

Village of Athens Planning Board
Athens Village Office, 2 First Street, Athens, NY 12015
Meeting April 20, 2021

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

Code Enforcement Officer ("CEO"): Jeff Ruso present.

There was a valid quorum present for voting purposes.

Meeting called to order at 6:30 pm by Maggie Moree. Due to COVID-19 restrictions the meeting was held in Athens Community Center Gym, 2 First St, Athens, NY.

New Business:

1. ***Hugh Horner (Owner), 19-20 Brick Row***, submitted an application to (i) repair existing fence, (ii) rebuild three (3) chimneys, and (iii) repair mortar and flashing. Fence to be replaced with 6' treated 5/4 x 6 decking boards set on 4x4 posts set 3' deep in concrete; 4' gate in back. Chimneys will be rebuilt using red brick, type N gray mortar to match neighboring buildings, lead flashing. Photos were provided. A motion to approve the repairs as detailed in the application was offered by Maggie Moree, seconded by John Miller, all in favor, motion carried.
2. ***John Miller (Owner), 10 N. Water St***, submitted an application to replace the garage roof with GAF Timberline Natural Shadow Shakes Architectural Shingles, brown dripedge. A motion to approve the roof replacement as detailed in the application was offered by Kurt Parde, seconded by Bill Tompkins. John Miller abstained, motion carried.
3. ***Josh Lipsman (Owner), 62 Second St***, submitted an application to replace existing roof and gutters. Photos were provided. Roofing materials include Lifetime Series Colonial Slate Architectural Shingles, drip edge, flashing, ice & water barrier. Gutters will be seamless 5" O32 with 3x4 Sandelap downspouts. A motion to approve roof and gutter repair as detailed in the application was offered by Carrie Feder, seconded by Kurt Parde, all in favor, motion carried. Carrie Feder requested that the Applicant investigate 1/2" round galvanized gutters.
4. ***Roger Masse (Owner, not present), 30 Second St (West & Main)***, submitted an application for (i) storefront paint and (ii) signage. Paint is Behr Colony Red AE-6. Two 2'x2' round black & white window decals and a 3'x3' black & white sign will be hung outside. A motion to approve Behr Colony Red AE-6 paint, 2 decals and one 3x3 sign as detailed in the application was offered by Maggie Moree, seconded by Kurt Parde. Applicant to return with sign bracket. All in favor, motion carried.
5. ***Amir Bakhiar (Owner), 7 Second St (Athens General)***, submitted an application for (i) a black & white 36"x18" wooden, double-sided sign, and (ii) paint for window trim. The sign will be installed on existing brackets on 7 2nd Street. The window trim on 7 2nd Street and 2 S Washington will be painted Benjamin Moore Chantilly Lace. A motion to approve the application was offered by Maggie Moree, seconded by Bill Tompkins, all in favor, motion carried.
6. ***Chris and Andy Sharpe (Owners, not present), 8 N. Washington St***, submitted an application for fence replacement at the rear of the property. Replacing two-slat fence with 3-slat pressure treated pine fence lined with wire mesh. A gate mimicing the fence design with a diagonal crossbar will be installed at the SW corner of the garage. No photos were provided with the application. The Applicant was reached by phone and provided relevant details along with photos via text to inform the review. A motion to approve the application was offered by Maggie Moree, seconded by John Miller, all in favor, motion carried.
7. ***16 Murphy Drive Lot Line Adjustment, Chuck Holtz, Surveyor, not present:*** Lot Line Adjustment between Steenbergh property and Buchkanian property. Buchkanian property line 140.06-1-21.1 moved 16 feet (0.03 acres) to Steenbergh lot 140.06-1-23 to increase Steenbergh property to .38 acres. Buchkanian property will be 4.99 acres. Both properties conform to lot size in the RM district. A motion to approve the Lot Line Adjustment as detailed in the map was offered by John Miller, seconded by Maggie Moree, all in favor, motion carried. Bill Tompkins requested the CEO remind both

property owners that they are in the RM district and any commercial use must be pre-approved by the Village of Athens Zoning Board of Appeals.

8. ***Carol and Todd Bernard (Owners), 4 N. Water St,*** submitted an application to replace roof shingles and install new double wide drop edge (white aluminum), ice & water barrier, flashing and vent boots as needed. Shingles will be Landmark Architectural style traditional Shingles in charcoal black or noir, depending on availability. Photos were provided. A motion to approve the roof replacement as detailed in the application was offered by Bill Tompkins, seconded by John Miller, all in favor, motion carried.
9. ***Carol and Todd Bernard (Owners), 12 S Franklin Street,*** submitted an application for replacement of roof shingles and installation of ice & water barrier and flashing as needed. Carriage House Black Pearl Certain Teed scalloped-edge shingles. A lift will be required to for the bell tower for approx 4-5 days. Photos were provided. A motion to approve the roof replacement as detailed in the application was offered by Kurt Parde, seconded by Carrie Feder, all in favor, motion carried.
10. ***Jeff Strockbine and Melanie Taylor (Owners), 17 S. Franklin Street,*** submitted an application to replace 15 original, single-glazed double-hung windows with new double-glazed, double-hung windows. New windows will be Pella one-over-one wood windows with aluminum clad black trim. Existing "triple track" storm windows will be removed. Photos were provided. A motion to approve the window replacement as detailed in the application was offered by Bill Tompkins, seconded by John Miller, Carrie Feder opposed, motion carried. Carrie Feder requested that the Applicants investigate restoring the original windows. Applicants agreed to donate the original window glass to a historical society.
11. ***Margaret Taranto (Owner, not present), 43 N. Franklin Street,*** submitted an application to (i) extend and repair fence on N. Franklin Street and Market St, and (ii) repair the carport roof. Corner lot. A hand drawing was provided with the application. Planning Board members considered various options for the fence repair and replacement to comply with existing RM code and agreed to the installation of a 44" dogeared cedar fence along N Franklin and Market St to the Lilac tree and 6' dogeared cedar fence from the Lilac tree to the NE border of the property. Carport roof repairs include new plywood, ice & water barrier and shingles. A motion to approve the fence replacement and carport roof repairs as detailed in the application was offered by Maggie Moree, seconded by John Miller, all in favor, motion carried.
12. ***Mary Ann Murray (Owner), 7 S. Montgomery Street,*** submitted an application for (i) kitchen extension, (ii) back deck conversion to a screened room, and (iii) 18 solar panels to be installed on the flat part of the roof. Architect drawings for (i) and (ii) are in process. Photos were provided. A motion to approve the installation of the solar panels as detailed in the application was offered by Kurt Parde, seconded by John Miller, Carrie Feder abstained, motion carried. Applicant will return with detailed architect plans for the addition and sunroom aspects of the application.

Other Business:

13. ***Major Commercial Subdivision, JMMJ-2 LLC (Joe Melino, Owner) and Charles Holtz, Surveyor; 279 N Washington Street: Introductory Meeting with Jason Preisner, Lamont Engineering***
Planning Board Chair Moree provided an overview of the subdivision process as detailed in the Code and outlined the role of the Engineer, Jason Preisner. Lamont Engineering has been assigned by the Village Board to work with the Planning Board throughout the subdivision application process. An escrow account will be established and the Village is finalizing the terms of engagement with Lamont Engineering. In this first Phase of the process Mr. Preisner will work with the Planning Board in identifying relevant details related to the subdivision concept plat to allow for the evaluation of whether the proposed subdivision can be supported by existing infrastructure (water, sewer, roads). He has been provided the concept plat as submitted by the Applicant. Mr. Preisner advised the Planning Board of the steps taken and additional information and clarity required from the Applicant in order to proceed. Mr. Preisner will present the Planning Board with his initial review and a list of questions for the Applicant. He will also coordinate with the DPW and Northdome, the water/sewer managers, as appropriate throughout the process. Mr. Preisner took questions from the Planning Board. Next steps will include providing a list of clarifying questions back to the Applicant to allow for evaluation by the Engineers and Village infrastructure personnel of the proposal. That list will be developed in concert with the Planning Board to be presented back to the Applicant.

14. **Nick Stefanopolos (Owner), 11 N. Montgomery Street.** Preliminary discussion regarding exterior modifications including adding a second floor on the south side of the home, installation of replacement windows and removal of asbestos shingles on one portion of the home and sheath entire home in vinyl siding. No application was submitted. Home is in the historic district and much of the discussion focused on ways to preserve the historic integrity of the home while contemplating additions or exterior improvements. Planning Board Chair Moree instructed Mr. Stefanopolos to submit an application with full details, specs and photos of the plans after taking into consideration comments offered by the Planning Board.

Minutes


A motion was offered by Bill Tompkins to approve the March 16, 2021 meeting Minutes, seconded by Carrie Feder, all in favor, motion carried.

Planning Board Chair Moree reminded the Board members of the annual, mandatory 4-hour training requirements.

Meeting adjourned by Kurt Parde at 9:00 pm.

Respectfully submitted,

Nancy Poylo



Secretary, VoA Planning Board