

Village of Athens Planning Board
Athens Village Office, 2 First Street, Athens, NY 12015
Meeting February 21, 2017

Members Present: Margaret Moree, Kurt Parde, John Miller, and Peggy Snyder, Secretary

Absent: Tim Albright, Carrie Feder

There was a valid quorum present for voting purposes.

Meeting called to order at 6:30 pm by Chairman Moree

Minutes

Motion was made by Kurt Parde and seconded by John Miller to approve the January 17, 2017 minutes as presented. All in favor, motion carried.

Motion was made by Kurt Parde and seconded by John Miller to approve the January 31, 2017 minutes of the Public Hearing on the SEQRA for the Sleepy Hollow Lake Waste Water Treatment Plant with the following change: First paragraph, second sentence the word “*meeting*” should be plural “*meetings*”. All in favor, motion carried.

Old Business

Sleepy Hollow Lake Wastewater Treatment Facility, Route 385 Lindsay Ostrander, Representative from Delaware Engineering, Ms. Ostrander was present for informational purposes only. Chairman Moree stated that Sleepy Hollow Lake has a Wastewater treatment SEQRA before the Board. This has been reviewed at three prior meetings of the Planning Board and a public hearing was held on this matter on January 31, 2017. After review and completion of the Short Form EAF Part 2, and a review of factors to inform a negative or positive declaration, each Board member present (Moree, Parde, Miller) stated that they felt there was a Negative Declaration Impact for SEQRA purpose from this project. A motion was made by Margaret Moree acting as chair of the Planning Board and as lead agency on behalf of the application submitted by the Association of Property Owners of Sleepy Hollow Lake to approve a Negative Declaration. The motion was seconded by John Miller, all in favor, motion carried. Chairman Moree stated that she will prepare the necessary documents and forward them to Ms. Ostrander at Delaware Engineering.

New Business

Mark Evans and Bob Holmes, State Telephone Company; Tad Johnston, Delaware Engineering, Mr. Evans was present at the meeting for informational purposes only to introduce the proposed project for the corner of Union and North Vernon Streets. State Telephone Company has purchased this property in the RM District and would like to construct a 30’ X 12’ concrete facility to house fiber optic cables which will bring broadband service into the Village and Town of Athens. Mr. Evans stated that support for this initiative was part of a statewide grant and competition, and State Telephone has undertaken significant planning to meet the objectives for the grant and to facilitate service to as wide a geographic area as possible. Ideally, the applicant would like the requisite reviews and municipal permits to be completed to enable fiber installation to commence in the mid to late summer. Chairman Moree advised that she had sought clarification from the village Attorney on interpretations of the Zoning Code to ensure the applicant is advised of the right process to pursue for this project. Additionally, the project will require a SEQRA process and once clarification is obtained from the Village Attorney, Chairman Moree will work with the parties to get a timely SEQRA review underway. Chairman Moree will contact the applicant and the Board members once clarity is provided by the Village Attorney.

Dennis Heines, for property currently being rented at 70 North Washington Street, Mr. Heines appeared before the Board seeking a special use permit and a site plan review for property he is renting for use as an auto repair and used car lot. He has submitted an application into NYS DMV to be a registered auto repair shop but he has not heard anything on the application as yet; he advised that DMV will not issue the registration to operate until the Planning Board approvals are secured. The property is in the commercial district and had previously served as an auto repair shop, but not consistent with the definitions found in the Code to enable the proposed to be grandfathered. Mr. Heines stated that he does not own the property and was not aware of the limits placed on this type of business by the Code. Chairman Moree explained all the information that would be needed from Mr. Heines for a completed application for a Special Use Permit and for a site plan review, including more detailed drawings of the parking (for customers and employees) and for display of cars to be sold; for any signage anticipated on the property; and how the intended use is consistent with definitions and limitations found for auto repair shops and new/used car lots. Mr. Heines was advised that upon a completed review a public hearing would need to occur on the proposed use; the application would also require referral to the county Planning Board and separately an application to DOT would need to be made, as the property is within 500 feet of a state or county road.

Other

Chairman Moree stated that the Village has received a grant to upgrade the Village website and the Planning Board was asked to provide forms it wished to be made available through the new website. Board member's input was requested and she advised of which forms had been provided already to the Village clerk. She requested that board members pay particular attention to information that should be included on forms that may not be there currently – which would make it easier for citizens to complete and understand the process.

Motion to adjourn made by Kurt Parde and seconded by John Miller, all in favor, motion carried. Meeting adjourned by Chairman Moree at 7:40 p.m.

Respectfully submitted,

Margaret Snyder
Secretary, Village of Athens Planning Board