

**Village of Athens Planning Board**  
**Athens Village Office, 2 First Street, Athens, NY 12015**  
**Meeting April 18, 2017**

Members Present: Margaret Moree, John Miller, Carrie Feder and Peggy Snyder, Secretary

Absent: Kurt Parde

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 John Miller and seconded by Carrie Feder to approve the March 21, 2017 minutes as presented. All in favor, motion carried.

### **Old Business**

**Dennis Heines, for property currently being rented at 70 North Washington Street**, Mr. Heines appeared before the Board for a Special Use Permit. Plans show ten customer and employee parking spots, five on NE border and five in front of structure, all are consistent with the Code. Mr. Heines stated there will be no more than ten used cars for sale on the property at any time and no cars will be parked in the right-of-way. He will be using the existing sign re-printed with the yellow background and black lettering and provided a picture of the sign. The dumpster will be located on the SW corner of the building with standard stockade 4X6 sections of fencing surrounding it with a hinged door for access. There will be no added lighting on the property and the sign will not be illuminated. The repair shop and used car lot hours of operation will be 9 am until 5 pm. Mr. Heines has spoken with DOT but has not heard anything back from him. Chairman Moree stated she will speak with DOT and reiterate that the Planning Board needs something in writing that there are no objections with Mr. Heines plans from DOT. There will be no landscaping done on the property other than a garden box put around the bottom of the sign posts with some flowers planted in the box. Chairman Moree stated that she will inform CEO Mike Ragaini that the Planning Board now has a completed special use permit application and will be proceeding with a Public Hearing for the Special Use Permit and that the Planning Board will need an affirmative form that the CEO has completed an facility review to ensure it is in compliance with EPA rules. The date for the public hearing will be set and Mr. Heines will be notified of the date. Chairman Moree will send a 239M review to Greene County Planning Board.

**Tad Johnston, Delaware Engineering, Jim Warren and Bob Holmes representing State Telephone Company, 25 Union Street** present with drawings and pictures for site plan review and special use permit. Chairman Moree stated that the Negative Declaration form was completed and a copy sent to Mark Evans of State Telephone, CEO Mike Ragaini and the Athens Mayor. Tad Johnson stated that they will be removing all the concrete blocks that are on the property, removing smaller trees and leaving the large tree to the front of the property, widening the existing driveway. All utilities will come onto the property underground and come up at the back of the building. There will not be a dumpster on the property and there will be one down motion detecting light over the entrance door. The NE side of the building which will house the heating and cooling units is 53 feet from the pavement (Union Street); the back of the structure is approximately 36 feet from the neighbor's fence. The building will have vinyl siding and architectural shingles. Samples of both were provided and discussed, with the final color for the siding and shingles not yet selected. They will have item 4 stone in the driveway and a concrete sidewalk. The building is roughly 12 feet by 30 feet. Planning Board members discussed various ways the structure could be made complementary to the neighborhood and suggested that the trim be in a color other than the siding to be used for the remainder of the structure. State Telephone will show a mock-up of the building complete with colors for siding and roof at the public hearing.

Chairman Moree will send a 239M Review to Greene County Planning Board and will inform Tad Johnston of the date for the public hearing.

### **New Business**

**Sandra Strauss, 17 Brick Row**, was present and stated she is dissatisfied with the dormer that has been placed on the house located at 16 Brick Row. She does not feel that it is compatible with the neighboring homes nor consistent with what had been approved by the Planning Board. The application for the property at 16 Brick Row was reviewed and Chairman Moree will ask the CEO, Mike Ragaini to do an inspection of the property and see if it is consistent with the permit given and what was approved by the Planning Board.

**Public Hearing** - The date of Wednesday, May 3<sup>rd</sup> at 6 pm was chosen for the public hearing for the special use permits for both the Dennis Heines property and the property at 25 Union Street owned by State Telephone. It will be published in the Daily Mail and all concerned parties will be notified.

### **Other**

Chairman Moree stated that there is a training course available through Greene County on April 26<sup>th</sup> that would meet the training hours required for all members of the Planning Board.

Chairman Moree stated that she received a phone call from a realtor seeking information on property on North Washington Street to see if the property could be used for a small antique store. She informed that the property was in the CR district, use of an accessory structure on the property was consistent with definitions in the Code for “home occupation – major” and such a use would require a special use permit.

Chairman Moree will email everyone the date of the public hearing.

Tim Albright’s term on the Planning Board has expired and he was advised by the Village Board that his service on the Planning Board will not be continued.

Motion to adjourn made by Carrie Feder and seconded by John Miller, all in favor, motion carried. Meeting adjourned by Chairman Moree at 7:35 p.m.

Respectfully submitted,

Margaret Snyder  
Secretary, Village of Athens Planning Board