

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

Attending: Margaret Moree - Chair; Carrie Feder; John Miller; Bill Tompkins

Absent: Kurt Parde; Nancy Poylo, Secretary; Code Enforcement

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

1. **Carol Bove (owner, not present), Athens Yards, 35 South Washington Street (architects presenting on behalf of owner):** presented application to paint building in Benjamin Moore Blue Springs; sample provided; replace existing garage doors with true divided light operational window garage doors. Building schematics and photos presented. A motion to approve the application as presented was offered by Margaret Moree, seconded by Carrie Feder. All in favor, motion approved.
2. **Nickos Kashiouli (owner, present), 11 North Montgomery St:** presented application to (i) replace side door on south side of home with 6-panel steel/aluminum Stanley exterior door; (ii) replace 7 windows with 2 over 2 vinyl replacement windows. Specs for windows provided. Discussion ensued on grille style for the windows and Board members urged the homeowner to look at the Marvin replacement windows used in two homes recently on North Washington Street to understand how the appearance of the grille enhances the historic appearance of the home. A motion to approve the application as presented was offered by John Miller, seconded by Maggie Moree. All in favor, motion approved.
3. **Linda Norris (owner, present) 19 South Washington St.:** Homeowner cited by Code Enforcement for installing rear deck with roof without appropriate permits. Application presented to approve the deck, for which work has largely been completed. Photos of work in progress provided; homeowner noted that contractors advised permits were not needed and the first deck, 4' x 6', also built without a permit in 2021 started to deteriorate in short order. While work had been halted on the construction of the second deck, 8' x 12', it was near completion. Discussion with the Board focused on modifications to the deck which would give it an appearance more consistent with the period of the home. It was also noted that the fencing to enclose trash cans was not permitted either (Home in Historic District). Deck styling is more consistent with a home in the 1970s and it was noted that if the application had come to the Planning Board prior to construction, the Board would have required a styling such that the balusters were not nailed to the outside, but rather within the top and bottom rails. A motion to approve the nearly completed deck with modifications to the top and bottom rails by addition of an "apron" to each to give the appearance of a more appropriate deck design for the period of the home; all to be painted white; to be enclosed on the bottom with tight weave square pattern lattice. Motion offered by John Miller, seconded by Carrie Feder. All in favor, motion approved.
4. **Rebecca Lorick (owner, not present), 37 North Franklin St:** Sister represented owner but not familiar with application details. Application seeking to replace 14 windows, with 1 over 1, in white. Harvey manufacturer details presented but applicant indicated that was not necessarily manufacturer to be used. Pictures of home and windows to be replaced provided. Home already has replacement windows. A motion to approve the application as presented was offered by Bill Tompkins, seconded by John Miller. All in favor, motion approved; Carrie Feder voting "no".
5. **Samantha Rodriguez, (owner, not present), 4 South Washington St.; Paul Fontaine, Ridgeline Heating & Cooling (Contractor):** Contractor presenting on behalf of homeowner. Homeowner cited for work completed without necessary permits, including contractor cited for not seeking proper electrical permits before work undertaken. Homeowner has installed mini-split heating/cooling system with conduit running down front of building. Installation already complete. Photos presented. Contractor advised that number of units needed necessitated both front and rear conduits. Discussion focused on ways to address the appearance of the conduit. A motion to require the homeowner to custom match a paint color as closely as possible to the existing brick was offered by John Miller, seconded by Maggie Moree. All in favor, motion approved.
6. **Pearson Balfe (owner, present), 4 South Franklin St.:** Application presented to replace roof existing shingled roof, with shingles, color Charcoal. Photos presented. Discussion on use of architectural shingles was had with owner, who

agreed to modify application to use architectural shingles. Motion to approve shingle replacement with architectural shingles, color Charcoal was offered by John Miller, seconded by Margaret Moree. All in favor. Motion approved.

7. **Amy Bennett (owner, not present) 17-19 Second Street:** Painting contractor present to advance application to paint exterior of building. Photos and paint chips presented. Paint will be a blue custom blend to match that portion of the home on South Franklin Street which was painted approximately 5 years ago. All trim to be painted in white, semi-gloss. Repairs to foundation as needed. A motion to approve the application as presented was offered by Carrie Feder, seconded by John Miller. All in favor, motion approved.
8. **Christopher Sprague (owner, present) 16 North Washington Street:** Owner presented color choices for fence (previously approved and installed) and front door to home. Fence to be stained in Woodscapes Black Alder, acrylic stain flat. Door to be painted in Roycroft Bottle Green. Samples provided. A motion to approve the application as presented was offered by John Miller, seconded by Bill Tompkins. Motion approved.
9. **John & Mary Ellen Higbee (owner present), 51 South Washington Street:** Owner presented subdivision application and appropriate maps in the RM district. Both lots served with municipal water, no village sewer. New lot to be accessed off of South Washington Street as current home/barns are. Both to be served by septic; engineering documents presented to support perc tests. Motion made by John Miller, seconded by Bill Tompkins to approve the subdivision and new lot line. All in favor, motion approved.
10. **Jeff Ruso, (owner not present) 20 North Washington Street:** Application presented to install fence, 4' high on eastern facing boundary of his property. Fence to be in shadowbox style, stained in acrylic flat Black Alder stain. Motion made to approved application as presented by Bill Tompkins, seconded by Margaret Moree. All in favor, motion approved.
11. **Guy Griggs/Greg Ventra (owners not present), 22 South Franklin Street:** Painting contractor present to advise on application to paint exterior of home: base in Benjamin Moore Decorator White (CC-20), decks in BM Eagle Rock; porch ceilings painted in BM Palladian Blue, torches at peaks in BM Mopboard Black, with flames to be in BM Heritage Red. Discussion ensued on Queen Anne style homes and whether all white exterior was historically appropriate. Planning Board members presented material referencing the color palettes more appropriate to Queen Anne style homes. Homeowner was reached via phone to continue the discussion. Homeowner was not agreeable to consider alternatives and noted he had researched the home, spoken with relatives of prior homeowners, and that the house at a point in time had been painted all white. Discussion with the Board noted that in the colonial revival period many homes had been painted all white, including homes on South Franklin Street. It was noted that QA style homes typically draw from more earth tone colors, and the homeowner was asked to consider alternatives that might be more historically accurate. No support for the application as presented was reached. Application tabled until such time that the homeowner can meet with the Board to review materials he referenced in his discussion and to review color palettes that might be better suited for a prominent QA style home. Board agreed they would meet off-cycle. The painting contractor started preparation for painting (scraping) and asked if it was okay to continue and prime as necessary. The Board noted that priming in a QA color palette might use a different color primer and it was hoped that the homeowner would be available in the near future to review options with the Board. No action taken on the application.

OTHER BUSINESS:

Concerns were raised by residents of North Franklin Street about appearance and activity on property located in the RM district, no address given. Property sits behind the Post Office on east side of the street. Construction debris, equipment, and various other trash is covering the property and neighboring properties were seeking details on whether permits were granted to convert the use of the property into commercial, and whether the property can be brought into compliance with RM standards. Chair Moree agreed to raise issues to Code Enforcement.

Chair Moree advised that the Village Board intends on considering two new appointments to the Planning Board, one to serve as an alternate. Mr. Tompkins had indicated a desire to retire from the board after 6 plus years of dedicated service but agreed to serve until a replacement could be identified. The Board thanked Mr. Tompkins for his dedication on behalf of the Village, and his commitment to the Board over these many years.

Minutes:

John Miller made a motion to approve the August 20, 2022 Planning Board minutes, Bill Tompkins seconded the motion. All in favor, minutes approved.

Meeting adjourned at 8:35pm.

Respectfully submitted

Margaret Moree, Chair