

**Village of Athens Planning Board**  
**2 First Street, Athens, NY**  
**Meeting Minutes: June 21, 2022**

**Attending:** Margaret Moree, Chair; Carrie Feder; John Miller; William Tompkins

**Absent:** Kurt Parde, Nancy Poylo-Secretary

**Code Enforcement:** Jeff Ruso, present.

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

1. **Douglas & Beth Earle, 108 Second Street, RM District, Historic District Overlay:** Mr. Earle presented application for new siding and new replacement windows. Photos and samples provided. Vinyl siding Elm Grove in color Greystone; replacement windows Polar guard from ProEdge in same grill pattern that had been on the home. Home undergoing renovation after fire earlier this year. Mr. Miller made motion to approve, seconded by Ms. Feder. Motion approved.
  
2. **Gail Lasher, 6 North Washington Street, CR District, Historic District Overlay:** Ms. Lasher presented application for new vinyl siding and new replacement windows – both to replace existing vinyl and replacement windows. After discussion, Ms. Lasher modified application from proposed 4 over 4 to 2 over 2 windows. Sample provided for cedar shake style vinyl siding in cream color; replacement windows to be 2 over 2 white vinyl clad. Ms. Moree made motion to accept application for vinyl siding in cream color and 2 over 2 white vinyl clad windows; Mr. Miller seconded the motion. Motion approved.
  
3. **Cornell Womack, 35 North Warren Street, RM District, Historic District Overlay:** James Bouler, architect, presented on behalf of homeowner who was also present. Application had previously been approved for roof replacement. Applicant is seeing to add a shed dormer to the north side of home to accommodate head height on existing stairwell. Photos and renderings provided. Discussion ensued on whether other options existed to provide the necessary relief. Mr. Miller made a motion to accept the application as presented to add a shed dormer roof to dimensions provided on architectural renderings; Mr. Tompkins seconded the motion. Motion approved.
  
4. **Jeff Johnson, 30 North Warren Street, RM District, Historic District Overlay:** Mr. Johnson presented application for renovations to exterior of the home including new siding, new roof, new windows and new front door. Photos of home and proposed materials provided. Discussion ensued on proposed siding (ship lap) and whether what was being proposed was consistent with the period of the house. New siding will be installed over the existing asbestos shingles. Options were reviewed with the applicant. Further discussion around the proposed new front door and its style, along with whether the existing transom light could be retained. Ms. Moree made a motion to accept the application as presented including roof replacement with architectural shingle in black onyx; 2 over 2 window replacement vinyl clad in black; front door fiberglass in black with owner to replicate existing front door panels to extent possible. Mr.

Miller seconded the motion. Ms. Moree, Mr. Miller and Mr. Tompkins voted in favor; Ms. Feder opposed. Ms. Feder asked the applicant to consider clapboard only for the sides and rear of the house, using shiplap only on the front; and to consider efforts to use a door consistent with the federal period (solid as opposed to what was presented) with sidelights as a surround. Applicant agreed to consider all options and to consider whether side lights on the front door were feasible once new door was in place.

5. **Josh Lipsman, 24 North Franklin Street, RM District, Historic District Overlay:** Mr. Lipsman presented application to repaint home's exterior. Photos and paint samples included. Mr. Miller made a motion to approve application for Behr paint, siding in rodeo Tan, Trim in Ceramic Beige, Highlights in Putting Green, Decking/Flooring in Slate Gray. Ms. Feder seconded the motion. Motion approved.
6. **Diane Carman, 85 Second Street, RM District, Historic District Overlay:** Contractor presented on behalf of homeowner application to replace front stoop (landing and steps). Photos and samples presented, along with drawing. Stoop to be 6' x 8' made of pressure treated lumber. Spindle style presented. Stairs to be closed. Mr. Miller made motion to accept application as presented, Ms. Feder seconded the motion. Motion approved.
7. **Roger Masse, 30 Second Street, CR District, Historic District Overlay:** Mr. Masse presented application to paint building. Photos and paint samples provided. Mr. Miller made motion to approve Sherwin Williams in Dark Night color for body of the home; trim to be in Ivory White. Ms. Moree seconded the motion. Motion approved.
8. **William & Tracy Lester, 36 Market Street, RM District:** Mr. Lester presented a site plan for review to install a garage. Garage to have concrete foundation. Location of garage on the property will exceed minimum setbacks for the zone. Structure height consistent with maximum height in the RM district. Mr. Miller made a motion to accept application as presented, Mr. Tompkins seconded the motion. Motion approved.
9. **Kevin Boynton, 21 North Franklin Street, RM District, Historic District Overlay:** Mr. Boynton presented application to replace roof on east wing and porch of the home. Applicant seeks to install RLS standing seam 21" metal roof, color antique bronze. Alternate color depending on supply would be dark bronze. Photos and samples provided. Ms. Moree made a motion to approve application as presented, seconded by Mr. Miller. Motion approved.
10. **Denise McCarroll, 7 Second Street, CR District, Historic District Overlay:** Ms. McCarroll presented application for a sign permit for new restaurant. Planning Board noted restaurant was permitted use in the CR District. Sign of 42" x 20" will hang from existing bracket, be two sided. Graphic presented of sign mockup. Ms. McCarroll noted there will be no changes to exterior

lighting, nor will the establishment include any signage on the windows. Ms. McCarroll inquired about any permits required to have sidewalk tables; Planning Board advised that if any authorization was needed it would be the Village Board's purview. Ms. Moree made a motion to approve the sign design as presented, seconded by Ms. Feder. Motion approved.

11. **American Legion, 94 Second Street, RM District, Historic District overlay:** Jason presented application to replace rear porch and roof, and add an accessibility ramp. Drawings for 7 x 10' porch, along with materials presented. Accessibility ramp and porch to be of pressure treated lumber. Shingles to match existing; stairs will be closed. Mr. Miller made a motion to approve application as presented, seconded by Ms. Feder. Motion approved.
  
12. **Guy Griggs, 22 South Franklin Street, RM District, Historic District Overlay:** Mr. Griggs presented revised fence permit application. ZBA denied area variance; Mr. Griggs has accommodated a fence of 4' in front and 6' in rear consistent with Code. Gates will be Arizona style white painted cedar, pickets. Photos and samples provided. Ms. Moree made motion to approve application, seconded by Mr. Miller. Motion approved.
  
13. **June Smith, Debbie Drive, Sleepy Hollow Lake:** Lot line revisions (mergers). Surveyor's maps presented to merge lots 65, 66, 67, 68, and 69 on Debbie Drive, with new lot to be known as Lot 65. No changes to exterior boundaries. Ms. Moree made a motion to approve lot mergers, seconded by Mr. Miller. Motion approved.
  
14. **Mary Askin, Sleepy Hollow Lake Road:** Lot line revisions (mergers). Surveyor's maps presented to merge lots 88, 89 and 90 with new lot to be known as Lot 89. No changes to exterior boundaries. Ms. Feder made motion to approve lot mergers, seconded by Ms. Moree. Motion approved.
  
15. **Suzanne \_\_\_\_\_, 10 North Franklin Street, RM District, Historic District Overlay:** Discussion only. Homeowners had previously presented a demolition permit application; they met with the Board to better understand goals of the historic district and to evaluate what is possible as they consider renovations to the home. The home has foundation deficiencies and homeowners are interested in demolishing two additions at the rear of the home. Members of the board agreed to do a site visit to evaluate whether the additions have historic value, and to better understand the homeowner's approach to renovation.

#### **Minutes:**

Ms. Feder made a motion to accept the May 2022 Planning Board minutes. Mr. Miller seconded the motion. Minutes approved.

**Other Business:**

Board members raised several areas of concern with Code Enforcement, which Code agreed to follow-up on:

1. Installation of a rear deck without permit on South Washington Street.
2. Continued fill being brought to property on South Washington Street, without understanding property owner's goals for the parcel and any impact fill may have on adjoining properties.
3. New siding installed at St. Patrick's without Planning Board review.

Meeting adjourned at 8:45pm.

Respectfully submitted

Margaret Moree, Chair