

**REGULAR MEETING – ATHENS TOWN BOARD**  
**July 20, 2026**

The regular meeting of the Athens Town Board was called to order on July 20, 2026, by Supervisor Michael Pirrone at 6:00pm and was followed by the Pledge of Allegiance. 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 Karen Haas, Brittany Palmateer and Becky Pine. Absent Tami Bone

The following Town Officers and Appointees were in attendance: Town Clerk Phyllis Dinkelacker, Highway Superintendent John J. Farrell, Deputy Town Supervisor Gail Lasher, Code Enforcement Officer Albert Gasparini and Attorney for the Town Wayne Thompson

The following people were in attendance: James O'Connell, Patricia McLoughlin, Edward Lenzo, Mike Campbell, and Stephan Bradicich.

**VOUCHERS**

The bills were audited by the Board and ordered paid:

**Abstract #13 (07/07/2026)**

|                             |          |           |             |
|-----------------------------|----------|-----------|-------------|
| General 2026                | Vouchers | 274 – 303 | \$24,383.33 |
| Highway 2026                | Vouchers | 96 - 100  | \$89,906.97 |
| T&C 250 <sup>th</sup> Event | Voucher  | 4 - 8     | \$ 2,199.11 |

**Abstract #14 (07/20/2026)**

|                             |          |           |             |
|-----------------------------|----------|-----------|-------------|
| General 2026                | Vouchers | 304 – 320 | \$ 7,087.20 |
| Highway 2026                | Vouchers | 101 - 111 | \$ 6,848.39 |
| T&C 250 <sup>th</sup> Event | Voucher  | 9         | \$ 300.00   |
| T&C Fire District 2%        | Voucher  | 1 – 3     | \$ 3,283.12 |

A motion was made by Pine and seconded by Palmateer to pay the bills for Abstract 13 and 14, except the bill from MJ Engineering in abstract #14.

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

**MINUTES:** The minutes from the June 15, 2026 meeting were presented to the board.

A motion by Haas and seconded by Pine was made to accept the meeting minutes of June 15th. Motion Carried: Aye's – 4 ( Haas, Palmateer, Pine, and Pirrone), No's – 0, Absent/Abstain – 1 (Bone).

**CLERKS REPORT:**

A motion was by Pirrone and second by Pine to accept the Clerks June report.

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

**DEPARTMENT REPORTS: June's Reports**

**HIGHWAY SUPERINTENDENT – John J Farrell:**

- completed 1<sup>st</sup> part of chipseal for 2026 must wait 2 more weeks to do fog seal
- Been mowing side of town roads
- Chip sealed in Coxsackie and New Baltimore for 2 Days each
- 3 call outs for down trees over the last month
- 1 day in village of Athens sweeping
- Did right away checks on all town roads
- Paved Church St.
- did shoulder backup on new pavement on Church St.
- Tree work in village of Coxsackie for a day
- Letter from resident on Church St.
- Attended 2 meeting with Flint Mine Solar about truck routes and driveway off of town road. Bring MJ engineering on to review and monitor project and road conditions

**CODE ENFORCEMENT – Albert Gasparini:**

Building Permits: 5

Building Inspections: 12

Building Permit Inquiries For: Building New House, Property zoning, Property Uses, House Renovations, Garage, Additions, Demolition Permit, Septic Permit,

Certificate of Occupancy: 2

24 Howard Hall Road, Residential Renovation of Basement and Attic

35 Dutchman Drive Residential Renovation of Basement

Certificate of Compliance: 2

121 High Hill Road: Front, Rear Deck, Side Deck Entry,

139 Longwood Drive: Install 16 Solar Array Panel

Temporary Certificate of Occupancy:

Municipal Search Request: 4

Demolition Permits: 1 Removal of Farmhouse, 1595 State Route 385

Complaints:

Septic Permit:

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls:

Fireworks Permit: 1 Sleepy Hollow display at Peninsula off Greensburg Ct.

Notes:

-ARX Tower. Verizon is installing the fiber optic wiring, and the week of July 21 st Verizon will be making connection to equipment.

-ARX is working on completion of site work and paperwork to submit for the issuing of certificates of compliance for the closing of Silo Cell Tower building permits.

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**ASSESSOR – Ms. Dawn DeRose:**

The 2026 final assessment roll was filed 7/1/2026, and the affidavit was received from the Catskill Daily mail of the legal lines of the filing

The Board of Assessment Review has scheduled the 2<sup>nd</sup> meeting on August 10<sup>th</sup>, to act on the Assessor's petitions regarding adding pro-rata/omits and any other changes necessary for the 2026 final assessment roll

The Small Claims/Article 7 (Certiorari's) will be coming this month, and will report next month on the filings when received, nothing has been filed with our office to date

NYST&F has advised that STAR letters are being sent out to some property owners regarding needing proof of income, 2<sup>nd</sup> notice to those who received a letter of supplying their income, and denial and removal of the STAR for not filing the requested information

NYST&F also has announced there will be New STAR seminars coming up this summer for homeowners, sharing the history of the program, what to expect if already enrolled in the program, and steps for new homeowners, open to the public and no preregistration is necessary, homeowners can contact the STAR Credit via NYST&F at 518-457-2036 for more information

We have processed 12 Village deeds with the sales price ranging from 35,000-730,000; and 18 Town deeds with the sales price ranging from 80,000-580,000

Otherwise, the Assessor's Office continues to conduct regular operations and provides services as usual.

Regards,  
Dawn DeRose, Assessor

**TOWN SUPERVISOR – Michael Pirrone:**

The Yearly 2 % Foreign Fire Tax Reimbursement have been received & will distributed to all Fire Departments. New York State imposes a two-percent tax rate on the premiums of fire insurance policies written by out-of-state insurers against loss or damage by fire on property located in the State. The monies derived from this tax are known as "two percent funds" or "foreign fire insurance funds". The monies collected through this tax are remitted annually by insurers to the New York State Department of Financial Services. Thereafter, the Department of Financial Services distributes these funds to fire service entities, including fire departments, fire companies, benevolent associations and FASNY.

TOA Annual Financial Report, April 27, 2026: Supervisor Pirrone, as the Chief Financial Officer of the Town of Athens, hereby Certifies that the Information provided in the Annual Financial Report for the Town of Athens, for the Fiscal Year Ended 12-31-2025, is True & Correct to the Best of His Knowledge & Belief.

Supervisor Pirrone & Bookkeeper Kratz are communicating with RBT LLC, CPA thru the Year End Process.

A Fund-Fines & Forfeitures Ahead of Budget are keeping pace.

A Fund-Other Interest & Earnings & Reserve Interest are Ahead of Budget.

A Fund-New Athens Generating Plant Power Payments of \$42,967. for 2026 have been paid.

All Operating & Reserve Bank statements are reconciled.

The monthly Retirement Report is timely prepared & filed.

Time Reports are monitored, reviewed, & processed.

Financial activity through June 2026 has been posted to the General Ledger.

Accounts Payable activity is coded, processed & paid as of June 2026.

**DISCUSSION:** The Town Board has determined after a review of the Comprehensive Plan, and upon the recommendation of the NYS Department of Environmental Conservation, NYS Department of Health, LaBella Associates, Greene County Department of Health and the request of the Village of Athens, that it is in the best interest of the residents of the Town of Athens and neighboring communities to amend Section 180-15 Regulation Specific to Districts and 180-32 Development on Steep Slopes to better preserve existing sources of public drinking water supply.

A motion was made by Palmateer and second by Haas, To Authorize a Public Hearing for a Proposed Local Law Number 4 of 2026 to amend Section 180-15 Regulation Specific to Districts and 180-32 Development on Steep Slopes to better preserve existing sources of public drinking water supply. Such Public Hearing will be held on August 17, 2026, at 6:00pm at the Athens Nutrition Center.

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

**DISCUSSION:** VOA has formally dissolved the Youth Bureau. The TOA needs to accept this action, thereby eliminating the need for the VOA to file an Annual Report.

A motion was made Palmateer and second by Pine: For the Town of Athens hereby recognizes that the Village of Athens has formally dissolved the Youth Bureau by their Resolution dated July 9 with unanimous vote by the Village Board of Trustee.

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

**DISCUSSION:** Authorizing the TOA Supervisor as a Delegate and an Alternate Delegate to NYAOT Legislative Meeting from September 22 to 23, in Albany, NY.

A motion was made by Palmateer and second by Haas authorizing Supervisor to act as the Town's Delegate during the 2026 NYAOT Legislative Meeting.

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

A motion was made by Pine and second by Pirrone authorizing Board member Palmateer as Town's Alternate Delegate during the 2026 NYAOT Legislative Meeting.

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

**DISCUSSION:** Pursuant to the Flint Mine Solar, LLC (FMS) and Town of Athens (TOA) Host Community Agreement (HCA), Article II, Compliance Monitor et al, Sections 2.1 to 2.7; Article III, Scope of Review and Approval of Building Plans and Certification of Completion et al Section 3.1 to 3.7; the TOA may engage the services of a qualified independent Engineer or Engineering Firm to act as the TOA Compliance Monitor for the Flint Mine Solar, as outlined in the Host Community Agreement. Further, the HCA requires that the building Plans for Certain Project Improvements-specifically PV panel installation, inverters, operations and maintenance buildings, visual mitigation plantings, and substations-be submitted for review and approval for compliance. Once plans are submitted, the Compliance Monitor has 15 calendar days (Article III, Section 3.2) to review and approve them.

And Pursuant to the Flint Mine Solar, LLC (FMS) and Town of Athens (TOA) Road Use Agreement (RUA), Section 3 (a) to 3 (i), Approval of Locations of Permitted Uses; Escrow, the TOA may engage the services of a qualified Engineer or Engineering Firm to assist in the review of the FMS draft exhibits submitted pursuant to Section 3(c)-(d) and FMS other documents, reports, and plans submitted hereunder.

A motion was made by Pine and second by Haas to authorize the TOA Supervisor to sign the Letter of Engagement with MJ Engineering Firm to act as the TOA Compliance Monitor & Assist with Draft Exhibits, Documents, Reports & Plans

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

**DISCUSSION:** Receipt of Greene County Resolution No. 61-10, authorizing County to Assist Towns & Villages Located in Greene County to Minimize Costs Incurred Under Local Unsafe Building Demolition.

A motion was made by Palmateer and second by Pine, Acknowledge the Receipt & Adherence to Greene County Resolution No. 61-10, Authorizing County to Assist Towns & Villages Located in Greene County to Minimize Costs Incurred Under Local Unsafe Building Laws Authorizing Demolition.

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

**DISCUSSION:** ABOUT Accounting for Voluntary Contributions on Dog License Applications as Recommended & Outline on the July 2026 Office of State Comptroller.

A motion was made by Palmateer and second by Pine that an Escrow account will be set up for dog shelter donations.

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

**DISCUSSION:** On Town Council Comments, Suggestions, etc. regarding the MJ Engineering Team provided draft of Local Law prepared for Town on May 21, 2026, distributed to Town Council Members.

- Town Attorney will reach out to MJ Engineering to change the definitions.
- Town Attorney will respond back to MJ Engineering within 2 weeks regarding the BESS draft law proposal.

**TOWN ACTION:** To Appoint Paul Salvino, TOA resident, recommended by Michale N. Pirrone, to the Town of Athens Community Foundation as Town Supervisor Designee Appointment as Foundation Trustee.

A motion was made by Palmateer and second by Haas to appoint Paul Salvino as Trustee to the Athens Community Foundation for a period of two (2) years, July 18/2026 to July 17, 2028.

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

**Supervisor Report on Legal Items:**

No Change from Last meeting.

**Supervisor Report on Current Business Items:**

- A. Accessibility Lift Project Municipal Building Outside Update July 20, 2026: Nothing New. VOA Dept of Public Works started some work on the 2<sup>nd</sup> floor to determine the status of the Building Conditions in the area of the Accessibility Lift Entrance. 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.
- B. Athens Rivertown Nutrition Center Building Update July 20, 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. ARX Cell Tower Construction Project Update July 20, 2026: CEO Gasparini continued to stay up to date, visits the site & maintain communication with Delaware Engineering Team & ARX Team. Verizon is installing fiber optics wiring & making connections to the equipment. ARX is working on completion of site work & paperwork to submit for the issuing of certificates of compliance for the closing of the Silo Cell Tower Building permits.
- D. Culvert Project, Route 385, Corlaer Kill, NYSDOT, Region One, Town of Athens, 2026 Year, July 20, 2026: Both lanes open & traffic moving.
- 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) July 20, 2026: Project Development Team is targeting finalizing final road exhibits with "EPC" team prior to use of roads with heavy equipment.
- G. FreePoint Solar LLC, et al, developers of renewable energy infrastructures. July 20, 2026. Nothing New. 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, July 20, 2026: Looking to arrange a meeting soon.
- I. Mountaintop Supervisors & Mayors Meeting, July 20, 2026. Next meeting tentative date is July 27.
- J. Peckham Industries West Athens Vapor Study Project Update, July 20, 2026: Nothing new. 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, July 20, 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. Both Team are reviewing Local Law questions, suggestions, concerns and working towards a final stage.

**Town Board Concerns:**

-Board member Haas wanted to thank everyone that helped with the 250<sup>th</sup> celebration.

-Discussion regarding the resolution to CACSD and closing EJA.

The Town Attorney will draft a resolution from the thoughts the board members send him regarding which direction they want to go with the school district. It was also suggested that he get a copy of the village resolution.

-Town Attorney reported that there was request for growing and cultivating cannabis prior to the local law #2026-03,

A motion was made by Pine and second by Palmateer that the Town Attorney draft a letter to requestor stating the ordinance.

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

-Board Palmateer asked about short term rentals . Discussion followed.

**Public Concerns: None**

-Athens county legislator O'Connell asked the board what their intentions were regarding the Athens nutrition center was? The Town Attorney asked Legislator O'Connell to contact Ed Copland and get a MOA. No other action taken.

-Resident Patricia McLaughlin inquired about the Town's Emergency Response Plan. Discussion followed.

-Resident Ed Lenzo inquired about Flint Mine solar. Discussion followed.

**Community Information: All Dates Subjected to Change.**

- \* 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.

Being no other business to come before the Board.

**A Motion was made by** Palmateer **and seconded** by Pine to adjourn the meeting at 8:31pm.

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

Respectfully submitted by:

Phyllis Dinkelacker  
Town Clerk