

REGULAR MEETING – ATHENS TOWN BOARD

April 6, 2026

The regular meeting of the Athens Town Board was called to order on April 6, 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: 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, Deputy Supervisor Gail Lasher, and Wayne Thompson, Attorney for the Town.

The following people were in attendance: Kathy Ventura, Kaaren Kiernan, Rich Peter, Mary Ann Peter, Alyssa Bement, Diane Eastwick, Cody Hitt, Edward Lenzo, Tony Cimmino, Maureen McNamara, Judy Cimmino, Anne Pirrone, Melissa Beck, Jeanne Oliveira, and James O'Connell.

Supervisor Pirrone introduces Jeanne Oliveria and proposed she be appointed to the Board of Assessment Review (BAR) Unexpired Term of Former BAR Member, Jeff Strockbine, from April 7, 2026, until September 30, 2027. Mrs. Oliveria is a Resident of the Town, Retired Educator, Veteran, ZBA Secretary, Community Volunteer & Activists.

Motion was made by Pine and seconded by Bone.

Motion carried: Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

Alyssa Bement, NYSDOH and Steve Winkly, LaBella Assoc. with a presentation regarding the preservation of the drinking water from Hollister Lake. The Village of Athens is a participant in this program. Mr. Winkly has mapped out the Village sewer system, which is extensive. The presentation outlined the measures that could be taken and put into code by the Village and Town of Athens to protect Hollister Lake.

Discussion Athens Rivertown Senior Center with Town Board, Legislator, and other interested Parties.

The county approached the Town to inquire if they would be interested in the building located at 39 Second st. currently the county uses the building for preparing and distributing meals for meals on wheels.

The Town contracted with MJ engineering to assess the building for any structural and other issues.

Supervisor Pirrone has gotten a quote, from the county, of what the annual cost electric, propane etc. Also, supervisor Pirrone will meet with the county administrator Groden to discuss what will happen, the cost of the building etc. if the Town Board moves forward taking ownership of the building.

Tony Cimmino, president of the Athens Senior club, stated that he was hoping that if the Town does take over the building would go from a nutrition center back to being a senior center and that there would be more access for the Senior citizens of Athens.

VOUCHERS

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

General 2026 Abstract # 7	Vouchers 124 – 148	\$28,729.76
Highway 2026 Abstract # 7	Vouchers 46 - 55	\$ 9,183.96

A motion was made by Haas and seconded by Palmateer to approve the vouchers.

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

MINUTES: The minutes from March 16, 2-26 were presented to the board. The clerk would like to thank you to Tina for doing the minutes on the 16th.

A motion by Haas and second by Bone was made to accept the 3/16/26 minutes.

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

CLERK'S REPORT: The Clerk's report for the month of March 2026 was in the safe and she will send a copy of the report to the Board members and give the bookkeeper the check on 3/17/26.

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 April 6, 2026: Village Engineer Preisner is reviewing new plans, discussing design issues with National Seating & Mobility. Concrete based installed, next steps being scheduled.

-Athens Rivertown Senior Center Building Update April 6, 2026:
Planned meeting County Administrator & related parties for April 13.

-ARX Cell Tower Construction Project Update April 6, 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.

-Culvert Project, Route 385, Corlaer Kill, NYSDOT, Region One, Town of Athens, 2026 Year April 6, 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) 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.

-FreePoint Solar LLC, et al, developers of renewable energy infrastructures. Update April 6, 2026. The Developers are conducting the geotechnical investigation requested by the Town Engineer. The dozer was needed for the approximately 10-foot-wide path needed for the drill rig to make the geotechnical investigation boring.

-InterMunicipal Agreement Village/Town Update, April 6, 2026: Working to schedule a meeting.

-Mountaintop Supervisors & Mayors Meeting, April 23, 2026. I have not received agenda for next meeting.

-Pavement Corrective Maintenance, Route 385, RM385-130-1051 to RM 385-1301-1065, NYSDOT, Region One, Village of Athens, 2026 Year, Update None: Currently, no additional information.

-Peckham Industries West Athens Vapor Study Project Update, April 6, 2026: Peckham Operations Manager Scott Pooters reported that they are continuing to make progress, working through the design phase & staying focus 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.

-Planning & Zoning Project Discussion, MJ Engineering, April 6, 2026: Anticipate draft of the local law for your initial review in May 2026. Concept map identifying areas suitable for Tier 2 & Tier 3 BESS operations will also be shared. Other items identified for discussion. Coordinate a follow-up meeting in early May to review & discuss in greater detail.

Discussion on above issues:

-Pine asked if any other contractors will be needed to finish the installation of the Lift? Pirrone, maybe an electrician. Jason, the engineer, will follow up on any future needs.

-Pirrone stated, Peckham is closed until April 20th.

-At this time only, Verizon has a permit to use the tower. Any other vendor would have to go through the process, Albert, Planning board etc. Attorney is going to look into any co-location agreement.

-Pine, have you heard anything else regarding Flint Mine cutting down trees, etc.?

Pirrone, I had a meeting with Flintmine, they are still working with the public service commission. They are redirecting their efforts to other types of construction, getting ready for when they get the OK from the public service commission.

-Palmateer and Pine had a meeting with MJ engineering regarding the B.E.S.S. law. They feel it went well and feel that they have a better understanding of what the Town is looking for.

New Business:

- NYAOT had a project "Town History" our Town Historian, Sarah Brailey, has written an article and she has submitted it to NYAOT.

-250th Year Celebrations Event Update. Pirrone reported that he sent a best guess budget estimate to the county for \$1,200.00. He also has confirmed donations of \$2,500.00.

Public Concerns:

Town resident: Melissa Beck had some concern about the webpage not being updated with the minutes.

Ms. Beck also had some concerns with what exactly Free Point is doing and who is overseeing what they are doing.

Town resident Ed Lenzo has some concerns about Flint Mine (Desri), with what exactly Flint Mine is doing and who is overseeing what they are doing.

Community Information: All Dates Subjected to Change.

- * Trooper Brinkerhoff Race, April 11 & May 2, 2026.
- * Apr 8: Zoning Board of Appeal Meeting. Municipal Building.
- * Apr 11: Trooper Brinkerhoff Race, Day 1.
- * Apr 20: Town Board Meeting. Municipal Building.
- * Apr 23: Town Planning Board Meeting. Municipal Building.
- * Apr 25: Athens Spring Clean Up Day. Village DPW facility
- * May 1 to May 6: Supervisor will be out of Town.
- * May 2: Trooper Brinkerhoff Race, Day 2.
- * May 4: Town Board Meeting. Municipal Building.
- * May 5: NYAOT Training, Albany, NY
- * May 10: Mother's Day
- * May 13: Zoning Board of Appeal Meeting. Municipal Building.
- * May 18 Town Board 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 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.
- * Jul 6: No Town Board Meeting (Vacation). Municipal Building.
- * Jul 8: Zoning Board of Appeal Meeting. Municipal Building.
- * Jul 20: Town Board Meeting. Municipal Building.
- * Jul 23: Town Planning Board Meeting. Municipal Building.

A motion was made by Pine and second by Palmateer to go to an executive session at

7:24, to have a discussion with the attorney on a few issues.

Motion carried, Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

A motion was made by Pine and second by Haas, at 8:15pm, to come out of executive session and reconvene the regular meeting.

Motion carried, Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0

There is no other business to come before the Board.

A Motion was made by Pine and second by Bone to adjourn the meeting at 8:15pm.

Motion carried, Aye's – 5 (Bone, Haas, Palmateer, Pine, and Pirrone), No's – 0.

Respectfully submitted.

Phyllis Dinkelacker
Athens Town Clerk