

REGULAR MEETING – ATHENS TOWN BOARD  
August 3, 2026

The regular meeting of the Athens Town Board was called to order on August 3, 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, Brittany Palmateer and Becky Pine. Absent Karen Haas.

The following Town Officers and Appointees were in attendance: Town Clerk Phyllis Dinkelacker, and Wayne Thompson, Attorney for the Town.

The following people were in attendance: Karen Dudley, Teri VanWormer, Mike Barton, Edward Lenzo, and Robert Brunner.

**VOUCHERS**

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

|                      |               |          |           |             |
|----------------------|---------------|----------|-----------|-------------|
| General 2026         | Abstract # 15 | Vouchers | 232 – 341 | \$11,147.73 |
| Highway 2026         | Abstract # 15 | Vouchers | 83 - 84   | \$ 1,624.82 |
| T&C Freepoint Solar  | Abstract # 15 | Voucher  | 5         | \$ 231.25   |
| T&C MDX Waste        | Abstract # 15 | Voucher  | 2         | \$ 92.50    |
| T&C Flint Mine Solar | Abstract #15  | Voucher  | 2         | \$ 61.64    |

A motion was made by Pine and seconded by Palmateer to approve and pay the bills with one correction, the bill for MJ Engineering should be paid out of the TC Fund for Flint Mine Solar.

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

**MINUTES:** The minutes of July 20, 2026 were tabled.

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

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

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

**Discussion:** NYS Agriculture & Markets Municipal Shelter Inspection Report.

Town Action: To Accept the NYS Agriculture & Markets Municipal Shelter Inspection Report dated July 23, 2026, for Inspection of Columbia Greene Humane Society Facility. No adverse issues noted.

A motion was made by Pine and second by Bone to accept and acknowledge the report.

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

**Discussion:** NYSDEC-Iroquois Semi-Annual Monitoring Report.

Town Action: To Accept the NYSDEC-Iroquois Semi-Annual Monitoring Report dated July 30, 2026, Athens Compression Station, Schoharie Tpke, Athens. No adverse

issues noted.

A motion was made by Pine and second by Bone to accept and acknowledge the report.

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

**Town Action:** To Accept the 2026 Athens Summer Recreation Program Report from Village Coordinator Finessa Hardy.

A motion was made by Palmateer and second by Pirrone to accept and acknowledge the report.

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

NOTE: Board member Palmateer volunteered to be the towns liaison for summer rec next year.

**Discussion:** Receipt of Greene County Resolution No. 252-26, awarding Bid for #2D Diesel Fuel.

Town Action: To Acknowledge the Receipt & Adherence to Greene County Resolution No. 252-60, Authorizing Use of County Bid Proposal for # 2D Diesel Fuel from authorized vendor Bottini Fuel, Wappingers Fall, NY.

A motion was made by Palmateer and second by Pine to accept and acknowledge the resolution.

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

**Discussion:** Receipt of Greene County Resolution No. 272-26, Authorizing Chargeback of Assessment Roll Related Services & Materials, 2026 Final Roll.

Town Action: To Acknowledge the Receipt & Adherence to Greene County Resolution No. 272-26, Authorizing Chargeback, Town of Athens \$166.74 for Assessment Roll Related Services & Materials, 2026 Final Roll.

A motion was made by Palmateer and second by Bone to accept and acknowledge the resolution.

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

**Discussion:** DEC, Article 15 Stream Disturbance Permit, Kossakowski Property, 246 Buttermilk Falls Road. Details with Town Clerk.

Town Action: To Acknowledge the Receipt & Adherence to NYS DEC, Article 15 Stream Disturbance Permit, Kossakowski Property, 246 Buttermilk Falls Road.

A motion was made by Palmateer and second by Pine to acknowledge the permit.

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

**Discussion:** Town Request for Additional Services from MJ Team Engineering during Compliance Monitoring Phase of the Flint Mine Solar Project. Extent of Site Visit, Frequency, Duration. When to expect beginning.

Town Action: The Town of Athens Authorizes the Supervisor to Discuss with MJ Team Engineering their request for additional services under the Compliance Monitoring Article contained in the community Host Agreement

**Discussion:** Environmental Events, Issues, & Repercussions of July 29, 2026, Rain Fall.

Town Action: The Supervisor notified all parties involved or had some part in the Environmental Event-Rain Fall of July 29, 2026. The Flint Mine Solar Team was notified, stated they will have their Engineering Company Review the Video. Flint Mine Solar does have a SWPPP for the project filed with NYS DEC, NYS DPS posted on the Matter Mater Database.

**Discussion:** Concerns of Municipal Emergency Notifications, etc.

Town Action: The Supervisor followed the directive of NYS Executive Law Article #2B, Section 24, was well prepared to issue any appropriate action as required by Law. Based upon the fact & circumstance of the day, the Supervisor followed the Greene County "HYPER-Reach" communications commencing @ 4:20 am until 5:22 pm. Greene County had already issued a State of Emergency Notice. Town of Athens Highway was operating with no notification of anything more than was expected for the day. The Supervisor was on site all day. Was notified by Greene County Emergency Services of a "Town and Village Status Update Teams Meeting" @1:59 pm. Supervisor attended the meeting & Reported to the Town Council. The Supervisor did not received notification from anyone other than the Highway Superintendent via telephone @ 4:58pm, where we spoke about the effect of the storm within Athens.

**Discussion:** Town of Athens Planning & Zoning with MJ Team engineering.

**Discussion:** Town of Athens Community Space. Information for awareness & discussion.

**Discussion:** Town of Athens Business Center & office Spaces. Information for awareness & discussion.

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.

#### **SUPERVISOR REPORT: LEGAL ITEMS**

No change

#### **SUPERVISOR REPORT ON CURRENT BUSINESS ITEMS:**

-Accessibility Lift Project Municipal Building Outside Update August 3, 2026: Nothing New. VOA Dept of Public Works started some work on the 2<sup>nd</sup> floor. Lamont Engineering

J. Preisner, is awaiting a “RFP” for demo work in the second story. This must be done before the Lift is Ordered.

-Athens Rivertown Nutrition Center Building Update August 3, 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.

-ARX Cell Tower Construction Project Update August 3, 2026: CEO Gasparini issued Certificate of Completion on the Construction Part of the Project. All parties involved & open items closed. Verizon has not completed all their items for their ability to give service yet. CEO is in communication with applicable parties.

-Culvert Project, Route 385, Corlaer Kill, NYSDOT, Region One, Town of Athens, 2026 Year, August 3: Both lanes open & traffic moving.

-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) August 3, 2026: Project Development Team is targeting finalizing final road exhibits with “EPC” team prior to use of roads with heavy equipment.

-FreePoint Solar LLC, et al, developers of renewable energy infrastructures. August 3, 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.

-InterMunicipal Agreement Village/Town Update, August 3, 2026: Looking forward to arranging a meeting soon.

-Mountaintop Supervisors & Mayors Meeting, August 3, 2026. Next meeting tentative date is July 27.

-Peckham Industries West Athens Vapor Study Project Update, August 3, 2026: Nothing new. 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 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, August 3 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 COUNCIL CONCERNS:**

- Pine mentioned the emergency perparness plan update.
- The BESS was discussed Wayne will be reporting back to MJ with the Town board's concerns, suggestions, and feedback on MJ's draft. Attorney will update the definitions, a decommissioning plan. He suggested that the public hearing should be held over a couple meetings, starting in September.
- discussion on how the state Mortarium on Data centers affect us at this point.

**PUBLIC CONCERNS:****COMMUNITY INFORMATION: All Dates Subjected to Change.**

- \* 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 by Palmateer and second by Pine to adjourn the meeting at 7:16pm.

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

Respectfully submitted.

Phyllis Dinkelacker  
Athens Town Clerk