

**Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes
August 20, 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. **Athens Cultural Center, 24 Second Street:** Presented an application to repaint the building in a similar palette: Aegean Olive 1491 on cornice, window casings & pediments, doors & storefront columns, windows & doors; Classic Burgundy HC-182 on window sashes and mentions& storefront window cove cut frame details; Bryant Gold HC-7 on clapboard siding; Hampshire Grey HC-101 on raised panels at cornice frieze, raised panels @ storefront exit door, raised panels @ storefront window sill water table. Photos were presented. Tim Albright made a motion to approve the application as presented, seconded by Kurt Parde. All in favor, motion approved.
2. **Kathy Jackson (applicant, present), DR Evarts Library:** Applicant returned with the dryvit stone samples for rear addition as requested by the PB at the July 16, 2024 meeting. Colors and textures presented by the Applicant were Van Dyke 110ST (color) and Sandpebble (texture).Carrie Feder made a motion to approve, Chair Moree seconded. All in favor, motion approved.
3. **John Osborne, Deep Fried Beer (proprietor and license holder, present), 21 Second St:** Applicant presented a revised Special Use Permit application seeking to expand hours of operation to midnight on Monday, Thursday and Sunday to provide a place for customers to watch football. Planning Board discussed concerns about extending the hours on the weeknights and possible risk it may pose to neighborhood noise levels at the late hours. A compromise to limit the extension of hours to end on Super Bowl Sunday in 2025 was discussed with the applicant to be better positioned to measure whether any neighborhood noise concerns are tendered with extended hours. Tim Albright made a motion to extend the hours to midnight on Monday, Thursday and Sundays through Superbowl Sunday on February 9th 2025, Chair Moree seconded. All in favor, motion approved.
4. **Bill Sproat (owner, present), 3 Brick Row:** Applicant presented an application to (1) replace the existing roof with Firestone EPDM, (2) replace front porch roof with asphalt architectural shingles to match the dormer roof, (3) and unify the existing roof heights to 8'. Samples and photos were presented. Tim Albright made a motion to approve the roof replacement, Kurt Parde seconded the motion, all in favor, motion approved.
5. **Phillip "Brud" Miller (owner, present), 2 & 4 N Washington St:** Applicant presented an application to paint the trim on the windows and doors @ 2 N Washington St with Sherwin Williams 7743, Mountain Road. Kurt Parde made a motion to approve the trim color, Tim Albright seconded. All in favor, motion approved for the trim color. There was a concept discussion regarding the addition of 2 awnings above the doors on 2 & 4 N Washington St. Colors to be consistent with the trim color. A photo was presented. Applicant will return with details on the awnings.
6. **Amy Bennet, Kenen Moran (owners, present), 4 N Franklin St:** Applicant requested a revision to the application previously approved at the April 16, 2024 PB meeting (no application was presented).

Revisions: (i) demolish and rebuild the rear enclosed porch as opposed to repair, matching the roof lines to the existing roof line; (ii) side the addition with vertical clapboard bead board or exterior siding; (iii) replace windows to match the existing vinyl windows. Tim Albright made a motion to approve the revisions as discussed above, Chair Moree seconded. All in favor, motion approved. Applicant will return with window manufacturer details.

7. **Alexander & Nancy Drezler (owners, not present), 298 Fox Run, Sleepy Hollow Lake:** No application was presented for a site plan review to construct a single-family dwelling. Tim Albright made a motion to approve the revisions as discussed above, Chair Moree seconded. All in favor, motion approved.
8. **Krista McKeon, (Manager, present), Home Sweet Home ("HSH"):** Applicant presented an application to replace an exterior deck that was removed due to safety issues. PB discussed the location and size of the deck. Kurt Parde made a motion to approve a 16'x20' replacement deck with pressure treated wood, Tim Albright seconded. All in favor, motion approved. Per Code Enforcement, HSH did not pass fire inspection therefore the building permit will not be issued until such time as the fire inspection issues are resolved. Code also indicated that due to the change in ownership HSN is required to present a Special Use Permit. The applicant was presented a Special Use Permit application but was unclear as to why it was being requested. The Planning Board detailed for the application the purposes of a SUP, the considerations the Planning Board takes under advisement on the application consistent with the Code, and then actions taken to approve, modify or deny a SUP. The business is an authorized use within the Code; but as it is a commercial business it will require a SUP review with a public hearing to commence upon a completed application.

Other business:

1. **Brian Swardstrom and Peter Spears (owners, not present), and Russell Frances (Architect), 50 Old South Washington St:** Mr. Frances presented an application off-cycle for the roofing on the carriage house in furtherance of the discussion that took place at the July 16, 2024. At the time the concept was discussed, the focus was largely on construction of a new building and whether that concept was consistent with historic district guidelines and code setbacks. He was unaware that a roofing permit would be needed solely for the carriage house and had started removal of the existing shingles. A completed roofing application was submitted and subsequently approved by the Planning Board to install wood shingles on the carriage house porch roof and a copper standing seam roof on the overall house.
2. **Stephen Stearns (owner), 8 South Church St:** Code Enforcement advised that they followed up on the work underway that appeared inconsistent with the permit that had been approved. Code advised that it will present a "stop work order" to the homeowner. History: Planning Board questioned whether any action was taken regarding the applicant's demolition of the garage against Planning Board approval @ the June 2024 meeting. 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.
3. **Patrick Gillespie (owner), 34 Second Street:** Planning Board approved repairs and painting to the exterior of the building March 24, 2023. Chair Moree discussed this with Code Enforcement who

notified the homeowner that they were out of compliance. Code issued a new permit on August 20, 2024 and affirmed that the Homeowner will replace the details and molding that have been removed for repair. Replacement is currently ongoing.

4. **James Hensler (owner), 16 S Montgomery St:** Rear fence was installed without an application and Planning Board review. Code Enforcement will review.
5. **Krista McKeon, (Manager), Home Sweet Home ("HSH"):** A second discussion regarding the smoking concerns raised by village residents. Chair Moree discussed this with Code Enforcement. Code is aware of the issue; Chair Moree also notified the manager that this would be a consideration during a special use permit review.
6. **Brick Row alley:** Chair Moree had a discussion with Code Enforcement regarding the "chatter" about the alley becoming a thoroughfare. Code will address the issue to ensure that the property owner (Joe Puorro) adheres to the subdivision approvals which required that the property include a driveway to be accessed from Brick Row Extension.
7. **Fence Law revisions:** Planning Board will continue discussions regarding further suggestions to the Village Board on code standards for fences in general.

Minutes:

Kurt Parde will revise the June 18, 2024 minutes and circulate to the Planning Board for final review.

Carrie Feder made a motion to approve the July 16, 2024 minutes, Tim Albright seconded. All in favor, minutes approved.

Meeting adjourned at 7:50pm.

Respectfully submitted,

Nancy Poylo, Secretary