

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, June 15, 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.

Public Hearing: Town of Athens will Reconvene the Public Hearing on Monday, June 15, 2026, at the Athens Municipal Building, 2 First Street, Athens, NY. To hear all comments, questions, information on Proposed Local Law # 3 for 2026, Entitled "Town of Athens Commercial Cannabis Cultivation Moratorium Law". To allow the Town Board to gather information for the development of land use & appropriate regulations that are consistent with the Town's current & future land use development & zoning objectives. Copies of the Local Law # 3 will be made available at the Town Clerk Office for Public Inspection during Normal Office Hours.

Discussion: Public Hearing, Local Law # 3, Town of Athens "Commercial Cannabis Cultivation Moratorium Law".

- Town Action: Supervisor hereby requests a Motion to Reconvene the Public Hearing for the Purpose of Hearing All Comments from the Public.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

Discussion: Public *Hearing*, Local Law # 3, Town of Athens "Commercial Cannabis Cultivation Moratorium Law"

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

Motion By 2nd By AIF

EXCEPTIONS NOTED:

- 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 May 18 , 2026.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

Departmental Narratives

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

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 June 15, 2026: Lamont Engineering J. Preisner, is awaiting a proposal for demo work in the second story, to determine the status of the wall composition. This must be done before the Lift is Ordered. When Lift is ordered, demo work must take place to be prepared for Lift. However, Lift cannot be ordered until a contractor is on board because if Lift arrives before wall construction, resulting in major issues. If contractor proposal fails, the alternative will be VOA DPW will do the work. Hopefully all will go as planned, contractor secured, order Lift, submit plans for Lift & ADA access ramp.
- B. Athens Rivertown Nutrition Center Building Update June 15, 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.
- C. ARX Cell Tower Construction Project Update June 15, 2026: ARX Wireless Remaining SOW Report # 11, Verizon is complete, scheduling their meter set with power company. Civil contractors are remobilizing material & equipment back to site. Will install fence, plantings, conduit placement, minor cleaning up tasks. Pending weather, supply & delivery issues, anticipate completion by end of week.
- D. Culvert Project, Route 385, Corlaer Kill, NYSDOT, Region One, Town of Athens, 2026 Year, June 15, 2026: Work has begun by closing the southbound 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.
- F. Flint Mine Solar Project (DESRI) June 15, 2026: Project Development Team is advancing design engineering & targeting an August mobilization. Planned work for August would be mostly in Cocksackie due to Fish & Wildlife restriction for tree clearing. Survey marking of area & wetland areas, installation of erosion controls & site entrance construction in Athens. Anticipate submitting detailed driveway plans required to Highway Departments by June end, request meeting thereafter. Town "Professions Services" escrow a/c's set up, funding to hire 3rd Party Engineer. Project Team "EPC" planning to perform pull testing, geotechnical investigation during 2nd – 3rd week of July.
- G. FreePoint Solar LLC, et al, developers of renewable energy infrastructures. June 15, 2026. The Developers' Engineering Firm is now at the Compilation Phase, compiling the Comprehensive Response to the Planning Board Engineering Consultants comment letter. The Developers expect the review process may be lengthy due to the extensive technical details & nature of the Engineering Response. The Developers' Team plan to attend, update & answer any initial questions at the Planning Board Meeting.
- H. InterMunicipal Agreement Village/Town Update, May 18, 2026: Mayor is finishing several projects on her table & I expect to arrange a meeting soon.
- I. Mountaintop Supervisors & Mayors Meeting, June 15, 2026. Next meeting tentative date is June 25.
- J. Peckham Industries West Athens Vapor Study Project Update, June 15, 2026: Peckham Operations have completed several rounds of Engineering Reviews & Design Revisions to retrofit the Vapor System, have finalized an approach that all Managerial & Technical parties agreed upon. 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 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.

L. Planning & Zoning Project Discussion, MJ Engineering, June 15, 2026:

MJ Team provided a draft of Local Law prepared for Town on May 21, 2026, distributed to Town Council Members. Town Attorney & Town Council reviewing. MJ Planning 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:

Review of Draft Battery Energy Storage System (BESS) Local Law provided by MJ Engineering-Senior Planner, Ms. Samuel. Questions, Concerns from Town Board.
Executive Session-The Town Council may convene an executive session to discuss a Proposed Battery Energy Storage System Law under Attorney-Client privileges.

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. 6/15/2026

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

Discussion: Review of
Town Action: To Authorize the
Motion By 2nd By AIF
EXCEPTIONS NOTED:

Discussion: Review of
Town Action: To Authorize
Motion By 2nd By AIF
EXCEPTIONS NOTED:

Discussion:
Town Action: To Authorize the
Motion By 2nd By AIF
EXCEPTIONS NOTED:

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

Town Council Concerns:

Public Concerns:

Discussion: Public *Hearing*, Local Law # 3, Town of Athens “Commercial Cannabis Cultivation Moratorium Law”

Town Action: Supervisor hereby requests a Motion to Close the Public Hearing for Local Law # 3, Town of Athens “Commercial Cannabis Cultivation Moratorium Law”.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

Discussion: Local Law # 3, Town of Athens “Commercial Cannabis Cultivation Moratorium Law”

Town Action: Supervisor hereby requests a Motion to Adopt Local Law # 3, Town of Athens “Commercial Cannabis Cultivation Moratorium Law”.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

- Town Action: The Supervisor will entertain a motion to enter executive session to discuss a Proposed Battery Energy Storage System Law under Attorney-Client privileges.

Motion By 2nd By AIF

EXCEPTION NOTED:

- Town Action: To Reconvene Regular Session, the time is _____.

Motion By 2nd By AIF

EXCEPTION NOTED:

- Town Action:

Motion By 2nd By AIF

EXCEPTION NOTED:

Community Information: All Dates Subjected to Change.

- 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). Supervisor request Council Member to come in to sign vouchers from Monday to Wednesday @ 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.

- Town Action: Move to Adjourn,

Motion By

2nd By

AIF