

REGULAR MEETING – ATHENS TOWN BOARD
August 17, 2026

The regular meeting of the Athens Town Board was called to order on August 17, 2026 by Supervisor Michael Pirrone at 6:03 pm and was followed by the Pledge of Allegiance. The meeting was held at Athens Volunteer Fire Company 39 Third st, Athens, NY 12015

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, Highway Superintendent John J. Farrell, and Attorney for the Town Wayne Thompson

The following people were in attendance: Len Crawford, Susan Moberg, Victoria Wilson, Joan Satterlee, Tom Satterlee, Karen Dudley, Mathew Sovern, Susan Bradey, Joseph McGiffert, Kristin Stephen, Edward Lenzo, Cheyre Mathery, Karla Furnai, James Huston, Kirsten Bates, Campbell, Robert Brunner, Jenny Uppmar, S & G Shablovsky, Hyunhee Shin, Chris & Carol Pfister, Rudy Geiger, Kyes Gordisla, Jean Unger, and David Unger. Alyssa Bement(NYSDIG).

The following signed in to speak at the public hearing: Joseph McGiffert, Jon Bower, and Michael Ragini.

TOWN of ATHENS, PUBLIC HEARING LOCAL LAW 4 to AMEND the ZONING LAW for the HOLLISTER LAKE OVERLAY. NOTICE IS GIVEN, that a Public Hearing will be held by the Town of Athens Board @ Athens Rivertown Nutrition Center 39 2nd street, Athens, on August 17, 2026 @ 6:00 o'clock pm in the evening for the purpose of considering a Local Law 4 to amend the Town's Zoning Law related to Hollister Lake Overlay District. As it pertains to Section 180-15 Regulation Specific to Districts and 180-32 Development on Steep Slopes to better preserve existing sources of public drinking water supply. Copies of the Local Law 4 are available in the Town's Clerk Office. All persons interested in this matter will be heard at such time & place specified.

Stephan Bradicich, TOA Lead, Hollister Lake Overlay Amendments.
Alyssa Bement, NYSDOH Drinking Water Specialist.
Steve Winkley, LaBella Engineering, Water Source Protection Plans.

A motion was made by Bone and second by Palmateer to open the public hearing regarding proposed Local Law 4, Hollister Lake overlay.

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

Discussion:

Resident Joseph McGiffert, 62 Cold Spring Rd. Question about his property being within the overlay area.

Resident Jon Bower, 787 Green Lake Rd. Question about his property being within the overlay area and further use of his property.

Michael Ragini, 757 Green Lake Rd.

Their questions were answered by Tal Rappleyea, Attorney for the Village and Alyssa Bement, NYSDOH.

Discussion:

Susan Moberg, Executive Director, of Flint Mine Solar, DESRI, was invited to give the board an update on the project.

Road use agreement update is being worked on.

She has provided the information needed/requested to MJ Engineering.

GEO tech work is being done, testing the soil.

Work to be done on the site, they will be paying prevailing wage, looking to hire locally.

They should be wrapped up in 2028.

She did receive and review the video of the July 29th rain event.

The work being done is within DEC regulations.

VOUCHERS

The bills were audited by the Board and ordered paid:

Abstract #16 8/17/2026.

FUND	VOUCHER #		AMOUNT
General 2026	342	355	\$ 8,258.25
Highway 2026	114	119	\$ 9,943.20
T&C Fire Districts 2%	4	6	\$ 21.56

A motion was made by Palmateer and seconded by Pine to pay the bills for Abstract 15

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

MINUTES: The minutes of the July 20 & August 3, 2026 meetings were presented to the board.

A motion by Pine and seconded by Bone was made to accept the meeting minutes of July 20th and August 3rd.

Motion Carried: Aye's – 4 (Bone, Haas, Pine, and Pirrone), No's – 0, Absent/Abstain – 1 (Palmateer).

DEPARTMENT REPORTS: July's Reports

HIGHWAY SUPERINTENDENT – John J Farrell:

Town of Athens HWY.

Report for 8/17/2026

- Been mowing side of town roads
- sweeper has been out cleaning up loose stone from Chip seal
- 2 call outs for down trees over the last month
- 8 days out with grad all cleaning up after the last rainstorm.
- Did right away checks on all town roads
- Clean up trees that came down on off hours
- I will be Attended 2 meeting with Flint Mine Solar about haul routes, preconstruction/brush hogging, and road condition evaluation over the next few days 1 tomorrow at 10am and other Wednesday's morning.

CODE ENFORCEMENT – Albert Gasparini:

TOWN OF ATHENS
Building Department
Monthly Report for July 2026

Building Permits: 9

Building Inspections: 14

Building Permit Inquiries For: Building New House, Property zoning, Property Uses, House Renovations, Garage, Additions, Demolition Permit, Septic Permit,

Certificate of Occupancy: 0

Certificate of Compliance: 3

395 Farm to Market Road, Silo Shaped Cell Tower Structure

395 Farm to Market Road, Foundation Base for Cell Tower Structure

395 Farm to Market Road, Electrical Service Installation from Cell Tower Compound
Meter Center to Electric Utility Pole

Temporary Certificate of Occupancy: 0

Municipal Search Request: 14

Demolition Permits: 0

Complaints: 0

Septic Permit: 0

Sign Permits: 0

Short Term Rental Certificates: 0

Fire / 911 Calls: 0

Fireworks Permit: 0

Notes:

- ARX Tower Building Permits are now closed.
- Verizon is working on finalizing cell tower connections.
Verizon is planning a September operation.

ASSESSOR – Ms. Dawn DeRose:

Assessor's Monthly Report
July 2026

The Board of Assessment Review had the scheduled meeting on August 10th, to act on the Assessor's petitions regarding adding pro-rata/omits and any other changes necessary for the 2026 final assessment roll.

The new file was sent to Greene Co on 8/10 for processing the 2026 School Tax roll, any address changes at this point will need to be manually updated for any business.

There was 55 Small Claims (SCAR) 19 for the Village and 36 for the Town, along with 2 Art 7/Certiorari's, and some hearings have been scheduled for later in August 2026.

We have processed 4 Village deeds with the sales price ranging from 100,000-150,000; and 16 Town deeds with the sales price ranging from 25,000-895,000.

Otherwise, the Assessor's Office continues to conduct regular operations and provides services as usual.

TOWN SUPERVISOR – Michael Pirrone:

Town of Athens
Operational Narrative
JULY 2026

1. Supervisor Pirrone has received & recognize deposit of \$27,520.50 from Green County for Ambulances EMS support.
2. Supervisor Pirrone has received & recognize deposit of \$4,170 from NYS Temporary Municipal Assistance.
3. Supervisor Pirrone & Bookkeeper Kratz are preparing for yearend Budget process.
4. A Fund-Fines & Forfeitures Ahead of Budget are keeping pace.
5. A Fund-Other Interest & Earnings & Reserve Interest are Ahead of Budget.
6. A Fund-New Athens Generating Plant Power Payments of \$50,128. for 2026 have been paid.
7. All Operating & Reserve Bank statements are reconciled.
8. The monthly Retirement Report is timely prepared & filed.
9. Time Reports are monitored, reviewed, & processed.
10. Financial activity through July 2026 has been posted to the General Ledger.
11. Accounts Payable activity is coded, processed & paid as of July 2026.

Discussion:

About extending the Battery Energy Storage System (BESS).

A motion was made by Palmateer and seconded by Haas to extend the Moratorium on BESS Sept 6, 2026 to March 7, 2027.

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

Town Action: To Acknowledge the Receipt of \$4,170. from NYS Assistance to Towns.

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

Town Action: TOA Supervisor Pirrone Accepts the Resignation of Courtney Sherman, Planning Board, effective July 21, 2026, via Written Notification.

A motion was made by Bone and second by Palmateer to accept Ms. Shermans resignation.

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

Town Action: TOA Supervisor Pirrone request a nomination of Edward Lenzo, to the Unexpired Term of Former Planning Board Member, Courney Sherman, from August 17, 2026, until December 31, 2027. Mr. Lenzo is a Resident of the Town, Community Volunteer & Activists.

A motion was made by Bone and second by Palmateer to appoint Mr. Lenzo to Ms. Shermans unexpired term as member to the planning board.

A motion was made by Bone and second by Palmateer to accept Ms. Shermans resignation.

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

Town Action: To Authorize Supervisor Pirrone to sign the Fee Proposal from the Vincelette Law Firm for Representation of the Town of Athens for legal services & representation of the Town in Tax Certiorari proceeding in Greene County Supreme Court. The Firm represented the town in 2025 with this Project.

A motion was made by Pine and seconded by Haas to approve Supervisor Pirrone to sign the fee proposal, at \$250.00 an hour.

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

Town Action: In Honor of Our Nation's Founding Fathers & in Celebration of its 250th Anniversary, NYAOT is requesting Support of the NYAOT Bill of Rights, a Statement of Principles Affirming the Importance of Municipal Home Rule, Local Control Over Land Use Decisions, Relief from Unfunded Mandates, Modernization of Public Notice Requirements & a Stronger State-Local Partnerships. The Bill of Rights recognizes a Simple Truth: New York Town are not Merely Administrative Arms of Government, but Partners in Shaping the Future of Our state.

A motion was made by Pine and seconded by Palmateer to have Supervisor Pirrone vote yes for the NYAOT's proposed bill of rights.

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

Supervisor Report on Legal Items:

No Change from July 18, 2025.

Supervisor Report on Current Business Items:

- A. Accessibility Lift Project Municipal Building Outside Update August 17, 2026: Nothing New. Lamont Engineering J. Preisner, finishing up a quick bid document for the demolition of the exterior/interior wall. Coordinating with VOA Clerk to advertise the bid. Concurrent with bid for demo work, "Lift" was ordered. Next is electrical work, VOA has advised that they have a source for that. Looking to schedule the remainder of the ramp approach construction.
- B. Athens Rivertown Nutrition Center Building Update August 17, 2026: Nothing New. All parties concerned are awaiting information & final status of the NY Forward funding for the Nutrition Center. Repair Timeline decisions will be based upon whether the Town elects to take ownership of the building. If the Town acquires the Center, remediation can be quick.
- C. Verizon Communications Facility August 17, 2026: Verizon has not completed all their items for their ability to give service yet. CEO is in communication with applicable parties.
- D. Culvert Project, Route 9W, Murderers Creek, NYSDOT, Region One, Town of Athens, 2027-2028 Year, Update None. Currently, no additional information.
- E. Flint Mine Solar Project (DESRI) August 17, 2026: Project Development Team, Susan Moberg PWS, CFM, Executive Director, will visit the Town Board on August 17, 2026, to provide an informal update & respond to questions.
- F. FreePoint Solar LLC, et al, developers of renewable energy infrastructures. August 17, 2026. Project Development Team will be applying for an extension of their Special Use Permit for 1 year. The ZBA is obligated to grant the extension request since it is timely.
- G. InterMunicipal Agreement Village/Town Update, August 17, 2026: Nothing new.
- H. Mountaintop Supervisors & Mayors Meeting, August 17, 2026. Next meeting tentative date is August 24 ???

- I. Peckham Industries West Athens Vapor Study Project Update, August 17, 2026: Nothing new. Awaiting final update, scheduling from Mechanical Contractor for Field Installation activities. Several Operational Components are being fabricated by Mechanical Contractor. Anticipate Project Full Completion by Early Fall. Odor Complaint May 26, 2026; April 27, 2026; April 23, 2026.

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, August 17 2026: MJ Team & Town Attorney Thompson had a great meeting on the BESS Facility Project. Many headways & resolutions of contentious items have seemed to be addressed. A draft of Local Law prepared for Town on August 28 is expected.

Town Board Concerns:

Board member Pine mentioned the following concerns.

-Resolution to the school showing our support of them NOT closing any schools.

Mr. Thompson suggested that we wait until January to see what the school board proposes.

-What actions should we take regarding Data storage.

Nothing to consider as long as there is a state mortarium.

-Union meeting and the effect on the budget

The first meeting with the union will be 9/3/29.

-Who gets invited to the meetings that Flint mine solar put on?

There will be a meeting with the highway departments on August 18th. MJ engineering and superintendent Farrell will be there.

Town Clerk:

1-At this point we do not have mail delivery to the office, we do but they do not deliver to this area until after the office is closed. Our options are to keep picking up the mail, putting a mailbox out front or getting a PO box.

A motion was made by Palmateer and second by Pine to approve the Town clerk to get a PO Box.

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

2-Would like to change the Clerk's office hours, to make them in line with the rest of the town offices. Tabled for further discussion.

3-Would like to stop using the bank to collect taxes. Tabled for further discussion.

Public Concerns:

Michael Black asked about NY forward and the nutrition center. Did the county apply for a grant?

They did but did not get any money at this point.

Ed Lenzo shared his concerns with Flint Mine Solar.

Community Information: All Dates Subjected to Change.

Aug 17: Town Board Meeting. Municipal Building.

Aug 27: Town Planning Board Meeting. Municipal Building.

Being no other business to come before the Board.

A Motion was made by Palmateer and second by Bone to adjourn the meeting at 8:05pm.

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

Respectfully submitted by:

Phyllis Dinkelacker
Town Clerk

DRAFT