

VILLAGE OF ATHENS PLANNING BOARD

Meeting Minutes

Wednesday, October 20, 2021

Attending: Margaret Moree- Chair, Carrie Feder, John Miller, Kurt Parde, Bill Tompkins

Absent: Nancy Poylo, Board Secretary

There was a valid quorum for voting purposes.

Meeting called to order by Margaret Moree at 6:30 pm; meeting convened in the Athens Community meeting Room at 2 First Street, Athens.

JMMJ-2 LLC, Joe Melino, Developer/Owner; 279 North Washington Street: Minor Subdivision

Application: Mr. Melino presented maps for a minor (2-lot) subdivision from the 90 acre parcel. Board affirmed with Mr. Melino that the Code provides that if approved, a minor subdivision application such as that he has presented, which other than scale, is substantively the same as his withdrawn major subdivision application, would preclude him from presenting any other subdivision application to the Board on this parcel for two years. Additionally the Board advised that the Planning Board would still require an escrow agreement, regardless of the fact that the application was for a minor subdivision, as the same infrastructure issues would need to be addressed in consideration of the application. Finally, the Board discussed with Mr. Melino that the subdivision section of the Village Code also provides appropriate review as part of the subdivision application of the site plan – both in the Policy Section (Section 205-3) and in the Minor Subdivision which in review of the concept plan, permits the Planning Board *“due to particular environmental, topographic, engineering or other unique circumstances, should be reviewed by the criteria of a major subdivision.”* Separately, Mr. Melino sought direction on how to clarify whether village water pipes are on his property, as his property deed does not include any language related to village easements for access and maintenance of such pipes. Ms. Moree advised she would bring this matter to the attention of the Mayor and the Village Attorney so that it could be clarified and addressed at that level. The issue is outside the purview of the Planning Board. Mr. Melino was informed that next steps would include execution of an escrow agreement, as well as presentation of a proposed site plan, to advance consideration of the minor subdivision application.

Clogg, 7 Market Street: applicant presented permit application to replace roof on home located in the Historic District. Owens Corning architectural shingle sample in light grey is proposed to replace existing shingles of similar color. Applicant was noticed by the Code Enforcement Officer as proceeding without a permit. Planning Board note’s the application received after work was completed, but advised the material and color was consistent with what would have been approved.

Giuseppe Fiorini, 365 Sleepy Hollow Road: Lot Line Adjustment with map presented to combine lots 365 and 367; no change to exterior lot lines. New lot to be known as lot 365. Motion made by Kurt Parde, seconded by Bill Tompkins. All in favor, motion approved.

Alicia Lombardini, 136 North Washington Street: Special Use Permit Application submitted to use property as a wedding venue for ceremony and receptions. After review of the application and the definitions within the Zoning Code and special uses permitted in the district, the Board determined that intermittent use of the property as an event space was neither a permitted, nor special use as defined within the Code. Applicant to be directed to consider a Use Variance application to the Zoning Board of Appeals.

Minutes

A motion was offered by John Miller, to approve the September 21, 2021 meeting minutes, seconded by Bill Tompkins. All in favor, motion carried.

Meeting adjourned by Chair Moree at 7:30pm.

Respectfully submitted,

Margaret Moree, Board Chair