

**Village of Athens Planning Board
2 First Street, Athens NY
Meeting Minutes May 17, 2022**

All members Present: Margaret Moree, Chair; Carrie Feder, John Miller, Kurt Parde, William Tompkins, Nancy Poylo, Secretary

Absent: Code Enforcement

A valid quorum was present for voting purposes. Chair Moree opened the meeting at 6:30pm.

1. **Carol Bernard, (owner, present) 44 North Franklin Street, Lot Line Adjustment:** Property owner James Ewing, 39 N. Warren Street (tax map ID 122-16-6-1) conveying .009 acres of his property line to Todd and Carol Bernard, 44 Market Street (tax map ID 122.19-4-22). Surveyor map and proposed lot line adjustments were presented. A motion to approve was offered by John Miller, seconded by Bill Tompkins. All in favor, motion carried.

2. **Mark and Phyllis Dinkelacker (owners, present), 17 N Vernon Street, and James Bouler, Bouler Pflugr Architects, PC presented on behalf of owners:** Site plan review for 1200 square foot 2 stall garage with 2nd story master bedroom, 1½ baths, located at the rear of the existing home with attached breezeway. Photos, materials and schematics were presented. Motion to approve with windows in the garage and bedroom to be aligned appropriately was offered by John Miller, seconded by Kurt Parde. All in favor, motion carried.

3. **Jennifer Mosher (owner, not present), 29 N Vernon Street:** Homeowner presented an application for a minor subdivision to create one (1) additional parcel. PLEASE NOTE: the 2nd aspect of this application included a fence over 6'; applicant was advised and has since submitted an application to the Athens Village Zoning Board of Appeals for an area variance. A motion to approve the minor subdivision as detailed in the application was offered by Kurt Parde, seconded by Bill Tompkins. All in favor, motion carried.

4. **Christopher Sharpe, (owner, present) 8 North Washington, RM/Historic District Overlay:** Homeowner presented modifications to the application that was approved in March for the north facing side of the building. Window size changed to 9 over 6 or 6 over 6 depending on availability. Photos of windows were not presented. Door to be relocated to the far side of the windows, style previously approved. Application included a request to restore and level the grade of the east facing retaining wall. The Board engaged in an extensive discussion to understand the renovations for the windows with particular emphasis on the size and number of panes. After much discussion Chair Moree advanced a motion to approve the requested changes for the windows as presented, seconded by Kurt Parde. The motion failed and was not carried. A motion to approve the door relocation and retaining wall was offered by John Miller, seconded by Bill Tompkins. All in favor, motion carried. Homeowner will return with detailed information and photos regarding the 3 windows in question for the north side of the building.

5. **Drew Rudin/Kathryn Lucia, (owners, present), 6 N. Church Street:** Homeowner presented an application to (i) renovate the kitchen by removing the mud-room and expand the kitchen into the former mudroom; and (ii) renovate and enclose the rear porch, adding 2 new Anderson 400 series double-hung Fibrex white windows and modifying the existing stairs. Detailed renderings, materials and photos presented. Bill Tompkins made a motion to approve the application as presented, Carrie Feder seconded. All in favor, motion carried.

6. **Ventra-Griggs (owners, Mr. Griggs present, Mr. Ventra via phone), 22 South Franklin:** Submitted modifications to the application that was approved in March. This modification is adding a 14'x38'x10' pavilion located on the SW corner behind the main house. Paint color is white with black roof to match the main house, 2 pendant lights in each quadrant, tongue and groove wooden deck to mirror the main house decks. Photos, materials and schematics were presented. Motion to approve was offered by John Miller, seconded by Bill Tompkins. All in favor, motion carried.

7. **Jeff Ruso (Owner, not present), 20 N. Washington St:** submitted a modified application with revised exterior paint colors: Sherwin Williams Ice Cube White on front/side of upper porch and garage trim, Sherwin Williams Inkwell Black on garage

door and shed. A motion to approve as detailed in the application was offered by Bill Tompkins, seconded by Chair Moree. All in favor, motion carried.

No Planning Board action taken:

*Darlene Tompkins, Murphy Drive: Seeking fence permit which exceeds current code height requirements. Application is lacking information of fence materials, height, pattern etc. Chair Moree requested more information from Code Enforcement.

*10 North Franklin Street: Code forwarded a demolition permit requested for this property. All demolition permits in the Historic District require information detailed in Section 250-17. Application deemed incomplete and returned to Code.

*Samantha Rodriguez, 4 S Washington St: Inquiry regarding door approved by the Planning Board in February. Ms Rodriguez has taken possession of the house and inquired about window permits. No application received.

*Board member inquired of Code about rear deck installation going on at a home on South Franklin – Code will advise whether permit was granted and whether work is being done “to code”.

*Geoff Howell inquired about permits for his property on South Washington (where the garage is being converted to living space). Mr. Howell has sold the property and wants appropriate signoffs. Code has advised that none of the demo work (exterior or interior) was permitted; he would need to complete a permit application for review and approval by Code and Planning Board

*Tricia Small (Owner, dialed in remotely), Union Street: Discussion only. Discussed with Planning Board the process that would be needed to divide the lot into smaller family-size lots. Chair Moree explained the minimum lot size must be 3 acres and suggested homeowner also be mindful of all setbacks before planning any actions to ensure any new construction conformed. Structures can't be larger than 800 sq ft. or more than 1½ stories and must tie into the Village water and main house septic system.

Minutes: Margaret Moree made a motion to accept the April 2022 minutes; motion passed.

The meeting adjourned at 8:45pm.

Submitted

Nancy Poylo
Planning Board Secretary