

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

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

Absent: Carrie Feder, Code Enforcement

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

1. ***Debbie Gritman (owner, not present), 28 South Franklin Street, and Home Evolution Roofing (contractor, not present):*** An application was presented to replace the roof with IKO Dynasty Shadow Brown shingles. No specimens were presented. Chair Moree made a motion to approve the application as presented, Luke Baker seconded the motion. All in favor, motion approved.
2. ***James Ewing (owner, not present), 39 North Warren Street, and Empire Solar Solutions (contractor, not present):*** Contractor sent a third revision for the solar panel configuration. To recap, both the initial application presented to the PB in March 2025 and the revision presented to said application in April 2025 were rejected by the Planning Board. The Board discussed the challenges presented with solar installation on this historic home and concluded that this 3rd configuration largely mirrored those which were previously presented and still did not minimize the profile on the north facing roofline. Ms. Moree put a motion on the table to accept the panel configuration as presented by Empire Solar. No second for the motion was advanced, the motion failed. No other motions were advanced by the Planning Board. The application to install solar panels has been rejected.
3. ***Dennis Heines (owner, not present), 70 N Washington Street:*** Commercial zone. Further to the discussion at the November meeting, Chair Moree informed the Planning Board that Mr. Heines is seeking a zoning variance for an eight (8) foot fence vs the six (6) foot fence approved by the PB in October 2025. Chair Moree also discussed Counsel's advice that the PB approve the placement of two (2) storage containers on this property per *§ 250-25 Supplemental regulations for specific uses. C 2 D* of the Code as cited in the November minutes. Chair Moree made a motion to approve the storage containers. No second for the motion was advanced. The motion failed with concerns noted by the Planning Board that Mr. Heines has never complied with the 2017 Special Use Permit. No other motions were advanced by the Planning Board.

OTHER BUSINESS:

1. **Minutes:** Chair Moree made a motion to approve the October minutes, Tim Albright seconded. Tim Albright made a motion to approve the November minutes, Kurt Parde approved.

Meeting adjourned at 7:05pm.

Respectfully submitted

Nancy Poylo, Secretary