

**Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes
October 21, 2025**

Attending: Margaret Moree-Chair (remote), Tim Albright, Carrie Feder, Nancy Poylo-Secretary

Absent: Luke Baker, Kurt Parde, Code Enforcement

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

1. ***Dennis Heines (owner, present), 70 N Washington Street:*** Commercial zone. An application was presented to install an 8' H x 73' L cedar wood privacy fence from the main building south and continuing west to the tree line. Photos of the wood stockade fence were included. Chair Moree questioned the 8' height since wood stockade fences are sold in 6' heights. Applicant responded that Judge Cole suggested 8' to mitigate the view of cars and storage containers from Route 385. Chair Moree added that the addition of this fence will also assure compliance with the SUP issued in 2017 and facilitate moving any cars currently parked on the shoulder of N Washington St to behind the fence. Chair Moree made a motion to amend the application to install a 6' H x 73' L fence to run 1' from the property boundary south to the property border and west to the tree line, and approve as stated. Carrie Feder seconded the motion. All in favor, motion approved.
2. ***Thad Hayes and Adam Lippin (owners, not present), 2 Fifth Street and Joshua Lipsman (owner, not present), 30 South Franklin Street:*** Lot line adjustment. Owners previously presented a concept plan for a lot line adjustment on the property owned by Joshua Lipsman, 30 S. Franklin St. The property under consideration incorporates the garage on Mr. Lipsman's property. A survey map was presented. Chair Moree made a motion to approve the application as presented. Carrie Feder seconded the motion. All in favor, motion approved.
3. ***Emily Wicks (owner, present), 26 South Washington Street:*** An application was presented with plans to: (i) repaint the exterior of the house. Photos and three (3) paint samples were presented. The PB discussed the color choices: the PB agreed with the homeowner's first choice of SW 6377 Butterscotch; (ii) replace all windows with 4x4 vinyl windows with black trim. Carrie Feder asked the homeowner to consider using Marvin Elevate windows for the front 5 windows using raised mulleins. Homeowner will also remove all the shutters; and (iii) repair the porch and replace the awning with a new roof to cover the porch. Color samples and photos were provided. Carrie Feder suggested that the homeowner use a semi-gloss paint for the porch trim. Tim Albright made a motion to approve the application as presented with the suggested changes, Chair Moree seconded the motion. All in favor, motion approved.
4. ***Mandrake Vermilyea (owner, present), 1 Union Street:*** An application was presented to install a 6' fence of round cedar posts and horizontal live edge slabs, from the end of the garage and extending to the deck in a straight line. A second fence of the same material was proposed from the corner of the property line along what is known as Elbow Street to the rear corner of the home where it will turn 90 degrees and terminate at the home. Photos and a sketch were presented. After PB discussion, the owner agreed to modify the application to reflect one continuous fence in a slightly modified configuration than proposed. The fence will also include a gate. Chair Moree made a motion to accept the application as amended, Carrie Feder seconded the motion. All in favor, motion approved.
5. ***Carl and Julie Muehleisen, (owners, present), 8 North Warren Street:*** Owners presented a scope of work to replace the rotted portion of their backyard fence with a 6' cedar fence. The fence line will remain in the same location as the previous and existing and the new fence will match the existing/previous in material, height and style. Chair Moree made a motion to approve the scope of work as presented. Carrie Feder seconded. All in favor, motion approved.
6. ***Kate Falcone, (owner, present), 15 North Warren Street:*** An application was presented to install a 3.5' H picket fence running from the bump out of the home (which is approximately 22' from the sidewalk), connecting to the 6' H privacy fence running east-west which runs along the remaining property border. Materials are spruce pointed stockade paneled fence. Photos were provided. Chair Moree made a motion to approve the application as presented. Tim Albright seconded the motion. All in favor, motion approved.
7. ***Cornell Womack, (owner, not present), 35 North Warren Street:*** An application was presented to repaint the house using RCB 606 C6A. Chair Moree made a motion to approve the application as presented. Tim Albright seconded the motion. All in favor, motion approved.

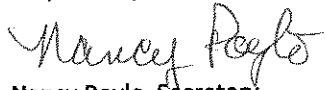
8. **Elena Filimonova, (owner, not present), 84 Second Street:** An application was presented to repaint a 16'x16' section of the house and the box gutter using the same color as existing: Swiss Coffee/OC-45. Chair Moree made a motion to approve the application as presented. Tim Albright seconded the motion. All in favor, motion approved.
9. **Carrie Feder (owner, present), 85 North Washington Street:** Roof replacement and repair application presented for discussion. Ms. Feder had circulated application to all board members electronically. Materials and photos reviewed but Board lacked a quorum with Ms. Feder recusing herself to act on the application. Concept was approved by Ms. Moree and Mr. Albright. Chair Moree indicated she would convene an off-cycle meeting with a quorum to review and act upon the application. Note: application approved on a motion offered by Ms. Moree on October 30, 2025 by a quorum of the Board, Ms. Feder recused.

OTHER BUSINESS:

1. **Minutes:** Tim Albright made a motion to approve the September minutes, Carrie Feder Moree seconded. All in favor, minutes approved.

Meeting adjourned at 7:15pm.

Respectfully submitted



Nancy Poylo, Secretary