

10/7/2026 1:29 PM

Town of Athens Meeting
Athens Municipal Building, 2 First Street
Michael N. Pirrone, Supervisor, Presiding.

New York Town law, Sec. 63 "The supervisor, when present, shall preside at the meetings of the town board...The board may determine the rules of procedure..."

Agenda, Monday, September 21, 2026

Please Sign In, No Sign in-Not Included in Minutes.

PLEASE NOTE: No person shall be entitled to the privilege of the floor during any session of this Town Council unless a request therefore has been submitted prior to the commencement of the meeting to the Town Supervisor, until the Public Open Session.

- CALL to ORDER, OPENING with the PLEDGE of ALLEGIENCE.
- ❖ 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.
- **Town** Action: Supervisor hereby requests a Motion to Open the Public Hearing for the Purpose of Hearing All Comments from the Public.
Motion By _____ 2nd By _____ AIF
EXCEPTIONS NOTED:

PUBLIC HEARING LOCAL LAW __4__ to AMEND the ZONING LAW for the HOLLISTER LAKE OVERLAY.
- Town Action: Supervisor hereby requests a Motion to Keep the Public Hearing Open until _____ meeting, for the Purpose of Hearing All Comments from the Public.
Motion By _____ 2nd By _____ AIF
EXCEPTIONS NOTED:

PUBLIC HEARING LOCAL LAW __4__ to AMEND the ZONING LAW for the HOLLISTER LAKE OVERLAY.
- Town Action: Supervisor hereby requests a Motion to Close the Public Hearing and Call for a Roll Call Vote of Local Law # 4, Amending the Town Zoning Law to Amend the Hollister Lake Overlay District.
Motion By _____ 2nd By _____ AIF
EXCEPTIONS NOTED:
- VOUCHERS: To Approve the Vouchers audited by the Town Board for payment.
Motion By _____ 2nd By _____ AIF
EXCEPTIONS NOTED:
- PRIOR MEETING MINUTES: To Approve the Minutes of the Meetings of September 9, 2026.
Motion By _____ 2nd By _____ AIF

EXCEPTIONS NOTED:

Departmental Narratives

- Highway Superintendent. Fall Clean Up Day.
- Assessor.
- Code Enforcement Report.
- Supervisor's Report.

- Town Action: Resolution 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 By 2nd By AIF

EXCEPTIONS NOTED:

NYS Temporary Municipal Assistance Fund to Towns.

- Town Action: To Acknowledge the Receipt of \$19,876. from NYS Assistance to Towns.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

Greene IDA & Town of Athens Pilot Agreement pertaining to Power Produce, resulting in a "True Up" of the agreement.

- Town Action: 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 By 2nd By AIF

EXCEPTION NOTED:

- Town Action: To Appoint James McDermott, TOA resident, recommended by Supervisor Pirrone to the Town of Athens Community Foundation as Advisory Board Member September 21, 2026, to December 31, 2028. Mr. McDermott is a community activist, volunteer, and many more positions in the service to the people of Athens.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

- Town Action: To Acknowledge Greene County Resolution No. 320-26, Awarding Bid for Abrasives (Dry Screened & Washed) Used in Snow & Ice control.

Motion By 2nd By AIF

EXCEPTIONS NOTED:

- 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.

Supervisor Report on Legal Items:

1. 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 on Current Business Items:

Agenda

- 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.

Other Business:

Town Action: To Authorize the

Motion By 2nd By AIF

EXCEPTIONS NOTED:

Town Council Concerns:

Public Concerns:

- Town Action: To Move into from Executive Session, to Discuss employee Contract.
Motion By 2nd By AIF
EXCEPTION NOTED:
- Town Action: To adjourn from Executive Session.
Motion By 2nd By AIF
EXCEPTION NOTED:
- Town Action: To Reconvene Regular Session.
Motion By 2nd By AIF
EXCEPTION NOTED:
- Town Action:
Motion By 2nd By AIF
EXCEPTION NOTED:
- Town Action:
Motion By 2nd By AIF
EXCEPTION NOTED:

- Town Action: Move to Adjourn,
Motion By 2nd By AIF

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 19: 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.
- Dec: