

REGULAR MEETING – ATHENS TOWN BOARD

September 9, 2026

The regular meeting of the Athens Town Board was called to order on Wednesday September 9, 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/Collector Phyllis Dinkelacker,

The following people were in attendance: Karen Dudley, James O'Connell, John J Farrell, and Michael Campbell.

TOWN of ATHENS, PUBLIC HEARING LOCAL LAW 4 to AMEND the ZONING LAW for the HOLLISTER LAKE OVERLAY. NOTICE IS GIVEN, that a Public Hearing will be held by the Town of Athens Board @ Athens Rivertown Nutrition Center 39 2nd street, Athens, on August 17, 2026 @ 6:00 o'clock pm in the evening for the purpose of considering a Local Law 4 to amend the Town's Zoning Law related to Hollister Lake Overlay District. As it pertains to Section 180-15 Regulation Specific to Districts and 180-32 Development on Steep Slopes to better preserve existing sources of public drinking water supply. Copies of the Local Law 4 are available in the Town's Clerk Office. All persons interested in this matter will be heard @ such time & place specified.

Stephan Bradicich, TOA Lead, Hollister Lake Overlay Amendments.

Alyssa Bement, NYSDOH Drinking Water Specialist.

Steve Winkley, LaBella Engineering, Water Source Protection Plans.

A motion was made by Palmateer and second by Pine to open the public hearing.

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

A motion was made by Palmateer and second by Bone to keep the public hearing, for local law 4, open until September 21, 2026.

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

Chad Granger, of the Reis Group Insurance Agency, was introduced and he shared information about his agency with the board.

Joe Wolodkevich, Information technology Systems, to present information about computer system update.

VOUCHERS

Abstract #17 09/09/2026.

FUND	VOUCHER #		AMOUNT
General 2026	356	391	\$ 9,090.70
Highway 2026	120	132	\$19,856.29
T&C ARX	5	5	\$ 3,829.90
T&C Freepoint Solar	6	6	\$ 746.25

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

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

MINUTES: The minutes of August 17, 2026 were presented to the board. A motion was made by Palmateer and second by Bone to accept the minutes as presented.

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

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

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

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

Discussion: Regarding Battery Energy Storage Systems: discussion regarding proposed revisions submitted, setting a date for Board comments and a Public Hearing. The board wants to wait to set a date for the public hearing until they meet with MJ Engineering.

Town Action: To Appoint Courtney L. Butler, TOA resident, as the Town Supervisor's Representative, recommended by Supervisor Pirrone, to the Town of Athens Community Foundation as Advisory Board Member from September 9, 2026, to December 31, 2026. Ms. Butler is a community activist, volunteer, and many more positions in the service to the people of Athens.

A Motion was made by Pine and second by Bone to appoint Ms. Butler to the Athens Community Foundation as an Advisory board member for the period of 9/9/26 – 12/31/26.

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

Town Action: To Appoint Gail Lasher, TOA resident, as the Village Mayor's Representative, recommended by Mayor Serrago, to the Town of Athens Community Foundation as Advisory Board Member September 9, 2026, to December 31, 2026. Ms. Lasher is a long-time A community activist, volunteer, and many more positions in the service to the people of Athens.

A motion was made by Palmateer and second by Bone to appoint Ms. Lasher to the Athens Community Foundation for the period of 9/26 – 12/31/26.

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

Town Action: A motion was made by Pine and second by Palmateer to Authorize the Supervisor & Town to apply to the Athens Community Foundations on behalf of the Athens Cultural Center, for the Victorian Stroll, December 2026.

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

Town Action: A motion was made by Pine and second by Bone to Designated the following dates as Town Budget Workshop meetings for the Town Board and Public Observation.

Thursday, Oct. 8; Tuesday, Oct. 13; Monday, Oct. 21.

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

Town Action: Assessor DeRose wish to advise the Town Board, she has secured a Winter Season Assessor's Clerk, Julie Fiske, to substitute for Kathy Sprague during the (approximate

Christmas to April 15 period), at the same rate of pay. Ms. Fiske is a former/retired Assessor's Clerk with many years of experience working with Gordon Bennet

Town Action: Mr. Pirrone advised the board that the YMCA will be having a Tri Athlan, Saturday September 12, 2026. It will be happening through the Village and Town of Athens and the Town of Cossackie.

SUPERVISOR REPORT: LEGAL ITEMS

No change (June 15, 2026 meeting)

SUPERVISOR REPORT ON CURRENT BUSINESS ITEMS:

Accessibility Lift Project Municipal Building Outside Update September 9, 2026: Lamont Engineering J. Preisner, Lift Project Work for the building improvements was advertised last week. Pre-Bid meeting Thursday, September 10. Bid-Due Date Tuesday, September 22. Anyone interested may contact Mr. Preisner @ 518-929-7838.

Athens Rivertown Nutrition Center Building Update September 9, 2026: Anticipated repairs in the Thrift Shop area are expected to begin.

Verizon Communications Facility September 9, 2026: Cell Tower Fiber Cable was completed on August 31, 2026. Prepping is being done now. Anticipating activation and connections of the Tower on or about sometime between September 12 & September 18, 2026, barring any unforeseen circumstances, difficulties, or connection issues.

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) September 9, 2026: Notice of a Limited Pre-Construction Mobilization Activity was mailed out to vicinity properties of the activity. A Pre-Construction Notice was posted to the Town Bulletin boards on August 28, 2026. The Town Engineering Firm, MJ Team Engineering, conducted a phone discussion with DESRI-Flint Mine Solar Team on Friday. MJ Team has access to all their (Flint Mine Solar) engineering documents to date. MJ Team will do a cursory review @ the Stormwater Pollution Prevention Plan to offer any comments as a courtesy since the Town does not technically have any review authority.

FreePoint Solar LLC, et al, developers of renewable energy infrastructures. September 9, 2026: Project Development Team is anticipating a pre-submission meeting with the Planning Board. All Board members have been instructed to review the documents in the "Drop-Box" on the Town Website. If FreePoint has satisfied Delaware Engineering exception list, the site plan review starts with a 62-day shot clock. Applicants will provide proof they have acquired all the parcels listed in the application. Once Public Hearing is opened, it can be extended until all is satisfied with the /board.

InterMunicipal Agreement Village/Town Update, September 9, 2026: Supervisor Pirrone is gathering the pertinent details & status of the project.

Mountaintop Supervisors & Mayors Meeting, September 9, 2026. Next meeting tentative date is September 21 (??)

Peckham Industries West Athens Vapor Study Project Update, September 9, 2026. Been advised by Chris Suttmeier, Facility Projects are moving smoothly, 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, September 9, 2026:
MJ Team sent on August 28, 2026, revised draft of local law and two proposed utility-scale BESS mapping options. Based on prior meeting, principal revisions have been incorporated into the new draft, to be reviewed.

TOWN COUNCIL CONCERNS: none

PUBLIC CONCERNS:

Resident Karen Dudley asked if there would be any notification when they start work on Flint Mine Solar? There should be a notice sent out 60 days prior to the start of work.

COMMUNITY INFORMATION: All Dates Subjected to Change.

- * Sep 11: Remembrance Day
- * Sep 12: Sleepy Hollow Lake Triathlon Day
- * Sep 21: Town Board Meeting. Municipal Building.
- * Sep 24: Town Planning Board Meeting. Municipal Building.
- * Oct 5: Town Board Meeting. Municipal Building.
- * Oct 8: Town Budget Workshop.
- * Oct 13: Town Budget Workshop.
- * Oct 14: Zoning Board of Appeal Meeting. Municipal Building.
- * Oct 19: Town Board Meeting. Municipal Building.
- * Oct 21: Town Budget Workshop.
- * Oct 22: Town Planning Board Meeting. Municipal Building.
- * Nov 5: Town Board Meeting. Municipal Building.
- * Nov 10: Zoning Board of Appeal Meeting. Municipal Building.
- * Nov 16: Town Board Meeting. Municipal Building.
- * Nov 19: Town Planning Board Meeting. Municipal Building.
- * Dec 7: Town Board Meeting. Municipal Building.
- * Dec 9: Zoning Board of Appeal Meeting. Municipal Building.
- * Dec 17: Town Planning Board Meeting. Municipal Building.
- * Dec 21: Town Board Meeting. Municipal Building.

A motion was made by Pine and second by Palmateer to go into executive session at 7:48pm, to discuss union contract.

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

A motion was made by Bone and second by Pine to come out of executive session and reconvene the regular meeting at 8:46.

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

Notes taken by B. Palmateer.

There being no further business to come before the Board.

A Motion was made by Bone and second by Pine to adjourn the meeting at 8:47pm.

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

Respectfully submitted.

Phyllis Dinkelacker
Athens Town Clerk