

Village of Athens Planning Board
2 First Street, Athens, New York
Meeting Minutes: October 18, 2022

Attending: Kurt Parde, Carrie Feder, John Miller, Tim Albright

Absent: Margaret Moree - Chair, Nancy Poylo - Secretary, Code Enforcement

A valid quorum was present for vining purposes. Meeting was called to order at 6:30 by Kurt Parde

1. Mary Askin, Sleepy Hollow Lake: Lot line adjustment: Mr. Miller recalled action being taken in the August meeting. No action taken with note being made for Chair Moree to sign documents if still needed.

2. Stephen Koneiczny and Amber DeSimone, 3051 Sleepy Hollow Rd, Lot 312 presented application and maps for lot line adjustment. A motion to approve the lot line adjustment as described was offered by John Miller, seconded by Tim Albright. All in favor, motion approved.

3. Jenny Yu (owner, present) 16-acre parcel south of Brick Row, along with representative Darrin Elsom of Kaaterskill Associates: No application was presented; the owner and her representative attended for preliminary presentation purposes. Ms. Yu is the owner of a campsite in Catskill, NY, and would like to adapt this property for a similar purpose. Mr. Elsom presented the survey depicting designated wetlands where development will be avoided along with proposed locations for various types of camping on the property. An archeologist has been employed to declare the area free of designated interest. The current plan includes 106 individual sites, generally 50' wide. Amenities on each site would vary across the property. The northeast corner would include wooden platforms with heavy duty safari tents. The northwest corner is where moveable homes on wheels with floorplans from 200-400 sq ft that could be rented seasonally would be placed. The plan includes a 50' natural vegetation buffer between campsites and Brick Row. The proposed entrance to the facility would be roughly halfway between Rt 385 and Brick Row Ext. Most lighting would be path lighting. Larger lighting sources will be limited to common area which are to be built at a greater distance from the entrance and Brick Row properties. The roads of the campground are designated to accommodate emergency vehicles. No tents, campers, or trailers will be brought by customers; all accommodations will be provided by Ms. Yu's company. The campground is designed to be an all-seasons facility.

Comments from the board included concerns about traffic, buffer density, storm water runoff, lighting, and noise. Ms. Yu and her representative spoke about the quiet nature of her clientele at the existing campground in Catskill. A stormwater plan will be created, although it was noted by Mr. Elsom that certain exemptions exist because of the size of this parcel in relation to the Hudson River. Lighting will be kept as directional as possible. They plan to shepherd the buffer

to greater health and botanical density over time. Ms. Yu will return at a later date with an application.

4. Jamie Lynn Murray (owner, present) 10 S Montgomery St: Application presented to replace existing roof with IKO Cambridge architectural style shingles in Dual Grey and to rebuild the chimney with new mortar and modern flashing. Current roof is rotten with only a paper underlayment. A motion to approve the application as presented was made by Carrie Feder; seconded by Tim Albright. Motion approved.

5. John and Darlene Gottlieb (owners, not present) 18 3rd St: permit was marked received on 06/24/2022. Discussion held regarding fence built without permit approval. The board noted that while the fence does not match code regarding height facing the street, the plans in the application show a fence set well away from the street (approx. 20'+) that would not seem to cause a visual or any other potential issue. No action was taken.

6. Steve Brunner (owner, not present) 9 3rd St: Application applied for new rubber roof on low-slope section on northwest corner of the house. It was noted on the application that the material should be black. A motion to approve the permit with the noted black rubber roof was made by John Miller, seconded by Carrie Feder. Motion approved.

7. Jim Askin (owner, not present) 8 N Franklin St: Application presented to replace roof with metal roofing. Photos and samples provided. Motion to approve the application was made by John Miller, seconded by Tim Albright. Motion approved.

No other business.

Meeting adjourned at 7:55 p.m.

Respectfully submitted

Kurt Parde, member