

**Village of Athens Planning Board  
2 First Street, Athens, NY  
Meeting Minutes January 16, 2024**

**Attending:** Margaret Moree - Chair, Tim Albright, Kurt Parde, and Nancy Poylo - Secretary.

**Absent:** Carrie Feder, Code Enforcement

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

1. **John Osborne (lessee), Deep Fried Beers LLC dba Night School, 21 Second Street:** Applicant presented a Special Use Permit application following the public hearing held on January 16<sup>th</sup> at 6pm. The Planning Board discussed issues related to the requested hours of operation. Applicant did not provide pictures of the intended signage but offered that he intends to add 2 exterior signs – a metal sign to be hung over the entrance door and the another which will be painted and hung approximately 9” above the sidewalk. Applicant will also add white vinyl decals to the windows at the building entrance detailing the hours of operation. There will not be any changes made to the exterior lighting. Chair Moree made a motion to approve the hours of operation as follows: Tuesday–Thursday 3pm–10pm, Friday 3pm–11:30pm, Saturday 12pm–11:30pm and Sunday 12pm–11pm, with no discretion to managers for extending closing time. Tim Albright seconded the motion, all in favor, motion approved. Applicant will return with signage mockups and material details. Chair Moree reminded the Applicant that this approval covers this SUP tavern application only, which grants Applicant the right to operate the tavern for the specified business purpose. As business details evolve and should restaurant and or brewery be added, applicant needs to return to update the permit to reflect updated usage. business on Fridays and Saturdays through Feb 3<sup>rd</sup>, 2024.
2. **Trisha Small (owner, not present), Union Street subdivison and Paul Pendergast (Architect):** Mr. Pendergast presented a concept plan to subdivide 2 parcels of land on the south side of Union Street (across from Sleepy Hollow Lake entrance) into 7 lots. A map of the lots was presented. Discussion included tiny homes as a proposed use (no axels permitted), access to sewer and water vs wells and septic systems. Chair Moree suggested that the best practice would be to merge the two lots prior to subdividing. Mr. Pendergast agreed to discuss this concept with the owner and the surveyor. No action taken.

**Minutes:**

Tim Albright made a motion to accept the December 19, 2023 Planning Board minutes, Chair Moree seconded the motion. Kurt Parde made a motion to accept the January 6, 2024 off-cycle meeting Planning Board minutes, Chair Moree seconded the motion. All in favor, all minutes approved.

Meeting adjourned at 7:10pm.

Respectfully submitted



Nancy Poylo, Secretary

**Village of Athens Planning Board Public Hearing on Deep Fried Beers DBA as Night School**  
**Village Office, 2 First Street, Athens, NY**  
**January 16, 2024**  
**6:00 PM**

**Planning Board Attendees:** Margaret Moree - Chair, Tim Albright, Kurt Parde, Nancy Poylo - Secretary

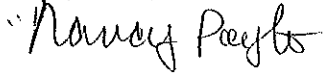
**Members of the Public:** Bill Tompkins, Michael Black, Merrill Roth, Diane Eastman

Chair Moree opened the public hearing at 6pm. The hearing was noticed on the Village website and in the Catskill Daily Mail. She explained that the purpose of the meeting was to discuss the Special Use Permit for Deep Fried Beers dba Night School at 21 Second Street. Chair Moree explained that the tenant, Johnny Osborne, currently has received temporary license to operate the bar on Fridays and Saturdays thru February 3rd. He is waiting for his full liquor license from NYS SLA. Code Enforcement issued a temporary certificate of occupancy in early January. Ms. Moree noted that the application, as presented, meets the tavern definition within the Village of Athens Zoning Law, and the public hearing is to take comments on the proposal as presented by the applicant.

Members of the public posed questions about the hours that the tenant posted on Facebook and Instagram, his desire to grant bartenders discretion in closing time, noise, ambience, lighting, signage, exhaust fumes, parking issues and food. A written comment was also submitted which included concerns about fire protection and fire suppression.

There being no further comments, the public hearing was closed at 6:25pm.

Respectfully submitted

A handwritten signature in cursive script, appearing to read "Nancy Poylo".

Nancy Poylo, Secretary