

**Village of Athens Planning Board**  
**Athens Village Office, 2 First Street, Athens, NY 12015**  
**Meeting August 21, 2018**

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

Absent: 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 Bill Tompkins and seconded by John Miller to approve the July 23, 2018 minutes as presented. Kurt Parde did not vote since he was not present for the meeting. All in favor, motion carried.

### **New Business**

**Greg Ventra, 24 South Franklin Street**, Charles Holtz presented survey maps and a letter from Mr. Ventra giving Mr. Holtz permission to represent for a 3 lot merger into one lot. Mr. Holtz explained that the original property was likely one lot and had been subdivided into three lots years many years ago. The homeowner would like to consolidate the lots into one by removing the inner lines that distinguish three parcels and return the property to the original lot size. No lot line adjustment will be made to the external boundaries of each of the three lots. Motion was made by Margaret Moree to approve the lot merger and seconded by John Miller. All in favor motion carried.

**Marne Rizika, 16 South Montgomery Street**, homeowner submitted application to paint house and garage, remove the center chimney to the roof level and place a perimeter of copper flashing around the entire roof. Homeowner had presented an application previously approved for both paint and external repairs, but has reconsidered her paint color choices and is submitting this application to reflect new (and different) color palette for the home and garage, with some additional exterior repairs. The body of the house and the garage to be painted in Benjamin Moore River Gorge Gray and the trim on both in Benjamin Moore Aegean Olive. The copper flashing to be one foot in diameter. The roof to be repaired with plywood and matching shingles where chimney is removed. Ms. Rizika was contacted by phone and spoke with the board about her application during the meeting. A motion was made by Margaret Moree and seconded by John Miller for the applicant to paint the house and garage in River Gorge Gray; trim in Aegean Olive; 1 foot of copper flashing/roofing to be installed on entire perimeter; chimney to be removed and applicant to return with garage door options. All in favor, motion carried.

### **Other Business**

Training certificates received from Carrie Feder for a total of 5 hours for four different classes from Traditional Building Conference for Traditional Windows and Historic settings, Details and Historic Masonry: Mortar and Method, and from NYS for Historic Preservation and Conducting Meetings and Hearings; two certificates for Margaret Moree from NYS Dept of State for Conducting Meetings and Historic Preservation for a total of 2 hours. Chairman Moree reminded everyone that to remain on the Planning Board you must complete four hours of training each year. She has sought clarification from the Village Attorney on how the Village law enacted in 2017 relative to Planning Board training intended to define the term of "year". State law allows for that definition to be considered on calendar, or otherwise, but that it be applied consistently. The Planning Board has previously measured training hours by calendar year, and the Village law does not define "year". She has

asked that it be clarified for measurement purposes and that it be prospectively applied, if it results in a change from current practice (calendar year measurement).

Chairman Moree stated she discussed with OPRHP the state's policies relative to awarding historic tax credits, how the state validates that work has been completed and whether state law contemplates any form of a clawback process: OPRHP can advise Planning Boards and other homeowners that were awarded historic tax credits if that information could be of any use.

Chairman Moree will follow-up with state Telephone to ask their schedule for returning to the Planning Board to finalize landscaping and other issues consistent with the permit granted in 2017 for their fiber optic transfer station. It was noted that certain items appear inconsistent with the approved site plan and permit.

Chairman Moree stated that she will speak to the CEO, Mike Ragaini on concerns raised by Planning Board members regarding: projects underway in the Village that had not come before the Planning Board for review or work may be inconsistent or incomplete based on approved permits. This would include a status check on installation of shutters on the Stewart House; status of foundation work on the Worum home on water Street; blue house on Church Street located in the Historic District where a new porch railings have been installed and a; brick home on the south side of second Street that has a lot of work recently done. Questions were raised again on the intended use for the property on Route 385 (the former bagel shop); and the status of the bank owned property on south Franklin Street and whether the bank has been contacted about the deteriorating structure.

The next Planning Board meeting will be held on Tuesday September 18, 2018 at 6:30 pm.

A motion to adjourn the meeting was made by Kurt Parde and seconded by Bill Tompkins. Meeting adjourned by Chairman Moree at 7:05 p.m.

Respectfully submitted,

Margaret Snyder  
Secretary, Village of Athens Planning Board