

**Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes
September 17, 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. **Helen Marden (owner, not present), 11 N Water:** Applicant presented a slight modification to the plans presented and approved on February 20, 2024 and the SUP presented and approved on March 19, 2024: the exterior porch will be modified to a partially covered porch. Photos and plans were presented. Kurt Parde made a motion to approve the application as presented, Carrie Feder seconded. All in favor, motion approved.
2. **Jonah Moran and Alyse Ardell Spiegel (owners, not present), 32 South Franklin St:** Carrie Feder and Tim Albright visited the site to review the addition and shed at the back of the house per the discussion at the July 16, 2024 meeting. Tim Albright and Carrie Feder agreed that the addition is original to the house, has very unique & significant details and qualities and recommended that the homeowner salvage the addition to preserve the original details and construction of the period. In the event the homeowner disagrees, the homeowner was notified to return to the Planning Board with revised plans. The PB agreed that the shed could be demolished. Tim Albright made a motion to approve the demolition of the shed, Kurt Parde seconded. All in favor, motion approved. Homeowner will return with revised plans for the addition.
3. **Howard Mayforth, (owner, not present) 150 N Washington Street:** Applicant presented an application to place an array of 45 solar panels measuring 15'9" x 49'7" x 9 ½' tall along the back side of his property. The property is zoned either RR or RM and as such, Chair Moree did not feel that proposed commercial array was permissible within the approved use or special uses in those districts.. Chair Moree tabled the matter to discuss with the village attorney. After the meeting, Chair Moree discussed this confirmed with village counsel and was informed that as suspected, this proposed commercial solar array is not permissible in the either the RM or RR districts. Application was denied as not permitted.

Other Business:

1. **Stephen Stearns (owner), 8 South Church St:** Further to the Planning Board discussion on July 16, 2024, Code Enforcement issued a Stop Work Order for the property. Mr. Stearns and his contractor appeared because they were unclear as to why the SWO was issued. Chair Moree explained that the Applicant had been advised by the Planning Board, several times, that the permit was approved to remove the second floor only – not the demolition of the entire building to then rebuild a new ne. Applicant had been previously advised that demolition of the structure and the rebuilding of a new structure with the addition of an ADU would trigger consideration of setback rules and would likely require approval by the Zoning Board of Appeals for a setback variance. The SWO was issued due to the violation of the building permit. Chair Moree notified Code of the homeowner's concerns. Code indicated they had advised the homeowner of the need to appear before the ZBA for an area variance.

2. Chair Moree shared with the Town has arranged with Delaware Engineering to conduct two (2) training sessions for both town and village Planning and Zoning Board members.
3. Chair Moree asked all PB members to review the survey that the Mayor circulated with the NY Forward applications. LWRP revisions are in progress.
4. 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 August 20, 2024 minutes, Tim Albright seconded. All in favor, minutes approved.

Meeting adjourned at 7:40pm.

Respectfully submitted,

Nancy Poylo, Secretary