

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

Members Present: Margaret Moree, John Miller, Kurt Parde, Bill Tompkins, 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 Kurt Parde and seconded by John Miller to approve the October 17, 2017 minutes as presented. All in favor, motion carried.

New Business

Chris Baswell, 98 Second Street, an application to replace the front door with an wooden six panel exterior door and restore the trim and fan light. All to be painted the same color as existing trim. Repair the existing front stoop consistent with building code to be one step up from sidewalk and one step into residence. Drawings and photos accompany the application. A motion was made by Kurt Parde and seconded by Bill Tompkins to approve the application to replace the front door and stoop consistent with photos and drawing; paint to match current trim. All in favor, motion carried.

Janet Tiberia, Sleepy Hollow Rd, Lot 82B & 83B, Charles Holtz representing Ms. Tiberia requested a lot line adjustment with no external boundary changes for Lot 82B and 83B on Sleepy Hollow Road. Revised Lot will be known as 83B and be 0.74 acres in size. A motion was made by Bill Tompkins and seconded by John Miller to approve the lot line adjustment. All in favor, motion carried.

John Miller, 4 First Street, presented with photos and paint samples to replace his roof with architectural shingles in Barkwood color and to repaint the home in the existing colors both siding and trim. John Miller recused himself from discussing or voting on application. A motion was made by Kurt Parde and second by Bill Tompkins for the roof to be replaced with Barkwood color architectural shingles and the home to be repainted in the same colors as existing. All in favor, motion carried.

Tim Albright, 31 South Franklin Street, revised application from previously approved application in October to change the roof from a gabled roof to a shed roof with no greenhouse. All other details including roofing, colors and materials are to remain as previously approved. A motion was made by Bill Tompkins and seconded by Kurt Parde to approve the revised plan for addition with a change in the roof from gabled to shed roof. All in favor, motion carried.

Tim Watkins and Carol May, North Franklin Street, Chairman Moree stated that after the October meeting she conducted research to see if any records existed which granted a use variance to the homeowners for their property when it was acquired in 2004. Although records were found of a completed ZBA application Ms. Moree was unable to locate any minutes from ZBA meetings in that timeframe to indicate whether any action on that application was taken; the Village Clerk affirmed as well that she too was unable to locate minutes from that meeting. The Village Clerk additionally spoke with the Chairwoman of the ZBA from that time, who had no recollection of a use variance coming before the ZBA. Homeowners have presented a special use permit application for review to bring the home into compliance with the terms for operating as a “home occupation – major”. Planning Board members were asked to review the material; pending any questions raised by Planning

Board members on the completeness of the application, the Chairwoman will notify the homeowners that a completed application for a SUP has been received which will start the timeclock for review. She will review next steps with the applicants once Planning Board members have had a chance to review for completeness the SUP application.

Other Business

Chairman Moree spoke with Attorney Rapplyea regarding proposed home modifications to be made at a home on North Warren Street to see clarification on whether the proposed modification would trigger the need for an area variance from the ZBA. Ms. Moree shared with Attorney Rapplyea the schematic presented by the contractor on behalf of the homeowners. Attorney Rapplyea stated that a variance is needed. Ms. Moree has notified the contractor who has acknowledged receipt of the determination. She also advised that the Planning Board and Zoning Board can work on this application simultaneously.

Chairman Moree advised the Board she had been contacted by a resident regarding work underway at a home on Rt. 385/North Washington Street on the east side of the road which construction of an addition is underway. Most recently a retaining wall has been added on the property. Ms. Moree advised the resident that no modifications to the home on property had been brought before the Planning Board or the Waterfront Advisory Committee so she could not provide any insights into what had been approved and whether the modifications were consistent with the existing Code.

Chairman Moree advised the Board that she will be contacting Attorney Rapplyea and the Code Enforcement Officer for an update on the status of settlement negotiations with Snakepit Automotive. While the Planning Board approved a special use permit for the property, that was contingent upon proper application being made to DOT and to DMV to operate the repair business. She noted that the property has accumulated more vehicles than the SUP would have permitted. She will report back on a status with the Planning Board and ascertain what actions are anticipated to bring the property use into compliance.

Chairman Moree and other Board members have monitored the progress at the State Telephone fiber optic station. This parcel was also granted a special Use Permit and the Board is monitoring to ensure that the building and the parcel are finished consistent with the terms of the permit. Ms. Moree will request an update and timeline from Mark Evans for the work and their return to the Planning Board to discuss the exterior.

Kurt Parde questioned whether the bank owners of the home at 32 south Franklin Street have been contacted about maintaining the property. He noted that the property is falling into disrepair and asked whether there was any action that could be taken to ensure the bank stabilizes the property. Ms. Moree advised she will contact the Mayor and the code Enforcement Officer to ascertain whether any outreach to the bank has been made and if not, whether there is any action the Village can compel under the State's new Zombie Property law.

John Miller presented a certificate of training for three hours, placed in file.

A motion to adjourn the meeting was made by Kurt Parde and seconded by Bill Tompkins. Meeting adjourned by Chairman Moree at 7:15 p.m.

Respectfully submitted,

Margaret Snyder
Secretary, Village of Athens Planning Board