

**Village of Athens Planning Board**  
**Athens Village Office, 2 First Street, Athens, NY 12015**  
**Meeting November 19, 2019**

Members Present: Margaret Moree, Kurt Parde, John Miller, Carrie Feder, Bill Tompkins and Peggy Snyder, secretary

Absent: None

There was a valid quorum present for voting purposes.

Meeting called to order at 6:30 pm by Chairman Moree

### **Minutes**

A motion was made by Bill Tompkins to approve the October 15, 2019 meeting minutes as presented, seconded by Kurt Parde, all in favor, motion carried.

### **New Business**

**Wooten, 37 North Franklin Street**, application was presented with photos of yard and fencing. Resident would like to install 6' pressure treated dog eared fencing with 4 X 4 posts placed on the inside of fencing along both the North and south sides of property. Fence will be 1' off property line and run in length of 110' on both sides. Fence will be left natural with clear stain. A motion was made by Kurt Parde to approve fence installation with 4X4 posts, 110 feet of fencing on north/south boundaries of home 1' from property line in pressure treated lumber. The motion was seconded by Bill Tompkins. All in favor, motion carried. Home owners stated they have not chosen a stain color yet for porch modification and will return with color once decided.

**William Wallace, Doug Paquette, separate homeowners on Travis Place, Sleepy Hollow**, surveyor Charles Holtz appeared for residents and requested a lot line adjustment to eliminate lot #255 to be divided between lot #254 and lot #256. After a review of survey map with Mr. Holtz a motion was made by Margaret Moree and seconded by John Miller to approve the lot line adjustment and eliminate lot #255 and divide the area between lot #254 and lot #256. All in favor, motion carried.

**JMMJ2 / Joe Melino, Rt. 385 and Brick Row**, Pre-conceptual review, attended with surveyor Charles Holtz to review plans of major subdivision for 91 acre parcel along Brick Row. Chair Moree stated the property is located in the RM District which requires a minimum 14,000 sq. ft. lot size and explained the steps in detail for a major subdivision. Mr. Melino stated that he would like to start with a subdivision of eight lots along the east side of Brick Row, each at approximately the minimum lot size (90' X 156') required in the RM district. The initial plan for each of these proposed eight lots is to build single family homes on each lot. The developer's goal is to start on this portion of the property because it has existing water and sewer lines. Chair Moree stated that Mr. Melino would need to return with a concept plan as detailed in the major subdivision section of the Village Code, and in addition to that detail, the Planning Board would like to see details on where and how each structure would be situated on each of the lots, plans to accommodate any modifications to existing roads that may be necessitated resulting from the proposed subdivision. The chair noted the Planning Board will likely be retaining an engineer to inform and guide it (as permitted by the Code), particularly to inform on issues related to water and sewer capacity, and topographical changes resulting from the proposed subdivision. The process will also undergo a SEQR review. Planning Board members indicated there may be a need for additional fire hydrants and design should work with contour of property rather than a straight line of homes. Mr. Melino was also asked to consider that the site is situated directly across from a unique designated historic district section and that the Planning Board will be mindful of how any proposed subdivision will impact the historic significance of the Brick Row community and ways that impact could be mitigated. The property owner will be in touch with the Board once he is ready to proceed with a formal concept plan that is consistent with the provisions in the subdivision section of the Village Code.

## **Other Business**

Chair Moree stated that the Peckham property has been rented for a commercial use and she asked the Code Enforcement Officer to have the renter present to the Planning Board its site plan review/use.

Training hours of board members was reviewed and all have met the minimum yearly training hours required with the exception of Carrie Feder who needs an additional two hours for 2019.

A motion to adjourn the meeting was made by Bill Tompkins and seconded by Kurt Parde, all in favor, motion carried.

Meeting adjourned by Chairman Moree at 8:33 p.m.

The next Planning Board meeting will be held on Tuesday December 17, 2019 at 6:30 pm.

Respectfully submitted,  
Margaret Snyder  
Secretary, Village of Athens Planning Board