

REGULAR MEETING – ATHENS TOWN BOARD
May 18, 2026

The regular meeting of the Athens Town Board was called to order on May 4, 2026, by Town 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 Karen Haas, Brittany Palmateer. Absent Town Board members: Tami Bone and Becky Pine.

The following Town Officers and Appointees were in attendance: Deputy Supervisor Gail Lasher, Deputy Town Clerk Tina Martinez, and Wayne Thompson, Attorney for the Town.

The following people were in attendance: Nancy Poylo, Robert Brunner, Susan Moberg, Victoria Wilson.

VOUCHERS

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

General 2026	Abstract # 10	Vouchers	205 – 222	\$25,290.02
Highway 2026	Abstract # 10	Vouchers	69 – 82	\$12,759.63
T&C Freepoint Solar	Abstract # 10	Vouchers	4	\$1,474.71
T&C 250 th Event	Abstract # 10	Vouchers	2	\$224.22

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

Motion Carried: Aye's – 3 (Haas, Pirrone, and Palmateer), No's – 0, Absent/Abstain – 2 (Bone and Pine).

MINUTES: The minutes of the 5/4/26 meeting were presented to the board.

A motion was made by Palmateer and seconded by Haas to accept the minutes from 4/20/26.

Motion Carried: Aye's – 3 (Haas, Pirrone, and Palmateer), No's – 0, Absent/Abstain – 2 (Bone and Pine).

HIGHWAY SUPERINDENDENT'S REPORT: The Highway Superintendent's report for the month of May 2026 was presented to the Board.

- Blacktop patched Schoharie Tpk.
- Started mowing side Town roads.
- Replaced water pump and belt on Gradall.
- Had both front steering cylinders rebuilt on grader.
- Hauled a few loads of salt.
- Did right of way checks on all Town roads.
- Hauled washed 1A stone for chip sealing.
- Two trucks hauled millings for a day for the Village of Athens.
- Gradall on Leeds Athens Road removing a stump and some rock back off the edge of the road to improve visibility and safety.
- We took part in the NYMIR training.
- Serviced roller for the summer.
- Fixed fire hydrant out in front of the shop.

ASSESSOR'S REPORT: The Assessors report for the month of May 2026 was presented to the Board.

- Tentative assessment roll was filed on time.
- Grievance Day: complaints and documentation must be filed on or before 5/21/26 for the event on 5/28/26 from 4-8PM. Appointments are given priority. Final assessment outcomes filed on or before 7/1/26.
- The usual processing of deeds, property splits, etc. continues as they are received.
- The office is preparing for the implementation of the new RPSO program.

BUILDING DEPARTMENT'S REPORT: The Assessors report for the month of May 2026 was presented to the Board.

- Building permits issued: 4
- Building inspections: 16
- Building permit inquiries: new houses, property zoning, BESS (Pinar Diecidue – battery energy storage system), property uses, renovations, garage, additions, residential solar panels, demolition permit, and septic.
- Certificate of occupancy: 5
- Municipal search requests: 9
- Demolition permits: 1
- Note: Tower completed, Verizon has installed antennas and related equipment on tower sides. Ground equipment and power generator installed.

Supervisor Report on 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:

- A. Accessibility Lift Project Municipal Building Outside Update May 18, 2026: Lamont Engineering J. Preisner, has reviewed current drawing based upon revised measurements for Lift Placement. Estimated time of order for installation is currently 4 to 6 weeks. Working on estimated time frame for completion, to schedule unit for production. Coordinating with local contractors to get everything & everyone on the same page for installation.
- B. Athens Rivertown Nutrition Center Building Update May 18, 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 May 18, 2026: ARX Wireless anticipates their completion in the next two weeks. Planning to submit to "Completion Team" the FAA 1A, Final Statement of Special Instructions, set of Plans (ARX CD's) marked up showing any minor changes/adjustments made in the field. Request a Site Walk with Delaware Engineering & Town Supervisor, to develop punch list, around May 25 or so. Verizon has their own Building Permit & should be substantially completed soon.
- D. Culvert Project, Route 385, Corlaer Kill, NYSDOT, Region One, Town of Athens, 2026 Year, May 18, 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.
- 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) is a 100MW-AC solar photovoltaic facility being developed at the southern end of the Town of Cossack & the Northern End of the Town of Athens.
- G. FreePoint Solar LLC, et al, developers of renewable energy infrastructures. Update May 18, 2026. Developers are expected to attend next 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, May 28, 2026. Next meeting tentative date is May 28.
- J. Pavement Corrective Maintenance, Route 385, Village of Athens, 2026 Year, May 18, 2026: The next phase will start with milling the existing road surface, identified & mark manhole covers, turn off valve access boxes & other roadway obstacles. Several road cleanings and other preparations will be done. Paving will commence immediately, depending upon weather conditions, equipment availability & scheduling. Please note that this will be temporarily disruptive & be aware that NYSDOT will be placing no parking signs throughout the affected area. Heed them, please. We do not always get timely information. Apologies for any hardship this may cause.
- K. Peckham Industries West Athens Vapor Study Project Update, May 18, 2026: Peckham Operations are continuing to make progress, their Outside Mechanical Contractor Facility is currently building the new "Vapor Recovery Unit". When completed, Delivery & on-site Field Work should start in 2-3 weeks.

Plant Opening, April 23, 2026: Odor Complaint on April 23, 2026, April 27, 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, May 18, 2026:

MJ Team is moving forward & developing the necessary pre-requisite items to fully develop the Battery Energy Storage Systems Law & Mapping. A request was made to Supervisor Pirrone to provide the Town's current Zoning Data in GIS Shapefile Format, which was promptly received from the Supervisor. This will help ensure the overlay mapping is accurate & aligned with the Town's existing Zoning Framework. We anticipate having a draft of Local Law prepared for Town review later this month & want to ensure the mapping components are developed as comprehensively & accurately as possible in advance of that review.

Other Business:

Kaaterskill Falls "Visitor Use Management" Recommendation Report.

Supervisor will coordinate Town Resolution in Support of Town of Hunter Disagreement with the Presented Kaaterskill Fall "VUM".

250 Year Celebration Event: Supervisor Pirrone has secured \$ 4,400 in Sponsorships; there are 2 Additional Confirmed Sponsors; 3 Other Unconfirmed Sponsors. Moving along with Committee Plans. Tent, Tables, Chairs, Port Potty. Bouncy House. Musical Entertainment. Westchester Women's Chorus. Banners. (Updated 5/18/2026 MNP)

Town Action(s):

Town Action: Town of Athens acceptance of resignation of board of Assessment Review member Frances McCusker, effective May 8, 2026.

Motion By Palmateer, second By Haas to accept Ms. McCusker's resignation.

Motion Carried: Aye's – 3 (Haas, Palmateer, and Pirrone), No's – 0, Absent/Abstain – 2(Bone and Pine).

Town Action: Supervisor Pirrone nominates Thomas Sprague, to the unexpired term of former BAR member Frances McCusker, from May 19, 2026, to September 30, 2028.

Motion By Haas, second By Palmateer to appoint Mr. Sprague.

Motion Carried: Aye's – 3 (Haas, Palmateer, and Pirrone), No's – 0, Absent/Abstain – 2(Bone and Pine).

Town Action: To authorize the Supervisor to call for a Public Hearing, on June 1, 2026 to hear all comments on proposed Law 2026-03, "Town of Athens, Commercial Cannabis Cultivation Moratorium Law"

Motion By Haas, second By Palmateer to hold a public hearing for proposed local law #2026-03.

Motion Carried: Aye's – 3 (Haas, Palmateer, and Pirrone), No's – 0, Absent/Abstain – 2(Bone and Pine).

Town Action: To Authorize the Supervisor to extend the "Town of Athens Data Storage Facilities or Data Centers Moratorium Law" from June 1, 2026 until Nov 30, 2026.

Motion By Haas, second By Palmateer to extend the moratorium for Data storage facilities or Data centers.

Motion Carried: Aye's – 3 (Haas, Palmateer, and Pirrone), No's – 0, Absent/Abstain – 2(Bone and Pine).

Town Action: To Authorize the Supervisor to Extend the "Town of Athens Battery Energy Storage System" from June 2, 2026 until December 1, 2026.

No action at this time.

Town Action: Resolution Formally Objecting to the Kaaterskill Clove Visitor Use Management (VUM) Report and Urging a Revised Approach.

Motion By Haas, second By Palmateer to support the above.

Motion Carried: Aye's – 3 (Haas, Palmateer, and Pirrone), No's – 0, Absent/Abstain – 2(Bone and Pine).

SPECIAL SPEAKERS:

Susan Moberg and Victoria Wilson of Flint Mine Solar presented a basic recap of the timeline of the project that began in 2018 under different leadership. In 2023 Desri Renewables bought the project and has found a new contractor that has offered new pricing that will allow the project to move forward under the current market conditions. The estimate is to start work in July and for it to extend through the winter, taking advantage of the cold to mitigate wet ground conditions. 25% of the project is located in Athens, the rest of the lot resides in Coxsackie.

The Board questioned if the wet soil conditions affect the stability of the solar panels. Answer: Yes, the supports are driven deep enough to reach stable ground. Fixed panels will go on steep terrain and movable ones will go on more level ground. The attorney asked if there is a written work plan and the speakers advised that they will create a summarized plan and send it to the Town.

COMMUNITY INFORMATION: All Dates Subjected to Change.

- * May 18 Town Boad Meeting. Municipal Building.
- * May 27: 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 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 Boad 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 Boad 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 to adjourn the meeting at 6:58 PM.

Motion By Haas, second By Palmateer to adjourn the meeting.

Motion Carried: Aye's – 3 (Haas, Palmateer, and Pirrone), No's – 0, Absent/Abstain – 2(Bone and Pine).

Respectfully submitted.

Christina (Tina) Martinez
Athens Deputy Town Clerk