

**Village of Athens Planning Board
2 First Street, Athens, NY
Meeting Minutes
June 16, 2026**

Attending: Margaret Moree—Chair (remote), Tim Albright, Carrie Feder, Lucas Baker, 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. **Aleksander Krupa (owner, present), 14N Franklin St:** An application was presented to replace the front fence. Photos were provided. Fence will be 4'H cedar with Woodstock scallop, natural finish. Tim Albright made a motion to approve the application as presented, Lucas Baker seconded. All in favor, motion approved.
2. **Drew Rudin and Kathryn Lucia, (owners, present), 6 N Church Street:** An application was presented to repaint the exterior of the home to match the current color. Contractor will match the color using a chip from the exterior. Tim Albright made a motion to approve the application, Carrie Feder seconded the motion. All in favor, motion approved. Applicant agreed to return with a color swatch and the intended finishes.
3. **Athens Cultural Center, (Becky Hart (President) and Carl Muehleisen (Architect), present), 24 Second St:** Applicants presented a concept plan for various repairs to the exterior of the building and alley entrance. A detailed preliminary site plan was presented. Discussions included, but were not limited to, exterior paint (to match existing) and extensive side alley renovations including adding additional windows, revisions to side doors for accessibility, and changes to the alley road surface. Planning Board discussed the options with the Applicants and various issues with the side alley revisions were raised. Chair Moree advised the Applicants that many of their requested changes require approval by the Village Board and the DPW. Applicants will return to the Planning Board with a formal application in September.
4. **Christine Thyssen (owner, present), and Andrew Dupont (Silverhammer Construction, Contractor), 59 Second St:** An application was presented to build an 11'x16' addition on the rear of the house. Photos were provided. Chair Moree advised the Applicants that they need an area variance from the ZBA. If the variance is granted, Applicant will return to the PB and provide the window/roof shingle specs.
5. **Carrie Feder (owner, present), 85 N Washington St:** An application was presented to extend the fence and scrape, sand, prime and paint all wood surfaces of the home using the same color palette except as noted:
(i) Fence Extension: Extend the 6'H hemlock privacy fence 10-22' along the south perimeter; style to match the existing fence; and (ii) Paint: (a) Benjamin Moore Red Oxide 2088-10 on all clapboard (except the rear addition), trim and window sashes on first floor stone house; (b) Benjamin Moore White C133 on clapboard of rear Victorian addition, trim and sash on trim, dormers and front door; (c) rear porch door to be painted to match the existing cream yellow; (d) wood shed paint color to be determined; and (e) front fence and gates to be stained with Sherwin Williams Woodscape Solid Color Stain Extra White. Tim Albright made a motion to accept the application as presented, Luca Baker seconded. Carrie Feder recused. All in favor, motion approved. Ms. Feder will return with color choices for the shed and swatch for the porch.

OTHER BUSINESS:

1. **Training:** Lucas Baker presented certificates for 3½ hours of training on June 15, 2026, offered by the New York State Department of State Local Government Training on (i) Affordable Housing, (ii) Spot Zone or Grant the Illegal Use of Variance, and (iii) County Referral.

2. **Happy Clown Dumpster:** As noted in the June 17, 2025 minutes, the dumpster location is not in compliance with the Planning Board approval. At that time Chair Moree asked Code (via email) to review the site plan with regards to the dumpster location on the street. To date the Planning Board has not been informed of any review. The issue has not been resolved.
3. **Samantha Rodriguez, 4 S Washington St:** The Planning Board noted that the homeowner did not present a Building Permit Application to Code Enforcement and Planning Board for approval regarding the painting of the exterior front door, trim, gutters, soffits and downspouts.
4. **Minutes:** Tim Albright made a motion to approve the May minutes, Carrie Feder seconded. All in favor, minutes approved.

Meeting adjourned at 7:44pm.

Respectfully submitted,

Nancy Poylo, Secretary