

**Village of Athens Planning Board  
2 First Street, Athens, NY  
Meeting Minutes  
November 18, 2024**

**Attending:** Margaret Moree-Chair, Tim Albright, Luke Baker, Carrie Feder (via phone), Nancy Poylo-Secretary

**Absent:** Kurt Parde, Code Enforcement Officers

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

1. ***Robert Laker and Claudette Krauss, (owners, not present), 57 Fox Run:*** Lot line adjustment. Survey maps were presented to consolidate two lots (279 and 280) to create one lot, 279. Tim Albright made a motion to approve the application as presented, Luke Baker seconded. All in favor, motion approved.
2. ***David Rivera-Garcia and Nathan Schappin (owners, not present), 158 Sleepy Hollow Rd:*** Lot line adjustment. Survey maps were presented to consolidate two lots (L25 and L26) to create one lot, L26. Tim Albright made a motion to approve the application as presented, Luke Baker seconded. All in favor, motion approved.
3. ***Jonah Moran and Alyse Ardell Spiegel (Mr. Moran, present) and Walter Chatham, Architect, 32 South Franklin St:*** Applicant returned with revised plans to remove and replace the rear addition per the discussion at the September 17, 2024 meeting. Photos were provided. After further discussion, the PB agreed to permit removal and replacement of the rear addition, restoring the original window configuration. Applicant agreed to salvage and restore as many original details as possible. Chair Moree made a motion to approve the removal of and replacement with a new rear addition consistent with the photos provided along with the commitment from the homeowners that they would preserve the front sections of the carriage house when they commence that project, in exchange for authorization to remove the rear addition, Tim Albright seconded. Carrie Feder opposed. Motion approved.
4. ***Sarah Bliedtrey (owner, present), 1 Third Street:*** Applicant presented an application to alter the sidewalk in front of her home to prevent flooding and water damage. Chair Moree advised that while this request is not in the PB's purview, the PB will memorialize this discussion and forward the request to the DPW and Code Enforcement for further review and resolution.
5. ***Joe and Marsha Puorro, (owners, present), 10 Brick Row Extension:*** Applicant presented an application to build a metal 25'x41' 1,025 sq ft 2-door garage on one of the newly created parcels created from the subdivision of the Hagar's Harbor property earlier in 2024.. The site is in the RM district per the minutes of the subdivision meeting. No formal site plan was provided, but the applicant had sketched out where on the parcel he intended on building the garage. Applicant already purchased the garage, a TMG Industrial metal garage "kit", beige siding/roof. Applicant indicated that he intends to use the alley for access to the garage and to use the garage specifically for storage of small equipment ie. lawnmowers and the like. Applicant also indicated that a foundation would be poured and there would be electricity in the garage. The PB discussed several concerns, including but not limited to the alley access, viewshed from Brick Row, color of the garage, and the intended use of the garage. Chair Moree had the Applicant mock up a site plan, indicating

where the garage will be sited and applicable setbacks to be reflected consistent with the RM District; she had the applicant sign the mock-up. Chair Moree made a motion to approve the garage pending Code approval and validation that the footprint of the garage was consistent with the property boundaries and RM setbacks, Tim Albright seconded. Homeowners also agreed that when they were prepared to build the home, their site plan and design of the home would coordinate the new home with the siding on the garage, and that they would consider darker doors on the garage to coordinate and integrate more fully into the overall neighborhood aesthetic. Carrie Feder opposed. Motion approved.

**Other Business:**

1. 8 Brick Row: Homeowners shared their concerns about alley issues in general and the addition of the garage on 10 Brick Row Ext. which their home directly overlooks. Chair Moree advised homeowners about the history of this subdivision, that the alley is a public throughfare to be used by anyone, shared background re: the water/sewer line installation, and that the boundaries of the Brick Row Historic District does not confer specific viewshed rights. Homeowners appreciated the information and said they will remain diligent in monitoring the site activity and asked that the village be equally diligent as the garage is constructed.
2. Training: Tim Albright presented his training certificate for the 4-hour class held by Delaware Engineering. Kurt Parde and Luke Baker also completed this training. Chair Moree will provide her hours as an advisory member of Conservation Advisory Committee.
3. 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.

The chair had neglected to circulate minutes prior to the meeting and will circulate for adoption at the December meeting.

Meeting adjourned at 7:55pm.

Respectfully submitted,

Nancy Poylo, Secretary