

**Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes February 20, 2024**

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

Via phone: Carrie Feder

Absent: Code Enforcement

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

1. **Hanna Yersh-Munson (owner, present), 51 South Washington Avenue Ext:** Applicant presented an application for renovations to the carriage house to change its use to living space consistent with ADU rules. The Planning Board discussed the various revisions as presented in the application including the exterior lighting and the window over the front door. Applicant agreed to match the size of the current window. A motion to approve the application with exception of exterior lighting was offered by Tim Albright, seconded by Kurt Parde. All in favor of revisions as agreed. Applicant will revisit certain lighting options and return to discuss with the Planning Board. Separately, there was no notation on the permit application that Code Officers made adjustments to the calculation for interior square footage to accommodate the ADU limitation of 800 sq ft. into an existing structure with architectural features that could not be altered without compromising the structural integrity of the building.
2. **Amy Bennett and Kenan Moran (owners, Mr. Moran was present), 19 Second Street:** Applicant presented a permit for a new roof with photos however, all work had been completed prior to presenting to the Planning Board. Questions were raised by the Planning Board regarding the photo provided, specifically with regards to the chimney flashing which was installed incorrectly and poorly. Mr. Moran was not clear about the issues as he didn't oversee this project. No motion to approve was offered. Applicant will return with remediation plans for the flashing.
3. **Matthew Rosales and Cate Collinson (owners, present), 38 North Franklin St:** Applicants presented a concept plan for a rear one-story 400-500 sq ft addition to be added to the existing 1,253 sq ft home. Planning Board discussed the options with the applicants. Concept plan was consistent with features for an addition within the historic district. Chair Moree advised the applicants that they will need a side yard area variance, and that they should be able to proceed with that variance application with the ZBA in short order.
4. **Johnny Osborne (Lessee, present), Deep Fried Beers LLC dba Night School, 21 Second Street:** Applicant has had all necessary inspections and received corresponding approvals with regards to the kitchen and brewery. Applicant requested a change in previously approved hours to commence as early as 11am Tuesday – Sunday. A motion to approve was offered by Tim Albright, seconded by Kurt Parde. All in favor of the revision of hours, motion approved. Chair Moree advised applicant that the PB has no role with their liquor license.
5. **Catherine Censor and Anthony Uzzo (owners, present), 26 South Franklin Street:** Applicants presented an application to install (i) a 1' high stone wall with a 4' cast iron fabricated fence to be mounted on top of the wall, and (ii) two (2) 13' wide x 4 ft high electronic, self-locking driveway gates of same cast iron fabrication. Photos were presented. The color of fence will be jet black. A motion to approve the fencing and stone wall was offered by Kurt Parde, seconded by Tim Albright. All in favor, motion approved.
6. **Anna Ulrich (owner, present), 8 Brick Row:** Applicant presented an application to replace her roof with IKO Dynasty Granite Black shingles. A motion to approve the new roof as presented was offered by Chair Moree, seconded by Tim Albright. All in favor, motion approved.
7. **Helen Marden (owner, not present) and Kevin Lindores, architect on behalf of owners, 11 North Water Street:** Mr. Lindores presented concept plans that were revised from the plans previously presented to the Planning Board on May 16, 2023. Revised renderings and photos were presented. Mr. Lindores explained

that the building has to be demolished for consistency with flood plain maps and because the structural integrity of the existing structure is in far worse condition than previously understood. The Planning Board reviewed the concept plans and offered comments. Chair Moree advised Mr. Lindores that due to the changes from the previously approved concept plans the revised plans will require a Special Use Permit ("SUP") which includes, but is not limited to, a public hearing and a 2nd review by the Waterfront Advisory Committee. Chair Moree advised that the sooner they present a formal application the sooner the time clock can begin, as applicant requested whether a demolition permit could be issued based on the concept plan. Applicant was advised that demolition would be approved as part of an approved special use permit.

8. **Ariel Jones, (Contractor, present), 43 Second Street (corner of South Montgomery):** Contractor presented an application to replace two entry doors and three windows as outlined in the application. Photos and quotes were provided. Contractor affirmed this is a mobile home, not a manufactured home. A motion to approve the replacement windows and doors was offered by Kurt Parde, seconded by Tim Albright. All in favor, motion approved.

Minutes:

Tim Albright made a motion to accept the January 16, 2024 Planning Board public hearing minutes, Chair Moree seconded the motion. Kurt Parde made a motion to accept the January 16, 2024 Planning Board minutes, Chair Moree seconded the motion. All in favor, all minutes approved.

Meeting adjourned at 7:20pm.

Respectfully submitted

Nancy Poylo, Secretary