

Village of Athens Planning Board
Athens Village Office, 2 First Street, Athens, NY 12015
Meeting December 20, 2016

Members Present: Margaret Moree, Kurt Parde, John Miller, Tim Albright, and Carrie Feder

Absent: Peggy Snyder, Board Secretary

There was a valid quorum present for voting purposes.

Meeting called to order at 6:00 pm by Chairman Moree

Public Hearing and Initial Application Review of Sleepy Hollow Lake Association Waste Water Treatment Plant Upgrade, Noticed on December 3, 2016

No public was present to offer any comments. Lindsay Ostrander of Delaware Engineering, representing the Sleepy Hollow Lake Association, was present to answer any questions presented by the public or the Board. The Chair advised the Board of two items before proceeding with an initial review of the Environmental Assessment Form Part 1, and discussion of Part 2 of the EAF: (1) It came to the attention of the chair that the Notice of Intent to Interested Parties was incomplete and lacked relevant attachments. She advised the Board that she would issue new notices on intent of the Village Planning Board to serve as lead agency and that a new 30 day timeframe would commence upon issuance of the proper notices. (2) The Town Supervisor advised the Planning Board Chair that he objected to the Village Planning Board taking Lead Agency status based upon the initial and incomplete notification he received, and we should expect further details from the Town Attorney.

The Board commenced review of the EAF Part 1 and worked its way through a review of Part 2 of the EAF. The Board raised questions and sought clarity from Delaware Engineering on Page 7, question D.2.k; Page 8, question D.2.q. and Page 8, question D.2.r.

Ms. Ostrander was requested to investigate the issues raised, prepare a revised Part 1 EAF reflecting the answers to those questions, and to provide a signed copied of the EAF.

The review of the EAF was completed at 6:45 pm and the Board went into regular session.

Minutes

Motion was made by John Miller and seconded by Tim Albright to approve the November 15, 2016 minutes. All in favor, motion carried.

Applications

Chuck Holtz on behalf of property owners of 73B Sleepy Hollow Lake Road: Chuck Holtz presented an application for a lot line adjustment to merge Lots 73B and 74B. in Sleepy Hollow. The middle lot line is to be removed but no exterior changes to the property lines. Motion made to approve by Tim Albright and seconded by Carrie Feder. All in favor, motion carried.

Mr. Cimmino, St. Patrick's Parish Council Representative, Mr. Cimmino presented a formal hardship application for demolition of the home located in the Historic District at 26 North Washington Street. It was confirmed after the November meeting that the home had not been condemned by the Code Enforcement Officer, and a permit to demolish the home was submitted pursuant to Section 250-17 of the Zoning Code.

Mr. Cimmino advised the Board of the asbestos survey that had been completed and the estimate received to abate as part of any demolition. As part of the Parish Council's review on uses for the property, the cost to renovate the property exclusive of any asbestos abatement, was in excess of \$84,000. The property had initially been acquired with the intent of using the building as a food pantry and/or to meet human service's needs. Mr. Cimmino advised that estimates for renovation exceeded any ability of the Church to afford and put the property to a meaningful use consistent with the Church's mission. Mr. Cimmino is not a member of the Church Finance Committee that reviewed options for the use of the property so was unable to advise the Board of other use options beyond the current objective which is to demolish the home and convert the property to a parking lot. Although photos were presented of the exterior and interior, the Church had not conducted a structural survey to inform the application in terms of the structural integrity of the home. Mr. Cimmino advised that the integrity of the roof is compromised. The Board requested that Mr. Cimmino return in January with more substantive detail in the application consistent with that required by the Code. He did ask if the Board's request was in vain – if it was a waste of time. He was advised that even if the Planning Board rejected the demolition permit request, the appeal to the Village Board would need to consider the same factors evaluated by the Planning Board and that the effort would need to be expended either way.

Correspondence

Certificate of training was turned in for Board member Carrie Feder. The certificate has been placed in the filing cabinet and a copy supplied for Village Board member Alberti.

Motion to adjourn made by Margaret Moree and seconded by Tim Albright, all in favor, motion carried.
Meeting adjourned by Chairman Moree at 7:40 p.m.

Respectfully submitted,

Margaret Moree
Chair, Village of Athens Planning Board