

REGULAR MEETING – ATHENS TOWN BOARD
June 1, 2026

The regular meeting of the Athens Town Board was called to order on June 1, 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: 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 Wayne Thompson, Attorney for the Town.

The following people were in attendance: Karen Dudley, Teri VanWormer, D. Hartman, and Melissa Beck.

Supervisor Pirrone read the public hearing notice:

Public Hearing: Town of Athens will hold a Public Hearing on Monday, June 1, 2026, at the Athens Municipal Building, 2 First Street, Athens, NY. To hear all comments, questions, and information on Proposed Local Law # 2026-03, Entitled "Town of Athens Commercial Cannabis Cultivation Moratorium Law". This Law is to allow the Town Board to gather information about the development of land use & appropriate regulations that are consistent with the Town's current & future land use development & zoning objectives. Anyone wishing to review Proposed Local Law # 2026-03 can contact the Town Clerk's office. Copies of the Local Law # 3 will be made available at the Town Clerk Office for Public Inspection during Normal Office Hours.

A motion was made by Palmateer and second by Pine to open the public hearing on Proposed Local Law 2026-03. Motion Carried: Aye's – 5 (Bone, Haas, Palmateer, Pine and Pirrone), No's – 0, Absent/Abstain – 0.

Discussion followed.

A motion was made by Bone and seconded by Haas to keep the public hearing open until the next meeting June 15, 2026

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

VOUCHERS

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

General 2026	Abstract # 11	Vouchers	223 - 253	\$14,385.24
Highway 2026	Abstract # 11	Vouchers	83 - 84	\$ 6,624.28
T&C ARX	Abstract # 11	Voucher	4	\$ 728.15
T&C MDX Waste	Abstract # 11	Voucher	1	\$ 1,248.75

A motion was made by Palmateer and seconded by Bone to approve and pay the bills.

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

MINUTES: The minutes of the 5/18/26 meeting were presented to the board.

A motion by Palmateer and second by Bone was made to table the acceptance of the minutes for 5/18/26 until the next meeting, 6/15/26.

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

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

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

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

-Accessibility Lift Project Municipal Building Outside Update June1, 2026: Lamont Engineering J. Preisner, has requested an update from National Seating & Mobility on May 27, 2026 @ 9:30 am.

-Athens Rivertown Nutrition Center Building Update June 1, 2026: All concerned parties are awaiting information & final status of the NY Forward funding for the Nutrition Center. Whether items are included or omitted, may influence the approach to remedy the repairs. 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.

-ARX Cell Tower Construction Project Update June 1, 2026: ARX Wireless Remaining SOW Report # 10, Verizon Antenna & Line Crew completed antenna work & Coax cable installation within fill tube. Fiber lines, power & energizing the site will be done over the next few weeks. Site On Air Date is not confirmed yet, will advise when available. Civil Contractor remobilizing material & equipment to site for fence installation, plantings, conduits & minor clean up tasks, weather permitting. Will review progress & start next SOW Report.

-Culvert Project, Route 385, Corlaer Kill, NYSDOT, Region One, Town of Athens, 2026 Year, June 1, 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.

-Culvert Project, Route 9W, Murderers Creek, NYSDOT, Region One, Town of Athens, 2027-2028 Year, Update None. Currently, no additional information.

-Flint Mine Solar Project (DESRI) June 1, 2026: Project Development Team & Cooperating Partners met on May 19 to discuss Project Timeline; Emergency Services Coordination; Safety Measures; Emergency Preparedness; Winter Operations & Highway Departments Coordination.
-FreePoint Solar LLC, et al, developers of renewable energy infrastructures. June 1, 2026. Developers are expected at the Planning Board Meeting.

-InterMunicipal Agreement Village/Town Update, May 18, 2026: Mayor is finishing several projects on her table & I expect to arrange a meeting soon.

-Mountaintop Supervisors & Mayors Meeting, June 1, 2026. Next meeting tentative date is June 25.

-Pavement Corrective Maintenance, Route 385, Village of Athens, 2026 Year, June 1, 2026: Road work has been completed.

-Peckham Industries West Athens Vapor Study Project Update, June 1, 2026: Peckham Operations have allocated funding for their planned improvements & projects. Third Party Engineering review has been completed, additional recommendations, revisions, additions have been made. Sourcing Contractors for the proposed changes are in the works.

Odor Complaint on 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.

-Planning & Zoning Project Discussion, MJ Engineering, June 1, 2026:

MJ Team provided a draft of Local Law prepared for Town on May 21, 2026, distributed to Town Council Members. Actively working through the mapping considerations associated with implementation of the Local Law. Further Consideration may be given to whether Tier 3 Bess Facilities be permitted within specific existing Zoning districts rather than through the creation of a separate overlay district. Other important aspects of the Zoning should be considered for a more defensible framework

OTHER BUSINESS ITEMS:

-Review of Draft Battery Energy Storage System (BESS) Local Law provided by MJ Engineering-Senior Planner, Ms. Samuel on May 21, 2026. Comments, Questions, Concerns from Town Board.

-250 Year Celebration Event: Supervisor Pirrone has secured \$ 4,600 in Sponsorships; there are 1 Additional Confirmed Sponsors; 3 Other Unconfirmed Sponsors. Moving along with Committee Plans. Music. Tent, Tables, Chairs, Port Potty. Bouncy House. Banners. 6/1/2026

Town Action: Authorizing the Town of Athens to provide support in the preparation for the Greene County YMCA Triathlon Race, on September 12, 2026

Motion By Haas and seconded by Palmateer to Support the YMCA Triathlon race

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

Discussion: Review of Greene County Resolution # 180-26, Dated May 20, 2026, Awarding Bids for Washed & Screened Crushed Stone.

Motion was made by Pine To Authorize the Supervisor to Recognize the Greene County Resolution # 180-26, Awarding Bids for Washed & Screened Crushed Stone to the Authorized Vendor Listed & Made Available to Each Municipality, seconded by Bone

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

Discussion: Review of Greene County Resolution # 181-26, Dated May 20, 2026, Awarding Bids to Purchase-Highway Department.

Motion was made by Bone To Authorize the Supervisor to Recognize the Greene County Resolution # 181-26, Awarding Bids to Purchase Materials-Highway Department to the Authorized Vendor Listed & Made Available to Each Municipality, seconded by Haas.

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

Discussion: Review of Greene County Resolution # 203-28, Dated May 20, 2026, Authorizing Distribution of Mortgage Tax.

Motion was made by Palmateer To Authorize the Supervisor to Recognize the Greene County Resolution # 203-28, Distribution of Mortgage Tax, \$ 49,069.87, seconded by Bone

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

TOWN COUNCIL CONCERNS:

Board member Palmateer investigated local short term rentals and compared them with a list of those registered in the Town of Athens.

PUBLIC CONCERNS:

The residents attending the meeting and the board had a lengthy discussion regarding Freepoint solar.

COMMUNITY INFORMATION: All Dates Subjected to Change.

- * Jun 6: Youth Health Fair. Catskill Point, 10 am to 2 pm
- * Jun 10: Zoning Board of Appeal Meeting. Municipal Building.
- * Jun 13: Athens Community Day
- * Jun 14: Flag Day
- * Jun 15: Town Board 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 Board Meeting. Municipal Building.
- * Jul 23: Town Planning Board Meeting. Municipal Building.
- * Aug 3: No Town Board Meeting (Vacation). Municipal Building.
- * Aug 13: Zoning Board of Appeal Meeting. Municipal Building.
- * Aug 17: Town Board Meeting. Municipal Building.
- Aug 27: Town Planning Board Meeting. Municipal Building

There being no further business to come before the Board.

A Motion was made by Bone and second by Haas to adjourn the meeting at 7:15pm.

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

Respectfully submitted.

Phyllis Dinkelacker
Athens Town Clerk