

REGULAR MEETING – ATHENS TOWN BOARD

March 2, 2026

The regular meeting of the Athens Town Board was called to order on March 2, 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: Supervisor Michael Pirrone, Town Board members Tami Bone, Karen Haas, Brittany Palmateer and Becky Pine

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

The following people were in attendance: George Greiner, Connie Pazzin, David Cole, Russ Nadler, John J Farrell, Michael Campbell, Marcia Puorro, Edward Lenzo, Matthew Lowles, James O'Connell.

Public Hearing: Town of Athens will hold a Public Hearing on Monday, March 2, 2026, at the Athens Municipal Building, 2 First Street, Athens, NY. To hear all comments, questions, and information on Proposed Local Law #2 for 2026, Entitled "Parking During Adverse Winter Weather Conditions Law". This Law is to address the difficulties incurred by the Highway Department during Adverse Winter Weather Conditions during their operations. Anyone wishing to review Proposed Local Law # 2026-2 can contact the Town Clerk's office. Copies of the Local Law # 2 will be made available at the Town Clerk Office for Public Inspection during Normal Office Hours.

Discussion: Public Hearing, Local Law # 2, Town of Athens "Parking During Adverse Winter Weather Conditions Law".

Town Action: Supervisor hereby requests a Motion to Open the Public Hearing for the Purpose of Hearing All Comments from the Public.

Motion was by Pine and second by Bone to open the public hearing.

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

Discussion: Public Hearing, Local Law # 2, Town of Athens "Parking During Adverse Winter Weather Conditions Law"

Town Action: Supervisor hereby requests a Motion to Keep the Public Hearing Open until the March 16, 2026 meeting, for the Purpose of Hearing All Comments from the Public.

Motion was by Palmateer and second by Bone to keep the public hearing open until the March 16, 2026 meeting.

Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

Discussion: Audit for the Judicial Office Record of Accounts

Town Action: Athens Town Court: Audit for the Judicial Office's Record of Accounts has been Scheduled for March 2, 2026, per Resolution # 2026-10, dated January 5, 2026. Town will accept the Record of Accounts from the Court, conduct an audit in accordance with Town Law 123 and Section 2019-a of the Uniform Justice Court Act, by March 2, 2026. Prepare the required Resolution for approval on March 16, 2026.

Motion was by Palmateer and second by Haas.

Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

Discussion: Town Clerk Officers Record of Accounts.

Town Action: Athens Town Clerk: Audit for the Town Clerks Record of Accounts has been Scheduled for March 2, 2026, per Resolution # 2026-10, dated January 5, 2026. Town will accept the Record of Accounts from the Town Clerk, conduct an audit in accordance with Town Law 123 and Section 2019-a of the Uniform Justice Court Act, by March 2, 2026. Prepare the required Resolution for approval on March 16, 2026.

Motion was by Pine and second by Palmateer.

Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

VOUCHERS

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

General 2026 Abstract # 5	Vouchers	74 – 107	\$24,917.30
Highway 2026 Abstract # 5	Vouchers	28 – 36	\$10,286.33
T&C ARX Abstract # 5	Voucher	1	\$ 177.50

A motion was made by Pine and seconded by Palmateer to approve with the following change: The T&C for ARX needed to be changed from General B to it appropriate T&C account.

Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

MINUTES: The minutes from 1/21/26 were presented to the board.

A motion by Haas and second by Bone was made to accept the 1/21/26 minutes.

Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

CLERK'S REPORT: The Clerk's report for the month of February 2026 was presented to the Board.

Town Clerk advised that she cannot write checks at this time, as she is waiting for the new check to come in.

Board member Pine asked if we received any other information on how the Clerk's account got compromised. The clerk reported that she had been in contact with our IT company and they reached out to the bank, but there has not been any resolution.

A motion was made by Haas and seconded by Palmateer to accept the Clerk's report.

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

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. 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: General Items

* 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.

*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.

*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.

*Highway Law-Seasonal Parking Local Law Regulations: Awaiting additional information & clarification of some issues.

*ARX Cell Tower Construction Project: Requested Escrow has been funded by Project Principals, Stop Wok Order has been lifted. Engineering Team & Attorney for the Town will update.

*Town Council requested discussion by Attorney for the Town with Planning Board & Zoning Board Chairpersons successful, procedures improvements will be enacted.

*Athens Rivertown Senior Center Building, looking forward to finalizing.

*Mountaintop Supervisors & Mayors Meeting, March 2026.

*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.

*NYSDOT, Region One, Town of Athens, Culvert Project, Route 9W, Murderers Creek, 2027-2028 Year.

New Business:

-Discussion: Dog Control Officer evaluation.

Town Action: Upon the Recommendations of Town Council Members Tami Bone & Brittany Palmateer, will discuss their is Recommended for the Position of Town of Athens Dog Control Officer, In executive session, for the Current Term of March 3, 2026 to December 31, 2026.

-Discussion: Greene County Funds to Assist Towns with EMS

Town Action: To Acknowledge the Receipt of \$27, 520.50 from Greene County to Support Emergency Medical Services.

Motion By Bone and second by Palmateer

Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

-Discussion: Town of Athens Revised 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, including Optional 2026 VEEAM, \$ 1,140.00, for a total of \$24,735.74.

Motion By Pine and second by Bone

Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

-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 Pine and second by Palmateer

Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

-Discussion: Hollister Lake Water Quality & Local Law Assessment. Recommendations to Various Zoning Laws Changes, Slope Development Thresholds, Stormwater Pollution Prevention Plan & Critical Environmental Area concerns.

Town Action: To Acknowledge the Receipt of the Report.

Motion By Palmateer and second by Haas

Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

(Other: Consider Acceptance & the Implementing the Recommendations by the Town of

Athens). Will ask to come to the 3/16 meeting.

-Discussion: Supervisor request to Extend the Battery Energy Storage System Moratorium Currently in Place, Expiring on March 2, 2026. Request is for a 6 Month Extension to Continue our Research, Analysis & Conclusion on How to Legislate the Required Zoning Law that will be in the Best Interest of the Town's Citizens.

Town Action: Supervisor Request an Extension of the Battery Energy Storage System Moratorium, effected March 4 to September 5, 2026.

Motion By Haas and second by Palmateer

Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

Other Business Items:

Town Attorney

Dog Control Officer

Code Enforcement Officer

Code Clerk.

Year End Unexpended Balance

Lights on the Hudson. This will be happening from Albany to New Paltz. Haas to look into cost and fund raising.

Public Concerns:

-Judge Pazin asked if there has been any update, from 1/12/26, regarding the lift?

-Resident Russ Nadler inquired about the stop work order being lifted for ARX? Question about it being over height?

George McHugh stated that he understands they are making a custom dome which will keep it at/under the height limit.

-Resident George Greiner asked what was going on with the Town/Village intermunicipal agreement?

Nothing new at this time.

Community Information: All Dates Subjected to Change.

- * 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 Bone and second to go into executive session at 6:54, to discuss the hiring of a dog control officer and Attorney for the Town.

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

A motion was made by Palmateer and second by Bone, at 7:37pm, to come out of executive session and reconvene the regular meeting.

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

A motion was made to reschedule the 2/9/26 workshop to Monday March 23 at 5:00pm, discuss code enforcement office staffing.

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

A motion was made by Palmateer and seconded by Pine to Appoint Taylor Dugan to the position of Athens Dog control officer, immediately to expire 12/31/2026.

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

Supervisor Pirrone will notify Ms. Dugan.

Minutes for meeting after executive session were taken by Board member Haas.

There is no other business to come before the Board.

A Motion was made by Palmateer and second by Bone to adjourn the meeting at 7:45pm.

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

Respectfully submitted.

Phyllis Dinkelacker
Athens Town Clerk

**Town of Athens, NY & Town Council Meeting
Athens Municipal Building, 2 First Street
Michael N. Pirrone, Supervisor, Presiding.
Agenda, Monday, March 2, 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.**

Public Hearing: Town of Athens will hold a Public Hearing on Monday, March 2, 2026, at the Athens Municipal Building, 2 First Street, Athens, NY. To hear all comments, questions, and information on Proposed Local Law #2 for 2026, Entitled "Parking During Adverse Winter Weather Conditions Law". This Law is to address the difficulties incurred by the Highway Department during Adverse Winter Weather Conditions during their operations. Anyone wishing to review Proposed Local Law # 2-2026 can contact the Town Clerk's office. Copies of the Local Law # 2 will be made available at the Town Clerk Office for Public Inspection during Normal Office Hours.

Discussion: Public Hearing, Local Law # 2, Town of Athens "Parking During Adverse Winter Weather Conditions Law".

- **Town Action: Supervisor hereby requests a Motion to Open the Public Hearing for the Purpose of Hearing All Comments from the Public.**

Motion By

2nd By

AIF

EXCEPTIONS NOTED:

- **PRIOR MEETING MINUTES: To Approve the Minutes of the Meetings of January 21, 2026. Tabled are February 2, 2026 & February 18, 2026.**

Motion By _____ 2nd By _____ AIF

EXCEPTIONS NOTED:

- **TOWN CLERK’S REPORT: To Accept Town Clerk’s Report for the month of February 2026.**

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.**

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.
- E. ARX Cell Tower Construction Project: Requested Escrow has been funded by Project Principals, Stop Wok 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:

Discussion: Dog Control Officer evaluation.

- **Town Action: Upon the Recommendations of Town Council Members Tami Bone & Brittany Palmateer, _____ is Recommended for the Position of Town of Athens Dog Control Officer, for the Current Term of March 3, 2026 to December 31, 2026.**

Motion by _____ 2nd by _____ AIF

Exception noted

Discussion: Greene County Funds to Assist Towns with EMS

- **Town Action: To Acknowledge the Receipt of \$27, 520.50 from Greene County to Support Emergency Medical Services.**

Motion By _____ 2nd By _____ AIF

EXCEPTION NOTED:

- **Town Action: Move to Executive Session**
To discuss
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.

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

Discussion: Public Hearing, Local Law # 2, Town of Athens “Parking During Adverse Winter Weather Conditions Law”.

- **Town Action: Supervisor hereby requests a Motion to Closed the Public Hearing, Local Law # 2, Town of Athens. “Parking During Adverse Winter Weather Conditions Law”.**

Motion By 2nd By AIF

EXCEPTIONS NOTED:

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

2nd By AIF