

**Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes
May 19, 2026**

Attending: Margaret Moree - Chair, Tim Albright, Lukas Baker, Nancy Poylo-Secretary

Absent: Carrie Feder, Kurt Parde, Code Enforcement

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

1. **Whitney Parshall (owner, present), 8 SWashington St:** An application was presented to repair and repaint the exterior of property as specified below. Paint samples and photos provided:
 - (i) Paint: Sherwin Williams (SW) Historic Collection Caribbean Coral SW2854 eggshell for house exterior; SW Colony Buff SW 7723semi-gloss for trim and front door.
 - (ii) Original black shutters will be repainted and replaced; black semi-gloss paint.Chair Moree made a motion to approve the application as presented, Tim Albright seconded. All in favor, motion approved.
2. **Nathan Harrelson and Bahar Roudicini, (owners, present), 19-21 S Franklin Street:** An application was presented to repair and paint the exterior of the home including the trim/doors/fascia/columns; replace roof; remove and replace windows; repair back porch; replace light fixtures; and repair and repaint rear shed, all as detailed below. Detailed plans and photos were provided:
 - (i) Exterior paint: Benjamin Moore (BM) Swiss Coffee. Clapboard siding will be repaired where possible. Columns and trim will be painted with semi-gloss finish.
 - (ii) Front door: BM Saybrook Sage, semi-gloss.
 - (iii) Roof: replaced with Timberline HDZ asphalt shingles, slate color.
 - (iv) Front porch: reconstructed and clad with ½" bluestone.
 - (v) Windows: Replace and move 12 bay double-hung white windows to match the existing windows. Tim Albright suggested replacing the front windows with Marvin Elevate Aluminum Clad windows with simulated divided light and exterior mullions and move the existing front windows to the rear of the house. Applicants agreed to this suggestion.
 - (vi) Rear of house: Removed and reconstruct the back porch, matching all existing dimensions. White French doors will be added on the ground and 2nd floor. Applicant will return with specimens/details.
 - (vii) Gutters: replaced with ½" round galvanized steel; white. Applicant will return with specimens/details.
 - (viii) Shed: Repair and repaint, matching the exterior house colors. Tim Albright suggested reversing the colors of the shed exterior and trim i.e. using Saybrook Sage for the exterior and Swiss Coffee for doors and trim. Applicants agreed to consider this suggestion.Lucas Baker asked to Applicants to return with lighting specs and more details of the back porch design. Chair Moree made a motion to approve the application as amended: (i) approve all paint colors; (ii) replace and move 12 windows; (iii) replace roof; (iv) reconstruct the front porch as detailed in the application; (v) replace back porch and add French doors; (vi) replace gutters; and (vii) repaint the rear shed. Tim Albright seconded the motion. All in favor, motion approved. Applicant will return with details for lighting, back porch design, shed and gutters.
3. **Michael Benoit (owner, present), 12 S Montgomery St:** An application was presented to replace the roof with Owens Corning Duration Shingles, gray. Specimen was provided. Chair Moree made a motion to approve the application as presented, Tim Albright seconded. All in favor, motion approved.
4. **John Belardo (owner, not present), 43 N Washington St:** An application was presented to install a 4' split rail fence on the west side and partial north side of the property. Photos were presented. Tim Albright made a motion to approve the application as presented, Chair Moree seconded. All in favor, motion approved.

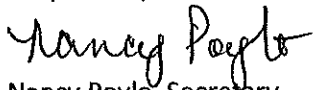
5. **Heather Gershen and Aaron Koffman**(owners, Ms. Gershen present via phone), 5 S Washington St: Applicant sent an amendment to the April 18, 2026 letter sent to the Planning Board (no application attached) regarding installation of mini-splits. Applicant wish to revise the location of the two (2) mini-splits to be installed on the east-facing side of their roof (where the flat roof meets the shed roof). The units will be disguised with a dormer-style screen and roofing material. Tim Albright requested Applicant to provide the PB with a photo of the faux dormers. Chair Moree made a motion to approve the installation of the compressors on the roof with a screened faux dormer to match the color of the home, Lucas Baker seconded. All in favor, motion approved. Applicant will return with photos of the faux dormers.

OTHER BUSINESS:

1. **Isaac James, (owner, not present), 7 N Washington Street:** Owner requested assistance in selecting historic paint colors for the exterior of the house. Lucas Baker suggested the Homeowner review Benjamin Moore Historic paint collection and look at comparable homes in the village such as those on 5 and 7 N Church St.
2. **Frank Pedetella:** Mr. Pedetella requested information regarding the zoning classification of 65 N Washington Street. His client would like to purchase the property with the intent of removing the existing buildings to build a riverfront home. Chair Moree advised Mr. Pedetella that she would contact the village attorney for clarity and would reply when he responds. Following the meeting, Chair Moree confirmed that no change of zoning classification is required. The property is in the Waterfront District and the planned use(s) by the potential buyer are already permitted in said district.
3. **Training:** Chair Moree shared an upcoming training session with the PB: June 15th, Greene County Emergency Services Training Center, Cairo NY, 5-9pm: (i) Affordable Housing, (ii) Spot Zone or Grant the Illegal Use of Variance, and (iii) County Referral. This training may qualify for three (3) hours of mandatory training credits required to meet the NYS mandatory training requirements for municipal planning and zoning officials.
4. **Minutes:** Tim Albright made a motion to approve the April minutes, Chair Moree seconded. All in favor, minutes approved.

Meeting adjourned at 7:35pm.

Respectfully submitted


Nancy Poylo, Secretary