

**Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes: December 20, 2022**

Attending: Margaret Moree - Chair; John Miller; Kurt Parde; Nancy Poylo - Secretary; Jeff Ruso - Code Enforcement

Absent: Tim Albright; Carrie Feder

A valid quorum was present for voting purposes. Meeting was called to order at 6:30pm by Chair Moree.

1. **David Oliver and Linda Shenkman (owners, present), 25 South Franklin St:** presented application to repair and rehabilitate the exterior garage and shed including moving/replacing windows and doors, repair/replace clapboard siding and shingles, update electrical service, repair concrete floor(s) and add a trench drain to the garage. Owners did not provide a list of the various materials and agreed to return with a schedule of materials including but not limited to windows, doors, roofing and siding and paint samples. Owners agreed to match the paint on both exterior buildings to the main house (Sherwin Williams New Jersey Cream) and trim (Benjamin Moore Graphite). Building photos and drawings were presented. A motion to accept the concept and details of the application as presented was offered by John Miller, seconded by Margaret Moree, pending return with the list of materials. All in favor, motion approved. Kurt Parde expressed concern over the addition of a barn-style door on the shed.
2. **Stewart's Shops (not present), 52 North Washington St:** presented application to install a stamped patio using commercial pavers. This application was previously approved April 19th, 2022. No action needed.
3. **Kathryn Scherb (owner, present) 10 North Franklin St.:** Owner met with the Board for discussion purposes only regarding the Owner's previous permit (denied) to demolish the building. Owner presenting was different that previous presented but presented some of the same information. The owner was reminded that two members of the Planning Board did a site visit at the owner's request after the last presentation, and identified ways the foundation could be repaired and stabilized without demolishing the home. Homeowner presented a structural engineering letter citing that the house could not be renovated which contained no new details from prior submission. Discussion with Board focused on demolition vs. new build. After a lengthy discussion Chair Moree suggested that the Owner submit a completed application - on the demolition with what the owner anticipates replacing structure with. Owner was reminded that a complete demolition would trigger new code standards in the RM district for setbacks as the home and footprint would lose its grandfathered status, and that any application should take that into consideration. The new application must provide a full concept plan with all schematic details of a new home for the Board to consider. No action taken.
4. **Lakelu LLC (owner, present), 100 Billingwood Point, Sleepy Hollow Lake:** Lot line adjustment for tax map ID 105-18-6-13. Surveyor map was presented. A motion to approve was offered by Chair Moree, seconded by John Miller. All in favor, motion approved.
5. **Elias Hashim and Adele Elkare (owners not present), Wolfe Builders Inc. on behalf of homeowners, 323 3153 Sleepy Hollow Road:** Site plan review for single family residence, tax map ID 122-06-2-53. Surveyor map was presented. A motion to approve was offered by Chair Moree, seconded by John Miller. All in favor, motion approved.
6. **Jamie Murray, 10 South Montgomery St (owner, not present):** Application was presented to install eighteen (18) roof mounted solar panels Tesla T400H Modules with eighteen (18) Enphase IQ8 72-2-US Microinverters. Application was lacking information. No action taken.

OTHER BUSINESS:

N/A

Minutes: November minutes approved.

Meeting adjourned at 7:40pm.

Respectfully submitted

Nancy Poylo, Secretary