

**Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes
September 16, 2025**

Attending: Margaret Moree-Chair, Tim Albright, Luke Baker, Carrie Feder, Nancy Poylo-Secretary

Absent: Kurt Parde, Code Enforcement

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

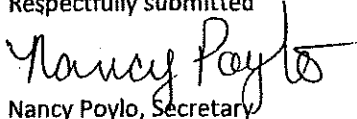
1. **Diane Carman, (owner, not present), 85 Second Street:** An application was presented to repaint the exterior of the house (excluding the garage door) in SW 7045 Intellectual Gray. Carrie Feder made a motion to approve the application as presented, Luke Baker seconded the motion. All in favor, motion approved.
2. **Jonah Moran and Alyse Ardell Spiegel Moran (owners, not present) and Susan Hadden, Architect, 32 South Franklin St:** Applicant presented an application with plans to:
 - (i) repaint the exterior of the house to match the original color. Photos and paint samples were presented. The PB discussed the color choices (SW Snowbound) and requested the Applicant return with colors that more closely align with the original colors. Carrie Feder suggested earth toned colors for the exterior and a color 2 shades darker for the trim and porch;
 - (ii) on the rear (west) façade, add 2 new exterior bifold doors on the 1st floor and relocate 2 windows; and
 - (iii) add a new circular window to the south facing 2nd floor bathroom. Carrie Feder asked the owners to consider an arched or square window. Ms. Hadden agreed to discuss with the owners and return with their final decision. Chair Moree made a motion to approve the application as presented, Tim Albright seconded. All in favor, motion approved.
3. **John Leonard (owner, not present), and Roy Musacchia (painter), 10 Second Street:** An application was presented to repaint the home exterior using the same colors as is currently painted. Applicant didn't have paint samples but will have Sherwin Williams match the existing colors. Tim Albright made a motion to approve the application as presented, Luke Baker seconded the motion. All in favor, motion approved.
4. **Home Sweet Home, (business, owner not present), and Crawford & Associates Engineering, 71 Second Street:** Pursuant to the conditions outlined in the August 19, 2025 Planning Board meeting, Applicant's representative returned with a site plan detailing the materials, photos and specs for the lighting and the gazebo:
 - (i) Exterior lights will be Easton 11" glossy black outdoor barn wall lights; and
 - (ii) Gazebo will be Apollo 10'x12' aluminum hardtop gazebo with galvanized steel roof and which will include ashtrays, plantings to minimize noise, and appropriate residential lighting. HSH staff will post and enforce the smoking policies. The representative also informed the PB that HSH staff has directed all purveyors and vendors to make all deliveries via the driveway and that the chain-link fence along the east side of the property will be removed. Chair Moree acknowledged that the conditions outlined in August have been met and made a motion to approve the lighting and gazebo as presented. Luke Baker seconded, all in favor, motion approved. Code Enforcement will provide necessary building permits.

OTHER BUSINESS:

1. **Thad Hayes and Adam Lippin (owners, present), 2 Fifth Street:** Owners presented a concept plan for a lot line adjustment on property owned by Joshua Lipsman, 30 S Franklin St. The property under consideration incorporates the garage on Mr. Lipsman's property. No survey maps were presented. Chair Moree explained the setback requirements if the intention was to move or renovate the garage. The owners added that this discussion is in the early stages.
2. **Minutes:** Tim Albright made a motion to approve the August minutes, Chair Moree seconded. All in favor, minutes approved.

Meeting adjourned at 7:25pm.

Respectfully submitted


Nancy Poylo, Secretary