvert Project, Route 9W, Murderers Creek, 2027-2028 Year.

New Business:

1 Town Discussion: Town Supervisor

Dog Control Officer: After an earnest effort to solicit candidates, only 5 individuals responded for more information. From there, 2 individuals submitted letters of interest & resumes for consideration. Town Council Consideration for further action.

2 Discussion: Town Supervisor has been advised of difficulties incurred by the Highway Department during Adverse Winter Weather Conditions during their operations. Therefore, Supervisor requested Attorney for Town McHugh to meet with Highway Superintendent to discuss & act upon the matter.

“Parking During Adverse Winter Weather Conditions” Public Hearing Date to be Set for March 2, 2025

- 3 Town Action: Supervisor hereby requests a Public Hearing be Held on March 2, 2026, for the Purpose of Hearing and Accepting Comments from the Public pertaining to the Proposed Local Law # “Parking During Adverse Winter Weather Conditions”

Motion By 2nd By AIF

EXCEPTIONS NOTED:

- 4 Town Action: Authorizing the Town of Athens to provide support in the preparation for the Capital Bicycle Racing Club 2026 Tropper Brinkerhoff Memorial Race, on April 12, 2026 & May 2, 2026

Motion By 2nd By AIF

EXCEPTION NOTED:

5 Discussion: Greene County Shared Services Agreement-Highway Department with Town of Athens, NY

- Town Action: To Acknowledge & Authorize the Town of Athens Highway Superintendent Farrell to Sign the 2026 Shared Services Agreement as Described in Attached.

Motion By 2nd By AIF

EXCEPTION NOTED:

6 Discussion: Town of Athens Annual Intelligent Technology Solutions, Inc Central Data Processing Services: Server, Components, Software Services for 2026.

- Town Action: To Authorize the Supervisor to Sign the Annual Intelligent Technology Solutions, Inc. Central Data Processing Services: Server, Components, Software Services for 2026, Account 1680, \$23,595.74.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

Discussion: Town of Athens Annual Intelligent Technology Solutions, Inc. Telephone Communications Services for 2026.

- Town Action: To Authorize the Supervisor to Sign the Annual Intelligent Technology Solutions, Inc. Telephone Communications Services for 2026, Account 1650.40, \$3,719.76.

Motion By 2nd By AIF
EXCEPTIONS NOTED:

Discussion: Town of Athens Contract with MJ Engineering for Planning Services for 2026.

- Town Action: To Authorize the Supervisor to Sign the Contract with MJ Engineering 2026, Account 8010.4, \$10,000, & Account 8020.4 \$10,000.

Motion By 2nd By AIF
EXCEPTIONS NOTED:

Discussion: Town of Athens consideration of investing with New York Collective Liquid Assets Securities System (NYCLASS)

Town Action: Town of Athens Town of Athens, through the Office of the Town Supervisor and Michael Pirrone as Town Supervisor, is hereby authorized to participate in the NYCLASS program under Entity Name the terms of the NYCLASS Municipal Cooperation Agreement Amended and Restated as of August 1, 2023.

Formal Resolution Attached.

Motion By 2nd By AIF
EXCEPTION NOTED:

- Town Action: Town of Athens

Motion By 2nd By AIF
EXCEPTION NOTED:

- Town Action: To Acknowledge

Motion By 2nd By AIF
EXCEPTION NOTED:

Other Business Items:

Town Attorney

Dog Control Officer

Code Enforcement Officer

Code Clerk.

Year End Unexpended Balance

Lights on the Hudson.

- 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 of Athens

Assessor's Monthly Report February 2026

Our office has processed the following :

- Village Deeds: 9 Parcels with Sales
- Town Deeds: 33 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 Village and town building permits for valuation for the assessment roll, this includes Split/Merges.
- The Exemption Renewals for the Senior Citizen's and Persons with Disabilities with limited income , Agricultural , Non- Profit and Religious are still coming .
Deadline is March 1,2026
- Taking Lots of phone calls about the postcard informing people about the exemptions

Regards,

Dawn DeRose
Assessor

TOWN OF ATHENS
Building Department
Monthly Report for January 2026

Building Permits: 1

133 Wooshy Woods, Single Family House with attached Garage.

Building Inspections: 10

Building Permit Inquiries For: 9071 Route 9W Budget Inn & Suites, Building New House Property zoning, Property Uses, House Renovations, Garage, Property zoning, Additions, Decks and Residential Solar Panels,

Certificate of Occupancy:

Temporary Certificate of Occupancy:

Certificate of Compliance: **2**

Shed - 86 Park Lane, Garage - 485 Potic Mountain Road

Municipal Search Request: 2

Complaints:

Demolition Permits:

Septic Permit: 1 - 86 Park Lane

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls: - 1/18/2026, 64 Lakeview Drive, Heating Boiler Malfunction

Fireworks Permit:

Violations Notes:

- **Note:** ARX – A Letter of Release issued on 1/16/2026 to remove the stop work order issued on 7/29/2025 was emailed to Town Attorney.
- The 8/15/2025, Stop work order continues for addition at 37 Boondock Lane working without a building permit. Property owner submitted engineered drawings first week of February. Waiting for a “letter of approval of construction” from engineer.

Town of Athens HWY.

Report for 2/18/2026

- We had 10 snow events since last meeting
 - washed and greased trucks between each snow fall
 - brush hogged at the lake for village of Athens d.p.w. for a day
 - Hauled snow for 4 days in village of Athens with 3 trucks and a loader
 - Changed air bottles and brake shoes on truck #8
 - Changed air bottle on truck #5
 - Cleaned snow off a catch basin in town before warming up
 - cut tree that was hung up on Flat Road Ext.
- Changed knives on mower for spring
- Parking law



TOWN of ATHENS
2 First Street
Athens, NY 12015

OFFICE of the SUPERVISOR
Michael N. Pirrone

Supervisor's Report Month of JANUARY 2026

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
February 6, 2026

Town of Athens
Operational Narrative
JANUARY 2026

1. Greene County has advised Joanne Kratz that Mortgage Tax Payment sent December 3. Joanne Kratz has requested County to Put Stop Payment on Check & Reissue to the Town. 2025 2nd Payment of Mortgage Taxes \$ 60,029.
2. Other Interest & Earnings over Budget by \$5,726.+
3. New Athens Generating Plant Power Payments of \$87,934 for 2025 have been paid.
4. All Operating & Reserve Bank statements are being reconciled on a routine schedule.
5. Time Reports are monitored, reviewed, and submitted for processing.
6. Town's Bookkeeper Joanne Krattz has completed Annual Budget Process with Estimated 2026 Expenditures.
7. Financial activity through January 2026 has been posted to the General Ledger.
8. Accounts Payable activity is coded, processed & paid as of January 2026.
9. The monthly Retirement Report is timely prepared & filed.