

9/16/2026 12:28 PM
Town of Athens Meeting
Please Note Venue Change
Athens Volunteer Fire Department Facility
39 Third 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, August 17, 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 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 @ 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.

PUBLIC HEARING LOCAL LAW __4__ to AMEND the ZONING LAW for the HOLLISTER LAKE OVERLAY.

- 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:

PUBLIC HEARING LOCAL LAW __4__ to AMEND the ZONING LAW for the HOLLISTER LAKE OVERLAY.

- Town Action: Supervisor hereby requests a Motion to Keep the Public Hearing Open until end of tonight August 17, 2026 meeting, for the Purpose of Hearing All Comments from the Public.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

PUBLIC HEARING LOCAL LAW __4__ to AMEND the ZONING LAW for the HOLLISTER LAKE OVERLAY.

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

Motion By 2nd By AIF

EXCEPTIONS NOTED:

PUBLIC HEARING LOCAL LAW __4__ to AMEND the ZONING LAW for the HOLLISTER LAKE OVERLAY.

- Town Action: Supervisor hereby requests a Motion to Close the Public Hearing and Call for a Roll Call Vote of Local Law # 4, Amending the Town Zoning Law to Amend the Hollister Lake Overlay District.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

- ❖ DESRI, Flint Mine Solar Project: Susan Moberg PWS, CFM, Executive Director, will visit the Town Board on August 17, 2026, to provide an informal update & respond to questions. Ms. Moberg will take all questions & answer those questions that she can knowledgeably respond to.

- 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 July 20, 2026, & August 3, 2026

Motion By _____ 2nd By _____ AIF

EXCEPTIONS NOTED:

Departmental Narratives

- Highway Superintendent.
- Assessor.
- Code Enforcement Report.
- Supervisor's Report.

Extending the Battery Energy Storage System Moratorium Currently Expiring on September 5. 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 September 6, 2026, to March 5, 2027.

Motion By _____ 2nd By _____ AIF

EXCEPTIONS NOTED:

NYS Temporary Municipal Assistance Fund to Towns.

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

Motion By _____ 2nd By _____ AIF

EXCEPTIONS NOTED:

Greene County Funds to Assist Towns with EMS.

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

Motion By _____ 2nd By _____ AIF

EXCEPTION NOTED:

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

Motion By _____ 2nd By _____ AIF

EXCEPTION NOTED:

- Town Action: TOA Supervisor Pirrone nominates Edward Lenzo, to the Unexpired Term of Former Planning Board Member, Courtney Sherman, from August 17, 2026, until ____December 31, 2027_____. Mr. Lenzo is a Resident of the Town, Community Volunteer & Activists.

Motion By _____ 2nd By _____ AIF

EXCEPTIONS NOTED

- 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.
Motion By _____ 2nd By _____ AIF

EXCEPTION NOTED:

- 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.
Motion By _____ 2nd By _____ AIF

EXCEPTION 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. 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.

Other Business:

Town Action: To Authorize the

Motion By 2nd By AIF
EXCEPTIONS NOTED:

Town Council Concerns:

Public Concerns:

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

Community Information: All Dates Subjected to Change.

- Aug 17: Town Boad Meeting. Municipal Building.
- Aug 27: Town Planning Board Meeting. Municipal Building.

- Town Action: Move to Adjourn,
Motion By 2nd By **AIF**