

Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes
April 21, 2026

Attending: Margaret Moree - Chair, Tim Albright, Lukas 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. ***Victoria Robustelli (owner, present), 10 N Franklin St:*** Application presented to repair and repaint the exterior of property as specified below. Paint samples and photos provided:
 - (i) Paint: Benjamin Moore (BM) Feather Gray 212760 for house; BM White OC-151 for window trim/porch columns/porch trim/peak trim; BM Pikes Peak Gray 2127-50 for porch deck.
 - (ii) Replacement windows: 6/6 aluminum clad, white with simulated divided light.
 - (iii) Front door: Applicant requested a wooden door with beveled glass. Carrie Feder suggested a plain glass door. Sage green was suggested for the paint color. Applicant was open to these suggestions.
 - (iv) Foundation and siding will be repaired as needed.Chair Moree made a motion to approve the application as presented with the revisions suggested for the front door, Carrie Feder seconded. All in favor, motion approved.
2. ***Christine Purcell and Suzanne McAndrew, (owners, Ms. Purcell present), and Peter Dziewa (Dziewa Construction, present) 53 Second Street:*** Application presented to paint the home exterior, remove and replace windows and remove a porch door as detailed below. Plans and photos were provided:
 - (i) Exterior paint: BM Wish with gloss finish on the porch deck. Monochromatic.
 - (ii) Windows: Replace 30 windows with Marvin Elevate 6/6 aluminum clad windows with simulated divided light, bronze color. Remove south-facing 3rd floor window.
 - (iii) Porch door: East-facing porch door to be replaced with a window.A lengthy discussion followed. Carrie Feder asked the Applicant to consider keeping the porch door. Tim Albright asked the Applicant to reconsider adding the new window on the 2nd floor, north facing side of the home. Tim also suggested covering the 3rd floor window with shutters. Applicant will consider suggestions regarding the 2nd floor window and agrees to add shutters to the 3rd floor window. Applicant is not interested in keeping the porch door vs window replacement. Chair Moree made a motion to approve the application as amended: (i) approve paint colors, (ii) replace 29 windows (eliminating the 2nd window on the 2nd floor of the north facing side), (iii) cover the south-facing 3rd floor window with shutters; and (iv) replace the porch door with a window. Tim Albright seconded the motion, Carrie Feder opposed. Motion approved. Regarding the 2nd floor window, Applicant will return if they find evidence during construction that there were two (2) windows in the past.
3. ***Corey Taylor and Kennon Lorick (owners, Ms Taylor present), 102 2nd St:*** Application to install new cedar fencing, gates and arbors as detailed below. Photos and plans were provided:
 - (i) add a 4' cedar picket fence, 3-89" tall arbors and 3-3' wide wood gates (to match fence) on the north and south facing sides of the formal garden and the west-facing side of the rear garden; and
 - (ii) add 6' solid panel cedar privacy fence on the north-facing end and west-facing corner of the rear garden.Kurt Parde made a motion to approve the application as presented, Lucas Baker seconded. All in favor, motion approved.

OTHER BUSINESS:

1. ***Robert Borfitz (owner, present), 6 N Franklin St:*** No formal application was presented - this was an informational discussion. Homeowner expressed interest in converting his garage into a dwelling and

subdividing the property so that the garage would sit on a separate parcel. Chair Moree advised the Mr. Borfitz that based on the current Code, the lot size is not large enough to create a separate lot - the minimum size in the RM is 14,000 sq feet. No subdivision is possible. Applicant also expressed interest in enlarging the garage footprint to create the dwelling and was advised by Chair Moree that the setbacks would not permit enlarging the existing footprint. Chair Moree advised that he could, on the existing footprint, add a second floor to the garage to create an apartment or dwelling space. The maximum height in the RM is thirty (30) feet. Chair Moree further advised that he could not demolish the garage and build a new structure as that would require adherence to all setback requirements which he does not currently have. Applicant will consider all suggestions.

2. **Heather Gershen and Aaron Koffman (owners, not present) 5 S Washington St:** A letter, with no application, was received by the Planning Board on April 21, 2026. Owners wish to install mini-splits and install one (1) heat pump on the rear of the northern exterior wall of their home. Applicants were not present to discuss. Chair Moree noted that pursuant to the tax maps, the heat pump would not be on the Applicants' https://www.google.com/maps/@42.2646972,-73.8264104,14z?entry=ttu&g_ep=EgoyMDI2MDUxMy4wIKXMDSOASAFQAw%3D%3D property but rather would be on their neighbor to the north's property and would require permission from said neighbor. The Applicants' house appears to have zero setbacks. Chair Moree sent a note to Code Enforcement to investigate further.
3. **Tim Albright (owner, present), 7 S Washington Street** presented an off-cycle application for an emergency roof repair. New roof is the same as existing with no changes. Building permit was issued due to the emergency.
4. **Minutes:** Tim Albright made a motion to approve the March minutes, Kurt Parde seconded. All in favor, minutes approved.

Meeting adjourned at 8:15pm.

Respectfully submitted

Nancy Poylo, Secretary