

4/17/2026 4:01 PM

**Town of Athens, NY & Town Council Meeting
Athens Municipal Building, 2 First Street**

Michael N. Pirrone, Supervisor, Presiding.

New York Town law, Sec. 63 "The supervisor, when present, shall preside at the meetings of the town board...The board may determine the rules of procedure..."

Agenda, Monday, April 20, 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.**
- **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 March 16, 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: Previously Distributed.**

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. **Accessibility Lift Project Municipal Building Outside Update April 20, 2026:** Exterior & Interior Conduits for Electrical Lift Disconnect Run, Emergency Phone Line Run, Exterior Lightning Run have been installed & ready for necessary wiring. The Floor Tiles in the Second Floor Lift Entrance need to be removed & discarded. The Electrical Lift Disconnect Mechanism is being sourced for the preferred operational requirements. Planned Site Meeting with National Seating & Mobility Principals & Mr. Preisner is scheduled for between April 15 & 17.
- B. **Athens Rivertown Nutrition Center Building Update April 20, 2026:** Greene County Officials are exploring solutions to address concerns of the Building Roof & Water Septage in the Thrift Shop area. Supervisor Pirrone will await further direction from GCDHS, Executive Director Lyons.
- C. **ARX Cell Tower Construction Project Update April 20, 2026:** Supervisor Pirrone received FAA 1-A Survey Certification Reporting Ground Elevation 167.8' +/- (in feet) Above Mean Sea Level & Top of Silo 135.5' +/- Above Ground Level/303.3'+/- Above Mean seal Level Elevation (in feet). Related Remaining Elements are: Removing Excess Concrete Spoils, Perimeter Fence, Grading, Landscaping & Plantings. Awaiting Cell Communications Provider's installations schedules & plans.
- D. **Culvert Project, Route 385, Corlaer Kill, NYSDOT, Region One, Town of Athens, 2026 Year April 20, 2026:** Work has begun by closing the northbound lane on Route 385. Temporary traffic lights will be used to control alternating one-way traffic through the work zone.
- E. **Culvert Project, Route 9W, Murderers Creek, NYSDOT, Region One, Town of Athens, 2027-2028 Year, Update None.** Currently, no additional information at this time.

- F. **Flint Mine Solar Project (DESRI)** is a 100MW-AC solar photovoltaic facility being developed at the southern end of the Town of Coxsackie & the Northern End of the Town of Athens.
- G. **FreePoint Solar LLC, et al, developers of renewable energy infrastructures. Update April 20, 2026.** Developers are conducting geotechnical investigation & analysis. Access Road is needed for the drill rig to make the geotechnical investigation boring.
- H. **InterMunicipal Agreement Village/Town Update, April 6, 2026: Working to schedule a meeting.**
- I. **Mountaintop Supervisors & Mayors Meeting, April 20, 2026.** Next meeting is on April 23, hosted by Windham Supervisor Tom Hoyt.
- J. **Pavement Corrective Maintenance, Route 385, Village of Athens, 2026 Year, April 20, 2026:** The NYS Depart. Transportation has begun to work on the repaving of Route 385. The first step is to redo the corners of each sidewalk that intersects with the roadway to ensure proper ADA compliance. There will be inconveniences, particularly for those who live & work on Washington St. The work will last approximately three weeks & then resurfacing will begin. This is a DOT project, utilizing an outside contractor. We do not always get timely information. Apologies for any hardship this may cause.
- K. **Peckham Industries West Athens Vapor Study Project Update, April 20, 2026:** Peckham Operations are continuing to make progress, working through the design phase & staying focused on implementing improvements that will have a meaningful impact.
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.
- L. **Planning & Zoning Project Discussion, MJ Engineering, April 20, 2026:** On April 1, 2026, the MJ team met with Town Board members to discuss BESS & get more specific direction & input to appropriately craft the draft local law. A concept map identifying potential areas suitable for Tier 2 & Tier 3 BESS operations is being prepared. Additional discussion items were provided because the Town Board members & MJ will have a follow-up meeting in early May to review & discuss it in greater detail. MJ will prepare a draft BESS local law based

on that direction & anticipates have an initial draft for Town Board review the end of May.

Other Business:

250th Year Celebrations Event Update.

Discussion:

- **Town Action:**
FORMAL RESOLUTION ATTACHED.
Motion By 2nd By AIF
EXCEPTION NOTED:

Discussion:

- **Town Action:**
FORMAL RESOLUTION ATTACHED.
Motion By 2nd By AIF
EXCEPTION NOTED:

Other Business Items:

- **Town Action:**
Motion By 2nd By AIF
EXCEPTION NOTED:
- **Town Action:**
Motion By 2nd By AIF
EXCEPTION NOTED:

Old Business Issues:

- **May 4: Town Board Meeting. Municipal Building.**
- **May 5 to 6: NYAOT Training, Albany, NY**
- **May 10: Mother's Day**
- **May 13: Zoning Board of Appeal Meeting. Municipal Building.**
- **May 18 Town Boad Meeting. Municipal Building.**
- **May 21: Town Planning Board Meeting. Municipal Building.**
- **May 28: Grievance Day, 4:00 pm to 8:00 pm. Municipal Building.**
- **Jun 1: Town Board Meeting. Municipal Building.**
- **Jun 10: Zoning Board of Appeal Meeting. Municipal Building.**
- **Jun 13: Athens Community Day**
- **Jun 14: Flag Day**
- **Jun 15: Town Boad Meeting. Municipal Building.**
- **Jun 21: Father's Day**
- **Jun 25: Town Planning Board Meeting. Municipal Building.**
- **Jul 4: Village & Town 250th Year Celebration, Riverside Park.**
- **Jul 6: No Town Board Meeting (Vacation). Municipal Building.**
- **Jul 8: Zoning Board of Appeal Meeting. Municipal Building.**
- **Jul 13: Athens 52nd Street Festival, Village of Athens.**
- **Jul 20: Town Boad Meeting. Municipal Building.**
- **Jul 23: Town Planning Board Meeting. Municipal Building.**
- **Jul 6: No Town Board Meeting (Vacation). Municipal Building.**
- **Jul 8: Zoning Board of Appeal Meeting. Municipal Building.**
- **Jul 20: Town Boad Meeting. Municipal Building.**
- **Jul 23: Town Planning Board Meeting. Municipal Building.**

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

2nd By

AIF