

Village of Athens Planning Board
Athens Village Office, 2 First Street, Athens, NY 12015
Meeting November 15, 2016

Members Present: Margaret Moree, Kurt Parde, John Miller, Tim Albright, and Peggy Snyder, Secretary

Absent: Carrie Feder

There was a valid quorum present for voting purposes.

Meeting called to order at 6:30 pm by Chairman Moree

Minutes

Motion was made by Tim Albright and seconded by Kurt Parde to approve the October 18, 2016 minutes with the following change. All in favor, motion carried. Change: Under Dr. Thomas Bruno it should state the pool is on the property line not property.

Applications

Jay & Leila Cahalan, 123 Fox Run, Sleepy Hollow, Chuck Holtz presented an application for a lot line adjustment for Tax Map #105.18-3-2 and #105.19-9-1, Lot 287 and 288 in Sleepy Hollow. The middle lot line is to be removed but no exterior changes to the property lines. Motion made to approve by Tim Albright and seconded by Kurt Parde. All in favor, motion carried.

Mr. Cimmino, St. Patrick's Parish Council Representative, Mr. Cimmino was present for informational purposes only. The church has purchased the adjoining property on North Washington Street and plans to demolish the structure and put in a paved parking area for elderly parishioners. The asbestos on the structure (roof and side shingles, window caulking) must be abated prior to the structure being taken down. They also intend to allow the Fire Company to hold a drill in the structure before dismantling. Mr. Cimmino would like to know what they need to do first in the sequence as they would like to get started as soon as possible. Chairman Moree stated that since it is unclear if the house has been condemned it is unclear which process needs to be followed. Mr. Cimmino was instructed to contact the code Enforcement Officer to submit a hardship application to demolish the house if the house has not been condemned or a permit to demolish the house pursuant to Code after completing the building application. Mr. Cimmino was advised that they could not begin the asbestos abatement before a permit was issued. Chairman Moree also advised that this would require a site plan review and DOT highway permits and she would send him the links for the DOT application. Mr. Cimmino was given the date of the next Planning Board meeting before he left.

Chester Jenkins, 64 Second Street, homeowner stated that he had previously given an application to the code Enforcement Officer to replace the roof on his residence. Chairman Moree looked on Mike Ragaini's desk and mailbox but did not find the application. As Mr. Jenkins had a duplicate application with him, Ms. Moree agreed to proceed but noted that she would contact the CEO after the meeting to advise the process followed, given that the Planning Board had no CEO notations on a permit application. Mr. Jenkins presented his duplicate building permit application for review. Homeowner intention is to replace the roof on the Second street side with cedar shake shingles and the north side of the roof with standing seam roofing in silver pre-weathered galvalume color. Samples of both roof shingles and photos were presented. All in favor, motion carried.

Sleepy Hollow Lake Wastewater Treatment Facility, Route 385, Laurel Mann from Sleepy Hollow Lake, Tad Johnston and Brock Juusola from Delaware Engineering presented a site plan for upgrades to the wastewater treatment facility at Sleepy Hollow Lake. There will be no change in the grade, three new small buildings will be erected, some exterior aesthetics to present buildings with most of the work being mechanical in nature. The odors will be taken care of with new carbon control vessels all within the confines of existing fence and using the same roadway. The new building addition will be of split block with a metal gable roof and the concrete will be stained. They presented a sketch plan and asked that the Planning Board assume Lead Agency status for the SEQR review as the Association needs the SEQR review completed in order to submit financing applications. Chairman Moree stated that the Board members will review the material and she will email all questions and concerns and complete the necessary online version of the Environmental Assessment Form. A Public Hearing is scheduled for the next meeting on December 20, 2016 at 6 pm at the Village Office. This will be publicized in the Daily Mail by the secretary. Chairman Moree asked that all Board members carefully review the documentation presented and contact her with questions to submit to Delaware Engineering. A motion was made by Margaret Moree and seconded by Tim Albright for the Village of Athens Planning Board to take Lead Agency status for the Sleepy Hollow Lake wastewater Treatment Facility. All in favor, motion carried. A detailed copy of the application was provided to each Planning Board member.

Other Business

Chairman Moree stated that she met with Attorney Joseph Deily regarding properties that border second Alley and Franklin Street. As a result of litigation a number of years ago, Mr. Deily on behalf of one of the property owners, is seeking to cede small parcels of property in the rear to each of the homeowners. While the litigation was settled, new property maps and boundaries were never completed for each of the homeowners. The attorney has drafted four new deeds but there has not been a new survey done on any of the properties and Mr. Deily was seeking affirmation that submission of the new deeds would be sufficient to meet Village Code process. Chairman Moree has contacted Village Attorney Rapplyea to clarify how best to proceed with the matter, as it appears what is being proposed is inconsistent with Village Code.

In anticipation of an application from St. Patricks', Chairman Moree asked that all Board members review those sections of the Code related to property demolition in the Historic District so they are familiar with the standards.

Correspondence

Certificates of training were turned in for Board members Margaret Moree, Tim Albright and John Miller. The certificates have been placed in the filing cabinet and a copy supplied for Village Board member Alberti.

Motion to adjourn made by Margaret Moree and seconded by Kurt Parde, all in favor, motion carried. Meeting adjourned by Chairman Moree at 7:53 p.m.

Respectfully submitted,

Margaret Snyder
Secretary, Village of Athens Planning Board