

REGULAR MEETING – ATHENS TOWN BOARD

March 16, 2026

The regular meeting of the Athens Town Board was called to order on March 16, 2026, by Supervisor Michael Pirrone at 6:00pm and was followed by the Pledge of Allegiance. 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: Deputy Town Clerk Tina Martinez, Code Enforcement Officer Albert Gasparini, Highway Superintendent John J. Farrell, and Deputy Town Supervisor Gail Lasher.

The following people were in attendance: Russ Nadler, Michael Campbell, Edward Lenzo.

A motion was made by Pine and **seconded** by Bone to open the Public Hearing for the proposed Local Law #2026 -2, Town of Athens “Parking During Adverse Winter Weather Conditions Law”.

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

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

A motion was made by Pine and **seconded** by Bone to adopt resolution #2026-23 .

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

DEPARTMENT REPORTS:

HIGHWAY SUPERINTENDENT – John J Farrell: see attached.

The Highway Superintendent also discussed with the Board an anonymous email sent by a ‘concerned citizen’ regarding missing signage for Old Travis Road and a locked gate blocking access to the full length of the private road. The complainant is concerned that first responder vehicles may have difficulty finding homes in case of an emergency. Supervisor Pirrone emailed the complainant back to acknowledge their concern and that it is being taken into advisement.

In the past, road signs purchased with a grant were erected by the Town as a courtesy and they were repeatedly removed by someone the next day. There has been a change in residency on the road and the Superintendent suggested that he could use a recovered, damaged sign they found as one last courtesy at a minimal cost of approximately \$20. The Superintendent advised that the issue of the gate was a civil matter and would need to be taken to court if the citizen wishes to pursue it.

Supervisor Pirrone advised that the COE will investigate the fence to verify if it meets code standards.

CODE ENFORCEMENT – Albert Gasparini: see attached.

Board member Pine inquired about a ‘blue house’ on Gypsy Point Road that’s being renovated and COE Gasparini verified that the proper permits have been applied for and kept active. An

update was requested for the Green Lake Resort by the Board, COE Gasparini verified that there is no current activity on the site and that it's back up for sale.

ASSESSOR – Ms. Dawn DeRose: see attached.

TOWN SUPERVISOR – Michael Pirrone: reports previously distributed.

Supervisor Pirrone brought to the Board's attention the legal report prepared by Attorney to the Town McHugh.

VOUCHERS

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

General 2026 Abstract # 6	Vouchers	108 - 123	\$155,675.29
Highway 2026 Abstract # 6	Vouchers	37 - 45	\$9,491.94
T&C ARX Abstract # 6	Voucher	2	\$3,000
T&C Freepoint Solar Abstract # 6	Voucher	2	\$225

A motion was made by Pine and seconded by Palmateer to approve.

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

MINUTES: The minutes from 2/2/2026, 2/18/2026, and 3/2/2026 were presented to the board.

A motion by Palmateer and seconded by Bone was made to accept the meeting minutes.

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

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 West Athens Vapor Study Project Update, March 13, 2026: Peckham Operations Manager Scott Pooters reported that the mechanical drawings for the Vapor Design Study are being reviewed and will advise when completed.
- B. Village/Town Intermunicipal Agreement Update, March 11, 2026: Deputy Mayor Gail Lasher discuss the Environmental Assessment Form, Building Appraisal & other related issues, at the Village meeting. When the Mayor is available, will seek to set up a meeting for discussions.
- C. Municipal Building Outside Accessibility Lift Project Update, March 11, 2026: Deputy Mayor Gail Lasher, DPW Superintendent Chris Sprague & Jason Preisner, LaMont Engineering reported that National Seating & Mobility sent over the revised drawings. Will be meeting with Chris Sprague to review the lift foundation requirements so the Village DPW can commence work on that.
- D. Parking During Adverse Winter Weather Condition Update, March 16, 2026: Will close Public Hearing, Complete Short Environmental Assessment Forms; Parts 1 & 2, Complete

Formal Resolutions, Complete Certificate of Recording Officer.

E. ARX Cell Tower Construction Project Update March 13, 2026: Town Attorney McHugh coordinated meeting with Supervisor Pirrone, CEO Gasparini, Delaware Engineering Yagelski & McGrath, ARX Architect Roberts. Report was forwarded to Council Members. Material was removed from the top of the tower to comply with permit and plan requirements.

F. Athens Rivertown Senior Center Building Acquisition Update, March 16, 2026: Supervisor Pirrone attempted to find out status of Project, however due to unusual & unexpected business issues, could not.

G. Mountaintop Supervisors & Mayors Meeting, March 23, 2026.

H. Culvert Project, Route 385, Corlaer Kill, NYSDOT, Region One, Town of Athens, 2026 Year, March 11, 2026: Work will begin by closing the northbound lane on Route 385. Temporary traffic lights will be used to control alternating one-way traffic through the work zone.

I. NYSDOT, Region One, Village of Athens, Pavement Corrective Maintenance, Route 385, RM385-130-1051 to RM 385-1301-1065, 2026 Year.

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

New Business:

-Discussion: Audit for Judicial Office Record of Accounts

Town Action: Athens Town Court, Audit for the Judicial Office's Record of Accounts was conducted on March 2, 2026, per Resolution # 2026-10, dated January 5, 2026. Town accept the Record of Accounts from the Court, in accordance with Town Law 123 and Section 2019-a of the Uniform Justice Court Act.

A motion was made by Palmateer, **seconded** by Haas to accept the audit.

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

-Discussion: Audit for Town Clerk Officer's Record of Accounts.

Town Action: Athens Town Clerk, Audit for the Town Clerks Record of Accounts was conducted on March 2, 2026, per Resolution # 2025-10, dated January 5, 2026. Town will accept the Record of Accounts from the Town Clerk.

FORMAL RESOLUTION ATTACHED.

A motion was made by Pine **seconded** by Palmateer to accept the audit.

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

-Discussion: Athens Dog Control Office Request for Equipment.

The Board discussed requests from the new DCO for equipment that she'd use in the course of her duties and were advised that Town Clerk Dinkelacker was researching pricing for the items so they could be considered. Discussion was had regarding the option to board dogs with the DCO's kennels, but the Town has a contract with the local Humane Society.

The Board would like to reach out to the DOH to ask about coordinating a pet clinic which could possibly be held at the dog park.

No action taken until further research is done.

-A motion was made by Pine and seconded by Palmateer to close the public hearing.

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

Other Business Items:

- Review of Short Environmental Impact Assessment Form results for Proposed Local Law
 - No impact across the entire assessment.

- Lights on the Hudson.
 - No fireworks company is available for the date needed, one company does have a waiting list but the cost for services is \$20,000, which is out of budget. The Town is going to look at what other entertainment could be planned to present a budget to Greene County so the Town can request funding.

- Data Storage & Crypto Mining
 - There was discussion regarding Coxsackie and their passage of a ban on data storage facilities and crypto mining. We have MJ Engineering working on the BESS concern already, it was suggested that the Town reach out to them to see if they can make sure the scope and language they use includes any type of known wording for these kinds of projects (data mining, crypto mining, BESS, etc.). It would be in the Town's best interest to plan zoning and code to encompass the right language to make a successful roadmap for the future.

Public Concerns:

Edward Lenzo – Spoke regarding Flint Mine Solar and how much has changed in the six years since the original proposal and planning. FMS reps were recently on property near his looking to cut trees down ahead of ENCON deadlines for bat habitat restrictions. Mr. Lenzo reviewed the court records with NYS and found that the current owners of Flint Mine Solar are not complying with notification requirements, neither he nor his neighbors were notified properly until after he complained, four days past their deadline. He suggests monitoring the project more closely and using the legal mechanisms already in place to slow down the project. It is his opinion that if delayed long enough solar will have given way to upcoming nuclear energy projects in NYS, thereby reducing the impact of large-scale solar projects in upstate NY.

The Board will investigate outcomes, both positive and negative, for other municipalities that are facing similar challenges in order to identify the best options.

Community Information: All Dates Subjected to Change.

- * 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 Pine and **seconded** by Palmateer to go into executive session at 7:05, to discuss the RFPs regarding Attorney for the Town.

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

A motion was made by Pine and **seconded** by Palmateer, at 7:38pm, 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.

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

A decision was made to appoint Wayne Thomson as the new Attorney to the Town, pending the submission of a satisfactory letter of detailed engagement. The Board would have preferred to appoint tonight so the Town is not without an attorney for any length of time. The Town is looking for a transition period.

There is no other business to come before the Board.

A Motion was made by Palmateer and **seconded** by Bone to adjourn the meeting at 7:42pm.

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

Respectfully submitted by:

Tina Martinez
Athens Deputy Town Clerk

Adverse Winter Weather Conditions Law”

- **Town Action: Supervisor hereby requests a Motion to Closed the Public Hearing as of March 16, 2026, meeting, for the Purpose of Hearing All Comments from the Public.**

Motion By 2nd By AIF

EXCEPTIONS NOTED:

To Complete Short Environmental Assessment Forms

Part 1-Project Information

Part 2-Impact Assessment

To Complete Formal Resolution, Rollcall Vote

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

- **Town Action: Supervisor hereby requests a Council Member to move on the Question of Enacting Local Law # 2-2026, “Parking within the Town of Athens During Adverse Winter Weather Conditions”, Conduct a Rollcall Vote.**

FORMAL RESOLUTION ATTACHED.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

To Complete Certificate of Recording Officer-Town Clerk

Departmental Narratives

- **Highway Superintendent: Report Attached.**
- **Assessor: Report Attached.**
- **Code Enforcement Officer: Report Attached.**
- **Supervisor’s Report: Previously Distributed.**
- **Legal Report: Previously Distributed.**

- **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 February 2, 2026 & February 18, 2026, March 2, 2026.**

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 West Athens Vapor Study Project Update, March 13, 2026:** Peckham Operations Manager Scott Pooters reported that the mechanical drawings for the Vapor Design Study are being reviewed and will advise when completed.
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.
- B. **Village/Town InterMunicipal Agreement Update, March 11, 2026:** Deputy Mayor Gail Lasher discuss the Environmental Assessment Form, Building Appraisal & other related issues, at the Village meeting. When the Mayor is available, will seek to set up a meeting for discussions.
- C. **Municipal Building Outside Accessibility Lift Project Update, March 11, 2026:** Deputy Mayor Gail Lasher, DPW Superintendent Chris Sprague & Jason Preisner, LaMont Engineering reported that National Seating & Mobility sent over the revised drawings. Jason Preisner will be meeting with Chris Sprague to review the lift foundation requirements so that Village DPW can commence work.

- **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.**

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

2nd By

AIF

Assessor's Office Report for February 2026

The Assessor's Office continues to update property records by adding photographs and reviewing the valuation of closed permits.

The deadline for all exemption applications was March 1, 2026. Property owners have been visiting the office to submit their applications, and staff have been contacting senior residents who have not yet renewed their exemptions to provide reminders.

Postcards have been mailed to all 200 exemption recipients in compliance with the Governor's mandate regarding exemptions for Senior Citizens and Persons with Disabilities.

Staff are currently working on the preparation of the 2026 Tentative Assessment Roll, which will be filed on or before May 1, 2026.

The office is also preparing for the implementation of the new RPSO program.

All other office operations are continuing as usual.

Thank you ,

Dawn DeDrose

TOWN OF ATHENS
Building Department
Monthly Report for February 2026

Building Permits: 3

Building Inspections: 12

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

Certificate of Occupancy: 249 Valley Road, Single Family Home

Temporary Certificate of Occupancy:

Certificate of Compliance: 249 Valley Road, Front & Rear Deck.

Municipal Search Request: 2

Complaints:

Demolition Permits:

Septic Permit:

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls:

Fireworks Permit:

Violations Notes:

- **Note:** On 3/11/2026 we have received the Inspection Report from the property owners Engineer that the work done is in compliance with the building code.
- The 8/15/2025, Stop work order continues for addition at 37 Boondock Lane working without a building permit. Property owner submitted engineered drawings the first week of February. Waiting for a “letter of approval of construction” from engineer.

Town of Athens HWY.

Report for 3/16/2026

- We had 4 snow/ice events since last meeting
- washed and greased trucks between each snow fall
- Serviced gradall
- Serviced Sweeper and it's ready for spring
- Hauled a few loads of salt
- Did right away checks on all town roads
- Started tree work on Church St. 2 days
- Cut trees in Town of Cocksackie for a day
- Met with 3 town residents about drainage issue called in mark out for them will be digging them in the next few weeks
- Email about Old Travis Rd. sign
- Sent email to county about a clean up day end of April
- Parking law