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

Attending: Margaret Moree-Chair, Tim Albright, Carrie Feder, Kurt Parde, Nancy Poylo-Secretary
Absent: Code Enforcement

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

1. ***Matt Rosales and Cate Collinson (owners, present), 38 North Franklin St***: (1) an application for a lot line consolidation was presented. No Mylar map was provided – homeowner was advised that one needs to be signed by Chair Moree and submitted to Greene County. Tim Albright made a motion to approve the application as presented, seconded by Carrie Feder. All in favor, motion approved; and (2) a concept design for an addition to the back of the house was presented and reviewed, with suggestions offered on how to better integrate and align the addition with the home architecture. The location of the addition was okayed. Photos were provided. Homeowner will return with a full plan and application for the addition.

2. ***Kathy Jackson (applicant, present), DR Evarts Library***: Applicant is amending the application approved in March 2022 for the addition to the back of the Library: (i) the roofing over the emergency exit in asphalt shingles was discussed in detail. Tim Albright made a motion to approve the roofing over the emergency exit as presented, seconded by Chair Moree. Kurt Parde in favor, Carrie Feder opposed, motion approved; and (ii) The stone siding for rear addition that was initially approved in March 2022 will be replaced with EFIS – a synthetic stucco. The Planning Board discussed this at length and approved, in concept, however, the color and texture of the siding was not approved. Applicant will return with actual samples for color and texture options.

3. ***Jonah Moran and Alyse Ardell Spiegel (owners, not present), 32 South Franklin St***: Two applications were presented: (1) an application to replace the slate roof and repair the soffit/gutters was presented by roofer, Manuel Quinde-Espinoza. Photos and specimens were provided. Mr. Quinde-Espinoza will match the colors and pattern of the existing slate roof. Chair Moree made a motion to approve the roofing application with waterproof underlay and copper drip edge. Roofer will return with revised slate colors, Kurt Parde seconded the motion. Carrie Feder abstained; and (2) an application for exterior and interior renovations was presented by the Architect. Discussed at length, the Architect will return with more details on the exterior renovations including the removal of an old shed and addition. The renovations and repairs were approved in concept.

4. ***Tina Fox (owner, not present), and Ariel Jones (Contractor), 43 Second Street***: An application was presented for new siding, fascia and trim. Samples were presented for the siding (Everlast, Storm Grey). Photocopied color swatches were presented for the trim/fascia. The siding style and color was approved. Trim/fascia colors were not approved as presented. The Planning Board suggested that the color of the trim/fascia match the color of the siding. Chair Moree made a motion to approve the siding style and color as presented and the trim/fascia provided that they match the color of the siding; Kurt Parde seconded the motion, all in favor, motion approved. Contractor will return with other options if the homeowner does not agree to change the color of the trim/fascia as suggested.

/

5. ***Brian Swardstrom and Peter Spears (owners, not present), and Russell Frances (Architect), 50 Old South Washington St***: Concept presentation for the addition of a 3-car garage on the carriage house. Concept was approved, Architect will return with full application. The Planning Board agreed that proposed location of the garage was consistent within setbacks for the property in the RM District. Separately the architect spoke about the planned roofing for the proposed garage (standing seam copper) and the desire to have the carriage house roofing mirror that. The Board discussed what might be more appropriate than a copper roof for the time period and asked the architect to discuss options with the homeowners.

Other business:

1. ***Snake Pit***: An application was in the Planning Board mailbox for the location of two storage units on Snake Pit property. No applicant was present, and therefore there was no discussion on the application. It was not clear that the property is currently operating within the terms of its special use permit.

2. Board members raised questions about what work was underway on North Washington Street on the property between the Post Office and Snake Pit Automotive. No one has come before the Planning Board for any review but the lot has the appearance of activity underway.

3. ***Steven Stearns (owner), 8 South Church St***: Planning Board questioned whether any action was taken – the applicant has undertaken demolition that was not approved by the Planning Board. At the June 2024 meeting the Planning Board approved the removal of second floor – **not** the demolition of the entire building to then rebuild a new one. Applicant had been previously advised that demolition of the structure and the rebuilding of a new structure would require approval by the Zoning Board of Appeals for a setback variance. Intended use is an ADU. Code was notified via text with photos of these action(s) the applicant took in June, post-PB meeting. Waiting to get an update from Code.

4. ***Fence Law revisions***: The Mayor advised Chair Moree about proposed changes to the Fence law and a public hearing on July 24th. Chair Moree indicated that the Planning Board would like to offer further suggestions to the Village Board on code standards for fences in general as they believe more flexibility should be included in the code in several facets. Discussion was had (including from attendees in the audience) on sight lines and "natural fences" – and what may and may not solve the problem. (as an aside – interestingly the S Washington St/Third Street location was referenced by several – not for the bushes but more for vehicles blocking sight lines).

Minutes:
Kurt Parde will revise the June 18, 2024 minutes and circulate to the Planning Board for final review.Chair Moree abstained as she was not present for the June meeting.

Meeting adjourned at 7:50pm.

Respectfully submitted,
Nancy Poylo
Nancy Poylo, Secretary