

**Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes
June 17, 2025**

Attending: Margaret Moree–Chair, Tim Albright, Luke Baker, Carrie Feder, 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. **Brian Swardstrom and Peter Spears (owners, not present), and Russell Francis (Architect), 50 Old South Washington St:** Further to the February 20, 2025 Planning Board meeting, Mr. Francis presented photos and materials for the garage door design. Doors to be treated, finish will be natural and trim will be white. Tim Albright made a motion to approve the application as presented, Carrie Feder seconded the motion. All in favor, motion approved.
2. **Thad Hayes and Adam Lippin (owners, present), 2 Fifth Street:** Further to the Planning Board meeting on March 18, 2025, Applicants presented an alternate paint color for the house: Benjamin Moore Rockport Grey HC-105, matte. There was a lengthy discussion regarding the paint finish on the trim, front door and window frames i.e. matte vs semi-gloss vs gloss. Applicants agreed to re-evaluate the finish options and return to the Board for the trim, door and window frames. Chair Moree offered a motion to approve as detailed in the application, seconded by Tim Albright. Kurt Parde opposed. Motion approved.
3. **Sherri Dykeman (owner, present), 43 North Franklin St:** Further to the May 20, 2025 Planning Board meeting, Applicant presented alternate house paint colors: Sherwin Williams 6119 Antique White for the trim and Sherwin Williams Stillwater for the house. Chair Moree made a motion to approve the colors as detailed in the application, motion seconded by Lukas Baker. All in favor, motion approved.
4. **Home Sweet Home, (business, owner not present), and Crawford & Associates, on behalf of HSH, 71 Second Street:** Applicant appeared to present on their Special Use Permit application to operate an adult care facility. Ownership of the facility has recently changed. Planning Board members discussed issues consistent with a SUP application including neighborhood integration, parking, and smoking. Applicants noted there had been state inspections and Code inspections where violations were found; some have been remediated, others require a building permit to fully correct. Applicants indicated that most residents do not drive or own a car and parking in the rear was sufficient for capacity. After a lengthy discussion the Planning Board did not deem the application complete to proceed with a public hearing. Applicant's representative will return with an updated application that addresses solutions to the issues raised by the Planning Board including a designated area for residents and staff to smoke with appropriate signage indicating such. Planning Board did commit to reviewing revised plans, if received prior to the next Board meeting, to determine completeness.
5. **Christopher Stanzione (owner, not present), 11 North Warren Street:** Further to the May 20, 2025 meeting, Applicant provided building prints for an attached two-bay garage. The dimensions of the garage on the building plans exceed the setback from the property line and were inconsistent with a previously submitted site plan. As no applicant was there to address the inconsistencies, no motion was offered.

OTHER BUSINESS:

1. **Diane Eastwick (owner, present), 3 South Montgomery St:** Planning Board approved Owner's application for a new porch roof at the April 16, 2024 meeting. Owner has not been able to have the roof replaced. Owner returned seeking advice from the PB for alternate materials and/or vendors. Owner will renew the building permit and alternatives were discussed.
2. **Rivertown Senior Center:** Chair Moree asked Code (via email) if the County was issued a building permit for the ongoing exterior changes to the property.
3. **Happy Clown:** Chair Moree informed Code (via email) that the dumpster has migrated from the approved location to the street. Chair Moree asked Code to review business is operating consistent with the site plan review.
4. **Snake Pit:** Chair Moree asked Code (via email) for an update on monitoring compliance with the court agreed resolution for this auto repair shop. It continues to operate outside the Special Use Permit approvals.

5. **Training:** Chair Moree presented a certificate for 3½ hours of training provided by the Greene County Economic Development Corp regarding Comprehensive Planning and County Referrals on June 10th.
6. **Minutes:** Kurt Parde made a motion to approve the May minutes, motion seconded by Lukas Baker. All in favor, minutes approved.

Meeting adjourned at 8:20pm.

Respectfully submitted
Nancy Poylo, Secretary

A handwritten signature in cursive script, reading "Nancy Poylo". The signature is written in black ink and is positioned below the typed name "Nancy Poylo, Secretary".