

Village of Athens Planning Board
Athens Village Office, 2 First Street, Athens, NY 12015
Meeting February 15, 2022

Members present: Margaret Moree (Chair), John Miller, Kurt Parde, Bill Tompkins, and Nancy Poylo, Secretary. Carrie Feder was present via phone.

Code Enforcement Officer (“CEO”): Jeff Ruso present via phone

There was a valid quorum present for voting purposes.

Meeting called to order at 6:30 pm by Margaret Moree. Due to COVID-19 restrictions the meeting was held in Athens Village Office Meeting Room, 2 First St, Athens, NY.

New Business:

1. **Mike Gromwaldt (owner), James Bouler (Bouler Pfluger Architects. P.C.), 31 N. Water Street**, submitted an application to (i) elevate the home to be compliant with FEMA/flood zone standards; (ii) demolish and replace the garage; (iii) add a new front porch and rear deck; and (iv) new siding and materials, as identified in the scope of work. A motion to approve the Application as presented was offered by John Miller, seconded by Bill Tompkins. All in favor, motion carried.
2. **Anthony Proper on behalf of The W Group aka Home Sweet Home, 71 Second Street**, submitted an Application to install a 6-ft privacy fence along the south facing property border and a 4-ft privacy fence with gate to serve as an enclosure for the generator and tank. The existing chain link fence along the sidewalk (southeastern corner) shall remain. A motion to approve the Application was offered by Bill Tompkins, seconded by John Miller, all in favor, motion carried.
3. **Samantha Rodriguez (owner, not present), 42 S Washington Street**, submitted an Application to replace the front door; home located in the Historic District. Application included photos of home, and of proposed new door. A motion to approve the Application as presented was offered by Maggie Moree, seconded by Bill Tompkins, all in favor, motion carried.
4. **KJ Holmes, (owner, not present), Phelps Brothers Roofing (Contractor, not present), 22 Brick Row**, submitted an Application for roof replacement with Timberline Fox Hollow Gray architectural shingles as described in the scope of work. A motion to approve the Application as presented was offered by Maggie Moree, seconded by John Miller, motion carried.
5. **Sara Millstein (owner, not present), Phelps Brothers Roofing (Contractor, not present), 23 Brick Row**, submitted an Application for roof replacement with Timberline Fox Hollow Gray architectural shingles as described in the scope of work. A motion to approve the Application as presented was offered by Maggie Moree, seconded by John Miller, motion carried. NOTE: the roof replacements on 22 and 23 Brick Row will be done simultaneously.
6. **Donna Mongiardo (owner, not present), 55 Second Street**, submitted an Application for a replacement fence installation on southeast border of her property. Application was submitted after the work was completed. A building permit was NOT issued by Code Enforcement. Per discussion of the Planning Board, if a permit application had been presented to the Planning Board prior to installation, the Planning Board would have requested (i) a change in color palette that is consistent with historic codes and the neighborhood; and (ii) proper fence orientation. The Planning Board is happy to advise if owner wishes to make changes to be consistent with Village code. No action was taken.
7. **Fred Dedrick (owner, not present), 31-33 S Washington Street**, Incomplete application submitted again (1st submitted December 2021). Owner must provide details regarding the number and location of windows to be

replaced, the manufacturer, a complete description including profiles, grilles, color, materials, etc. No action taken pending more details from owner. Planning Board Chair provided number of windows on three sides of the building after site visit, but given the variety currently in place, applicant needs to clarify his intent and plans.

8. **Lesley Reed and Bill Sproat on behalf of the Historic Brick Row Association** appeared before the Planning Board to discuss certain concerns and seek clarification on the process outlined in various sections of the Village Code, should development of parcels bordering Brick Row be brought before the Planning Board. Planning Board members and the representatives of the Association use the opportunity to provide context for various sections of the Code and how they might apply. Bordering parcels are in different Zones, each with some unique elements of review. Association members expressed interest in understanding how their interests in preserving the uniqueness of their region could be assured should applications be brought forward. They expressed concerns related to existing conditions for road width and condition and sidewalks, which are more properly addressed to other Village departments. There was a congenial discussion on processes, and the applicable code allowances, considerations and limitations. The Association opined that they found the discussion helpful and the Planning Board advised the Association should continue to reach out to the Planning Board with future questions they may have.
9. **Jessica Wilson and Shawn McVoy, (owners), 361 Hillside Drive, Sleepy Hollow Lake**, lot consolidation. Review handled off-cycle between meetings. Map presented to consolidate lots 361 and 362 Hillside Drive, with the new lot to be known as 361 Hillside Drive. No changes to exterior lot lines. Motion approved, maps signed. Homeowner to submit revised maps to County.

Minutes

A motion was offered by Bill Tompkins to approve the January 21, 2022 meeting Minutes, seconded by Chair Moree, all in favor, motion carried.

Other Business:

Bill Tompkins asked that we consider adding a new section to the Building Permit as we consider revisions, to include a signoff from the Fire Chief. He noted that there are several projects where this would be particularly important so that the Fire Department is aware of building configuration and equipment in event of a fire, but also to ensure safety of the firefighters.

Meeting adjourned by Margaret Moree at 8:25 p.m.

Respectfully submitted,

Nancy Poylo
Secretary
Village of Athens Planning Board