

**Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes
March 18, 2025**

Attending: Margaret Moree—Chair, Tim Albright, Luke Baker, Carrie Feder (remote), Kurt Parde, Nancy Poylo - Secretary

Absent: Code Enforcement

A valid quorum was present for voting purposes. Meeting was called to order at 6:30pm by Chair Moree.

1. **James Ewing (owner, not present), 39 North Warren Street, and Shannon Murphy (contractor):** In 2023 Owner presented and withdrew an application for solar panels. Empire Solar Systems (a new solar contractor), presented on behalf of applicant, a new application to install 17 solar panels: 14panels on the front west facing roof line of the historic home located in the Historic District and 3 panels on the south facing rear roof. Samples and photos were presented. Given the prominence of the property on a corner lot, the discussion continued from the previous application regarding options to minimize the profile in a way that would give a greater appearance of being part of the roofline. Property dynamics do not lend to putting panels on the rear (east) facing roof or the rear addition, although contractor did indicate that 3 panels could be placed on each of the north and south facing rear roof line, and one on each dormer. The Planning Board suggested 9 panels along the front west facing roof line, 1 on each of 2 dormers, and 3 panels on the north and south facing rear roof line (equaling 17). Tim Albright requested a new layout detailing the revised configuration. Contractor agreed to return to the Board with a revised design.
2. **Kathy Jackson (applicant) DR Ewart's Library, 80 Second Street:** As requested in the August 20, 2024 meeting, Applicant returned with the sample of the dryvit stone finish (Sand Pebble), and color (Prairie Clay). Carrie Feder made a motion to approve the finish and color as presented, Tim Albright seconded. All in favor, motion approved.
3. **Thad Hayes and Adam Lippin (owners, not present), and Hudson Valley Building & Restoration LLC (contractor present on behalf of applicants) 2 Fifth Street:** Contractor presented an application on behalf of the owners for roof replacement, gutters, downspouts, shutters and house color. Samples and photos were presented.
 - (i) Roof color will be charcoal, and the gutters will be galvanized, half-round with a smooth downspout. The shutters will also be removed. Chair Moree offered a motion to approve all of the above as specified in the application, Carrie Feder seconded, all in favor, motion approved for the roof color, gutters/downspouts and shutter removal.
 - (ii) House color: Contractor presented Benjamin Moore Chelsea Gray HC-168 as the applicant's choice for the house and trim. There was a lengthy discussion - the Planning Board had reservations on the color choice for a Greek Revival home. Homeowners agreed to evaluate other options and to return to the Board after their re-evaluation. The owners will return to the board with alternate choices of colors for the house, trim and sashes.

OTHER BUSINESS:

1. **Minutes:** February minutes were approved by a motion from Tim Albright, seconded by Luke Baker. All in favor, minutes approved.

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

2. **Fence revisions:** Luke Baker researched natural fences and deer fencing. The Planning Board is continuing to review natural proposed modifications to the Village Code related to fences

Meeting adjourned at 7:35pm.

Respectfully submitted

Nancy Poylo, Board Secretary