

REGULAR MEETING – ATHENS TOWN BOARD
September 21, 2026

The regular meeting of the Athens Town Board was called to order on September 21, 2026

by Supervisor Michael Pirrone at 6:00 pm and was followed by the Pledge of Allegiance. The meeting was held at Athens Municipal Building 2 First St. Third st, Athens, NY 12015

The following Town Board members were in attendance: Supervisor Michael Pirrone, Town Board members Tami Bone, Karen Haas, and Brittany Palmateer. Absent Becky Pine.

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

The following people were in attendance: Alyssa Bement(NYSDOH), Robert Brunner, Stephan Bradicich, and Michael Campbell

The following signed in to speak at the public hearing: None.

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 Bone to open the public hearing regarding proposed Local Law 4, Hollister Lake overlay and hearing all comments from the Public.

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

Supervisor Pirrone asked if the public if they had any questions, comments about Local Law 2026-4?

There were no comments or questions. There were none.

A Motion was made by Haas and second by Bone to Close the Public Hearing and Call for a Roll Call Vote of Local Law #2026-4, Amending the Town Zoning Law to Amend the Hollister Lake Overlay District.

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

	<i>Present</i>	<i>Absent</i>	<i>Aye</i>	<i>Nay</i>	<i>Absent/Abstain</i>
Michael Pirrone	☒	☐	☒	☐	☐
Tami Bone	☒	☐	☒	☐	☒
Karen Haas	☒	☐	☒	☐	☐
Brittany Palmateer	☒	☐	☒	☐	☐
Becky Pine	☐	☒	☐	☐	☒

**TOWN OF ATHENS
LOCAL LAW # 4 OF 2026
A LOCAL LAW AMENDING THE TOWN ZONING LAW TO AMEND THE HOLLISTER LAKE
OVERLAY DISTRICT**

BE IT ENACTED BY THE TOWN BOARD OF THE TOWN OF ATHENS AS FOLLOWS:

I, Council member Brittany Palmateer offer the following resolution, 2026-27, A local law adopted pursuant to the General Municipal Law of the State of New York amending the Zoning Law of the Town of Athens, County of Greene, State of New York to Amend the Hollister Lake Overlay District.

Section 1. Legislative Intent

The Town of Athens has previously enacted a local law adopting a Zoning Law for the Town of Athens which includes various zoning districts. The Town Board has determined after a review of the Comprehensive Plan, and upon the recommendation of New York State Department of Environmental Conservation and the request of the Village of Athens that it is in the best interest of the residents of the Town Athens and neighboring communities to amend §180-15 Regulation Specific to Districts and 180-32 Development on Steep Slopes to better preserve and protect existing sources of public drinking water supply.

Section 2. Authority

This local law is adopted pursuant to the NYS Town Law and the Municipal Home Rule Law.

Section 3. Amendments

- A. §180-15 A (4). Regulations Specific to Districts. Subparagraph (4) shall be amended as follows:
(4) (a) All uses or change of uses shall be subject to Site Plan Approval.
- B. §180-15 A (4) (c) Regulations Specific to Districts. A new subparagraph (9) shall be added as follows:
(9) Within the Hollister Lake Overlay District, new conventional septic systems are located at least 100 feet from a watercourse or associated wetland or at least 300 feet of a reservoir. For a raised system, all new systems may only be located a distance greater than 250 feet from any watercourse or associated wetland and 500 feet from a public water supply reservoir.
- C. §180-32 Development on Steep Slopes. A new subparagraph J. shall be added as follows: In the Hollister Lake Overlay District the maximum area of disturbance allowed in slope areas on a parcel having 15% slopes shall be 5%. No development, grading of the land or stripping of vegetation shall be permitted on slopes of 5% or greater. Site design and grading on slopes greater than 5% shall provide the minimum disruption of

view corridors and scenic vistas and shall preserve significant natural topographic features, including ridgelines, to the extent that any portion of the ridgeline is within the regulated steep slope area.

Section 4. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective Date

This local law shall take effect immediately upon filing with the Secretary of State.

Second, Council member, Karen Haas, offered for discussion and duly put to a vote, the results of which appear above.

Approved as to form and adopt this,
21st day of September 2026.

ATTEST:

APPROVED:

Phyllis Dinkelacker
Athens, Town Clerk

Michael N. Pirrone
Athens, Town Supervisor

VOUCHERS

The bills were audited by the Board and ordered paid:

Abstract #16 8/17/2026.

FUND	VOUCHER #		AMOUNT
General 2026	392	405	\$26,870.79
Highway 2026	133	139	\$ 2,086.22

A motion was made by Palmateer and seconded by Bone to pay the bills for Abstract 18.
Motion Carried: Aye's – 4 (Haas, Bone, Palmateer, and Pirrone), No's – 0, Absent/Abstain – 1, Pine.

MINUTES: The minutes of the September 21, 2026 meetings were presented to the board.

A motion by Palmateer and seconded by Bone was made to accept the meeting minutes of September 21, 2026.

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

DEPARTMENT REPORTS: July's Reports

HIGHWAY SUPERINTENDENT – John J Farrell:

Town of Athens HWY.

Report for 9/21/2026

- Been mowing side of town roads
- sweeper has been out cleaning catch basins
- 2 call outs for down trees over the last month
- 10 days out with Grad all cleaning ditches
- Did right away checks on all town roads
- Clean up trees that came down on off hours
- Clean up day Oct. 24 8am to noon waiting on approval from county
- drainage issue Travis Blvd.
- Crew will be attending Greene County Safety Day coming up Oct. 6

CODE ENFORCEMENT – Albert Gasparini:

TOWN OF ATHENS
Building Department
Monthly Report for August 2026

Building Permits: 4

- Residential Renovation 1544 Route 38
- Single Family House- 73 Park Ave
- Residential Renovations - 378 Vosenkill Road
- Single Family Home - 76 Berkshire View Drive,

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: 1 – Single Family Home 56 Sandy Plains Road

Certificate of Compliance: 2

- 99 Valley Road Front Deck, Back Deck, Side Deck.
- 657 Vosenkill Road, Install Septic Tank

Temporary Certificate of Occupancy:

Municipal Search Request: 3

Demolition Permits: 1

- 1645 State Route 385 Removal of Farmhouse.

Complaints: 1- Complainant asking: Are there septic systems at 417 and 488 Quarry Road. The homes are seasonal homes. The homeowners have holding tanks in place of a septic tank and leach field. Holding tanks are allowed to be used. Homeowners state they will have septic tanks checked and if needed pumped as soon as Quarry Road is reopened. Our office is requesting that a pump out receipt be given to our office when the tanks are pumped to keep record of tank use.

Septic Permit: 1- 657 Vosenkill Road, Install Septic Tank

Sign Permits:

Short Term Rental Certificates:

Fire / 911 Calls:

Fireworks Permit:

Notes:

- A Certificate of Compliance was issued for the Verizon Antennas and Equipment and for the Electric Generator for the site at 395 Farm to Market Road. Cell Tower site is planned to go on-line September 18th or the 21st.

ASSESSOR – Ms. Dawn DeRose:

Assessor's Monthly Report August 2026

The Board of Assessment Review has a meeting scheduled for October 6th to act on the Assessor's petitions regarding adding prorata/omits and any other changes necessary for correction of the 2026 final assessment roll.

It has been very busy due to the school bills being sent out and trying to remind everyone to be sure to send us any address changes to make the January Town/County tax bills get to the property owners timely.

Most of the Small Claims (SCAR) have been in front of the hearing officers, but we have not received decisions to date, therefore will hopefully have an update next month.

We have processed 2 Village deeds with the sales price of 1 \$410,000; and 9 Town deeds with the sales price ranging of 46,000 – 1,075,000.

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

Regards,

Dawn DeRose,
Assessor

TOWN SUPERVISOR – Michael Pirrone:

Supervisor's Report
Month of AUGUST 2026

Pursuant to Section 119 of the Town Law, I hereby render the following detailed statement of all funds received & disbursed by Supervisor Michael N. Pirrone, the Chief Executive/Financial Officer for the Town of Athens.

FUNDS:

A	General Townwide.
B	General Outside Village
C	Highway Townwide
D	Highway Outside Village

Town of Athens
Operational Narrative
AUGUST 2026

Supervisor Pirrone has received & recognize \$ 55,041. from Green County for Ambulances EMS support.

Supervisor Pirrone & Bookkeeper Kratz are preparing for yearend Budget process.

A Fund A/C 1090 Interest & Penalty on Real Property Tax should exceed Budget.

A Fund A/C 2401 Interest & Earnings has exceeded the Budget by \$ 10,000.

A Fund A/C 2401.10 Reserve Interest has exceeded the Budget by \$ 4,000.

A Fund A/C 2610 Fines & Forfeitures should exceed Budget.

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

A Fund-New Athens Generating Plant Power Payments of \$57,290. 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 August 2026 has been posted to the General Ledger.
Accounts Payable activity is coded, processed & paid as of August 2026.

Town Action:

A motion was made by Palmateer and second by Bone, to authorize the Athens Town Court Judicial Department to apply for JCAP in the 2026-2027 grant cycle up to \$445.69, for Office Chair & 3 Desk Mats.

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

A motion was made by Bone and second by Haas to Acknowledge the Receipt of \$19,876. from NYS Assistance to Towns.

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

A motion was made by Palmateer and second Haas to acknowledge the Receipt of \$90,521, from Greene IDA Athens Gen Pilot, Power Agreement for the period of June 1, 2025 to May 31, 2026.

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

A motion was made by Palmateer and second by Haas to appoint James McDemott to the Athens Community Fondation as Advisory Board member From September 21, 2026 to December 31, 2028.

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

A motion was made by Palmateer and second by Bone to acknowledge Greene County Resolution #320-26, awarding bid for abrasives (dry screened & washed) used in snow & ice control.

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

Dave LaVoy was asked to speak to the board regarding health insurance coverage. He will get back to the board regarding cost and coverage options.

Battery Energy Storage Systems: discussion regarding proposed revisions submitted, setting a date for Board comments and a Public Hearing. Supervisor mailed out some dates to set meeting with MJ Engineering.

Supervisor Report on Legal Items:

No Change from July 18, 2025.

Supervisor Report on Current Business Items:

- A. Accessibility Lift Project Municipal Building Outside Update September 21, 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.

- B. Athens Rivertown Nutrition Center Building Update September 21, 2026: Anticipated repairs in the Thrift Shop area are expected to begin.
- C. Verizon Communications Facility September 21, 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.
- D. Culvert Project, Route 9W, Murderers Creek, NYSDOT, Region One, Town of Athens, 2027-2028 Year, Update None. Currently, no additional information.
- E. Flint Mine Solar Project (DESRI) September 21, 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.
- F. 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.
- G. InterMunicipal Agreement Village/Town Update, September 21, 2026: Supervisor Pirrone is gathering the pertinent details & status of the project.
- H. Mountaintop Supervisors & Mayors Meeting, September 21, 2026. Next meeting tentative date is September 28.
- I. Peckham Industries West Athens Vapor Study Project Update, September 21, 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.
- L. Planning & Zoning Project Discussion, MJ Engineering, September 21, 2026: Revision 07 of the draft local law received, which incorporates the revised definitions provided by Town Attorney Thompson and Proposed Utility Scale Overlay mapping. Reach out with any questions or comments. Before the draft is released as a public document and scheduled for a public hearing, should have a meeting with Town counsel to discuss the law.

Supervisor Pirrone also advised the Board that he will be participating in an Energy round table discussion. It will be held on Tuesday September 29, 2026 at Onondaga Town Hall.

Town Board Concerns:

It was recommended that the Attorney for the Town and 2 board members reach out to MJ engineering and review the BESS overlay area and report back to the other board members.

Public Concerns:

John J. Farrel Flint Mine Solar has started their limited working.

Town Clerk – Phyllis Dinkelacker:

-Advised the board that the Town Clerks Office hours will be changing to 8:00am – 3:00pm starting November 1, 2026. These hours will be in line with the other Town Departments.
-The Clerks office will be closed on Friday October 9, 2026.
-There has not been many applications received for the ACF grant. She was advised to send out an email to those who put in for a grant last year and to reach out to Mr. Salvino about extending the deadline.

Community Information: All Dates Subjected to Change.

- * 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 Palmateer and second by Bone to go into executive session at 7:17pm, for the purpose of Personnel issues.

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

A motion was made by Palmateer and second by Bone to come out of executive session and to reconvene the regular meeting at 8:16pm.

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

Being no other business to come before the Board.

A Motion was made by Pirrone and second by Palmateer to adjourn the meeting at 8:17pm.

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

Respectfully submitted,

Phyllis Dinkelacker
Town Clerk