

Village of Athens Planning Board
Athens Village Office, 2 First Street, Athens, NY 12015
Meeting February 20, 2018

Members Present: Margaret Moree, Kurt Parde, Carrie Feder and Peggy Snyder, Secretary

Absent: John Miller, Bill Tompkins

There was a valid quorum present for voting purposes.

Meeting called to order at 6:28 pm by Chairman Moree

Minutes

Motion was made by Carrie Feder and seconded by Margaret Moree to approve the January 16, 2018 minutes as presented. All in favor, motion carried.

New Business

James Gaudette, 19 Second Street, presented a complete application with pictures and window specs to remove a second story balcony that is structurally unsound and replace with a 36" X 190" wood constructed balcony with wood brackets. Remove a bay window on the first floor and replace it with four Anderson 400 series, aluminum clad windows, similar to those in other parts of the structure to fill the existing space created by removal of the bay window. After a lengthy discussion and viewing of photos of the building both recent and older to get a sense of the type of window to be used a motion was made by Kurt Parde and seconded by Carrie Feder to remove the present balcony and replace with a 36" X 190" wood constructed balcony built to current Code with 4 36" X 48" fir brackets and standard square wood spindles. Remove the bay window and replace with two fixed and two casement 21" windows; Anderson 400 series, aluminum clad with exterior grilles as shown in drawing. The current brackets and finials are to be retained by the property owner. All in favor, motion carried.

Elizabeth Barnes, Sleepy Hollow Road, Lot 26, presented with survey drawings for a lot line adjustment. The homeowner will be merging Lots 26 and 27 to make one Lot that will be known as Lot 26. Only the center line will be removed with no outer boundary changes. A motion was made by Kurt Parde and seconded by Carrie Feder to approve the lot line adjustment, all in favor, motion carried.

Other Business

Chairman Moree stated that she had received an email forwarded from the Village Clerk from Lighttower Fiber Optics regarding its request for the granting of an easement of right of way on village property at the corner of Third and Water Streets for fiber optic installation. After reviewing the Code and documents included in the email she advised the Clerk that this appears to be solely within the Village Board's domain in terms of entering into a franchise agreement with the applicant and the Planning Board would have no formal role in approving this. She advised the Clerk to let her know if the Village Board believes otherwise when they meet on this request on February 28.

Chairman Moree was contacted by a homeowner on South Franklin Street expressing concern that a homeowner on South Franklin Street has started installation of a circular drive in front of his home and asked whether the Planning Board had approved permits for such work. She advised that the Planning Board has not approved any driveways or work as described and directed the inquiry has been directed to the Code Enforcement officer Mike Ragaini. The Code Enforcement Officer advised that he had not issued any such permits and believed the Village Board would need to approve at a minimum the curb cuts required for a

circular driveway and any work which would take place on village property. Subsequent to this outreach a stop work order was issued to the homeowner by the CEO.

Chairman Moree stated that several homeowners on Brick Row had reached out to her about work underway on the former Country Horizons property on Route 385. A new property owner has started work clearing the property and several concerns raised from neighboring property owners regarding whether that work will impact drainage or stability issues for their homes. Ms. Moree noted that homeowners also contacted DEC alleging that illegal burying of C&D debris was taking place on the property. Carrie Feder asked if the Planning Board has jurisdiction over the view shed area as Brick Row is a designated historic district and this property borders the historically designated Brick Row homes. Chairman Moree explained that according to code and the district that the property is located in, the new owners will come before the Planning Board when they seek to develop the property for any special use permitted purpose. The property owner will require permits and site plan approval from the code Enforcement Officer for permitted uses of the property. At the point where the property owner sees SUPs, the Planning Board will be in a position to review the application and site plans and attach any relevant conditions to the SUP, should one be approved.

Chairman Moree stated that she discussed the Watkins property application with the Village attorney. After a review of the Code and the supporting documents when the property transaction took place between the village and the Watkins, Ms. Moree will have them resubmit their Special Use Permit application consistent with definitions as a cultural use facility/studio.

A motion to adjourn the meeting was made by Carrie Feder and seconded by Kurt Parde. Meeting adjourned by Chairman Moree at 8:06 p.m.

Respectfully submitted,

Margaret Snyder
Secretary, Village of Athens Planning Board