

**Village of Athens Planning Board
2 First Street, Athens NY
Meeting Minutes April 19, 2022**

Members Present: Margaret Moree, Chair; John Miller; Kurt Parde; William Tompkins (remote)

Absent: Carrie Feder; Nancy Poylo, Secretary

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

1. **Anthony Uzo, Catherine Censor, 24 South Franklin Street (RM district/Historic District overlay):** James Bouler, architect, presented detailed plans to install slate patio and pergola on the south side of the home. Patio will replace existing, with a slightly larger footprint. Photos, materials, and renderings all presented. Kurt Parde made a motion to approve as presented; John Miller seconded. Motion passed.
2. **Stewart's, Rt. 385 (Commercial District):** Application presented to install patio using commercial pavers. Detailed renderings, materials and photos presented. Bill Tompkins made a motion to accept application as presented; John Miller seconded. Motion passed.
3. **Rebecca Hart, 19 North Warren Street (RM District, Historic District overlay):** Homeowner presented application to install 6' high custom milled hemlock fence, with white pine 4" posts on the North, East, South and Southwest property boundaries. Photos, materials and schematic for fence location presented. Margaret Moree made a motion to approve application as presented, Kurt Parde seconded the motion. Motion passed.
4. **Brian Phoenix, 40 North Warren Street (RM District, Historic District overlay):** Homeowner presented application to install a 6' x 12' garden shed in rear of property. Shed's proposed height is 11' – taller than what would have been permitted without need for Planning Board review. Shed design will mimic that of the home. Photos, detailed rendering, materials and site plan location for shed all presented. Kurt Parde made a motion to accept the application as presented, Margaret Moree seconded the motion. Motion passed.
5. **Bargiel, 3133 Sleepy Hollow Road (RR District):** Homeowner and architect presented site plan review for new build in Sleepy Hollow Lake. Sleepy Hollow Lake Association approval received. Site plan review confirmed that location for home and outbuilding all within village setback standards. Margaret Moree made motion to approve site plan as presented, John Miller seconded the motion. Motion passed.
6. **Cornell Womac, 35 North Warren Street (RM District, Historic District overlay):** Homeowner presented application for roof replacement and to reopen closed in front porch. Roof to use architectural shingles, color slate to match those on the porch. In opening of the closed in porch, knee wall will remain, with current siding to remain. Spindles and corbels to be in wood, in design presented. Photos and renderings provided. Kurt Parde made a motion to approve the application as presented, John Miller seconded the motion. Motion passed.
7. **Christine Purcell, 53 Second Street (RM District, Historic District overlay):** Homeowner presented application to replace existing fence in kind (same materials, design, etc). Photos and materials presented. Ms. Purcell was advised that since the original fence had been installed, Village Code had changed and, as her home is on a corner lot, the east facing fence bordering the street could not be approved without a zoning variance, as it exceeded 4' in height. Ms. Purcell noted that the south and west fences were in most deteriorated condition and asked the Planning Board to consider replacement of those two fence lines. Margaret Moree made a motion to approve replacement of the west and south fence lines, in kind materials and design, seconded by

John Miller. Motion passed. Ms. Purcell will pursue a zoning variance for any action on the east facing fence line.

8. **Brandyn Place, 30 North Washington Street (CR District/Historic District Overlay):** Discussion Only. Recently purchased home; currently lives next door. Discussed with Planning Board the process that would be needed to demolish the home and build new on the lot. Planning Board discussed differences between a demolition permit in the Historic District and razing a home that is condemned; homeowner believed home dated to the 1960s in terms of construction. Planning Board also discussed options available to help a new home integrated into the neighborhood and suggested homeowner also be mindful of side yard setbacks before he planned any actions to ensure any new construction conformed, or he obtained area variances prior to any steps taken.

No Planning Board Action taken:

Ventra-Griggs, 22 South Franklin Street (RM District/Historic District Overlay): Seeking fence permit which exceeds current code height requirements. Applicant referred to ZBA for area variance.

Gillespie, 18 South Washington Street (RM District/Historic District Overlay): Seeking fence permit, home also on corner lot. Height of proposed fence exceeds current code height requirements. Applicant referred to ZBA for area variance.

Purcell, 53 Second Street (RM District/Historic District Overlay): Seeking to replace existing fence permit, home on corner lot and east facing fence line exceeds current code height standards. Applicant referred to ZBA for area variance.

Frank Pedatella, 35 North Water Street (Waterfront District, Historic District Overlay): Applicant seeking permit for installation of 16' x 32' pool. No other details accompanied application nor was applicant present. Completed application would also require WAC review.

11 Considine Court (RM District): Applicant seeking to install solar panels. No need for Planning Board review. Application provided to Code Enforcement for disposition.

Minutes: Margaret Moree made a motion to accept the March 2022 minutes; Mr. Parde seconded. Motion passed.

There being no further business, the meeting adjourned at 7:40pm.

Submitted

Margaret Moree

Planning Board Chair