

REGULAR MEETING – ATHENS TOWN BOARD
May 4, 2026

The regular meeting of the Athens Town Board was called to order on May 4, 2026, by Deputy Supervisor Gail Lasher 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, Karen Haas, Brittany Palmateer and Becky Pine. Absent Supervisor Michael Pirrone.

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: Robert Brunner, Michael Campbell, and Susan Brady.

VOUCHERS

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

General 2026	Abstract # 9	Vouchers	175 – 204	\$16,160.44
Highway 2026	Abstract # 9	Vouchers	62 – 68	\$ 8,806.09
T&C ARX	Abstract # 9	Voucher	3	\$ 1,836.50
T&C Freepoint Solar	Abstract # 9	Voucher	3	\$ 1,074.20
T&C 250 th Event	Abstract # 9	Voucher	1	\$ 1,833.00

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

Motion Carried: Aye's – 4 (Lasher, Bone, Haas, and Palmateer), No's – 0, Absent/Abstain – 2(Pirrone and Pine).

MINUTES: The minutes of the 4/20/26 meeting were presented to the board.

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

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

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

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

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

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: GENERAL ITEMS

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.

TOA Tentative Assessment Roll, April 30, 2026: Assessor DeRose, as Assessor for the Town of Athens, hereby Certifies that the Information Set Forth in the Tentative Assessment Roll is Filed with All Property in the Assessing Unit.

Accessibility Lift Project Municipal Building Outside Update April 29, 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.

Athens Rivertown Nutrition Center Building Update April 30, 2026: Greene County Officials may be exploring solutions to address concerns of the Building Roof & Water Septage in the Thrift Shop area. Supervisor Pirrone will await further direction from GCDHS, Executive Director Lyons.

Pine said she would reach out to MJ engendering.

ARX Cell Tower Construction Project Update April 30, 2026: Supervisor Pirrone received Remaining Scope of Work Report # 6: Verizon's Civil GC has completed their work. ARX's Civil Contractor has been mobilized on site & is staging material to the site to finish the sub grade & final grading. The Fence will be installed as soon as the grading is complete along with the plantings. Verizon will be installing ground equipment, including the cabinets, generator, and H-frame May 7th.

Verizon has scheduled installing the fill tube for their cables & their antennas & above-grade equipment at the end of May.

Culvert Project, Route 385, Corlaer Kill, NYSDOT, Region One, Town of Athens, 2026 Year, April 20, 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 Cxsackie & the Northern End of the Town of Athens.

FreePoint Solar LLC, et al, developers of renewable energy infrastructures. Update April 20, 2026. Developers are conducting geotechnical investigation & analysis. Access Road is 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, May 28, 2026. Next meeting tentative date is May 28.

Pavement Corrective Maintenance, Route 385, Village of Athens, 2026 Year, April 20, 2026: The NYS Depart. Transportation has begun to work on the repaving of Route 385. The next phase of work on Route 385 is set to begin on Wednesday or Thursday of next week (5/6 or 5/7). This next phase will start with milling the existing road surface & paving will commence immediately following that. 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.

Peckham Industries West Athens Vapor Study Project Update, April 30, 2026: Peckham Operations are continuing to make progress, working through the design phase & staying focused on implementing improvements that will have a meaningful impact.

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.

Planning & Zoning Project Discussion, MJ Engineering, April 20, 2026:

On April 1, 2026, the MJ team met with Town Board members to discuss BESS & get more specific direction & input to appropriately craft the draft local law. A concept map identifying potential areas suitable for Tier 2 & Tier 3 BESS operations is being prepared. Additional discussion items were provided because the Town Board members & MJ will have a follow-up meeting in early May to review & discuss it in greater detail. MJ will prepare a draft BESS local law based on that direction & anticipates have an initial draft for Town Board review the end of May.

OTHER BUSINESS ITEMS:

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". Will include on May 18, Agenda for Town Council Action.

250 Year Celebration Event:

-Supervisor Pirrone has secured \$ 4,400 in Sponsorships; there are 2 Additional Confirmed Sponsors; 3 Other Unconfirmed Sponsors. (Updated 5/4/2026 MNP)

-Discussion followed: Banners, advertising, times of events, food, clean up, etc.

Discussion: Town of Athens Clerk Office & Assessor/CEO Office Copier Machine Renewals

Town Action: To Authorize the Deputy Supervisor Lasher to Sign the Renewal Contract for the Two (2) Town Copier Machines, as presented.

A motion was made by Palmateer and seconded Pine to have Deputy Supervisor Lasher to sign the three(3) year contract with leaf, for the 2 copiers noted above.

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

NEW BUSINESS:

Town clerk notified the Town board that the office would be closing at 12:30 on Tuesday May 4
Town collector let the board know that she would be going to the Tax Collector/Receivers annual conference, after she confirms that it is in the budget.

TOWN COUNCIL CONCERNS:

Pine suggested to the Town clerk that petty cash reimbursement be made within the year the money was spent or at least annually at the end of the year.

Follow up questions from previous minutes:

-A copy of the operational cost the county had given to the Town.

-County legislator was asked to reach out to the county (administrator) to see if there would be any funds available to help the town with the cost of running the Athens senior center.

- How much was the Verizon permit and when did they receive it?
- A copy of the Peckham letter of 4/30/26
- Are any emails being sent to the prior Town attorneys Town email?

PUBLIC CONCERNS:

Resident Bob Brunner inquired about the perimeter monitoring at Peckham. Discussion followed.

Resident Susan Brady asked about the 250th celebration and if Hudson would be doing fireworks. Discussion followed.

Town Attorney: He met with CEO Gasparini, and they will be reviewing the Town Zoning code.

COMMUNITY INFORMATION: All Dates Subjected to Change.

- * 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 to 6: NYAOT Training, Albany, NY
- * May 9: Greene Cty Shredding Day. Limits & Details. 9:00 am, Catskill Transfer Station.
- * 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 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 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.

There being no further business to come before the Board.

A Motion was made by Palmateer and second by Bone to adjourn the meeting at 6:56pm.

Motion Carried: Aye's – 5 (Lasher, Bone, Haas, Palmateer, and Pine), No's – 0, Absent/Abstain – 1(Pirrone).

Respectfully submitted.

Phyllis Dinkelacker
Athens Town Clerk