

Village of Athens Planning Board
Athens Village Office, 2 First Street, Athens, NY 12015
Meeting August 16, 2016

Members Present: Margaret Moree, Kurt Parde, Carrie Feder, John Miller, Peggy Snyder, Secretary

Absent: Tim Albright

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 John Miller and seconded by Kurt Parde to approve the July 18, 2016 meeting as corrected. All in favor, motion carried. *Correction to the wording under Correspondence, second sentence should state *His inquiry* instead of *He is inquiry*.

Applications

Paul Ochs, 7 North Washington Street, resident is present with engineer Jeff Vanderberg to see what his steps would be to proceed with his concept plan for his property. He has spoken to Mike Ragaini and was told to come before the Planning Board. He explained that he wants to bring the top of the foundation to sidewalk level, not changing the soil grade, install a new foundation on existing footprint to support a new structure and addition, after demolishing existing deteriorated structure. The proposed footprint of the residence will be larger than the current footprint as detailed in the architectural renderings he presented with the front of the house extending beyond the original footprint. Additionally he proposes to build a structure to be used as a studio/garage space. This structure is proposed to occupy that portion of the parcel closest to North Washington Street. After discussion of the concept plan, Mr. Ochs was advised he would need an area use variance from the Zoning Board of Appeals, before a site plan review could be completed by the Planning Board. His concept plan proposes structures beyond the existing footprint of the grandfathered parcel. Ms. Moree provided him with a paper ZBA application and advised she would give the ZBA a heads up that an application would be forthcoming. Mr. Ochs also noted that for his project to proceed he would need to reach accommodations with the property owner of the adjoining parcel along Water street, as that provides the only reasonable access to his property to conduct the foundation and construction work he is proposing. Mr. Ochs gave his contact information so he may be contacted by the Zoning Board chairman and also Chairman Moree gave Mr. Ochs her contact information should he have any further questions.

Dan Van Slyke, 78 Second Street, resident came to discuss his concept plan for repairs to his porch. He provided pictures of house and explained his intentions to replace the floor and railing system of the front porch which is in disrepair. He has spoken to Mike Raigani and was told he would need to come before the Planning Board. The Planning Board offered guidance on which porch styles photographed by Mr. Van Slyke were consistent with the style and age of his home. Mr. Van Slyke will return to the next meeting with a completed application and pictures and samples of materials to be used.

Charles Holtz, Surveyor, presented with a map for a lot line adjustment in Sleepy Hollow. Mr. Holtz was advised that he needed to complete an application and present it to Mr. Ragaini before coming to the Planning Board. He will return next month.

Carrie Feder, 85 North Washington Street, *Ms. Feder recused herself from discussion and vote on this as a Board Member.* Application presented with pictures and drawings and an "Offer" that represented an agreement reached between the homeowner and the Village Board. The "Offer" was presented by the Village

Attorney to the Village Board with their acceptance at their August 10, 2016 Board Meeting with a vote of 3-2. One stipulation of that agreement contained in the "Offer" was that the applicant submit a detailed application representing the terms reached in the settlement to the Planning Board for review. Property is located in the waterfront District, and homeowner related that she was advised by a member of the WAC and others that review by the Waterfront Advisory committee was not necessary. Applicant's previously permitted 8' stockade style fence installed already on the SW of property and in agreement with the Village Board, is proposing to remove the first three boards of the fence and starting with board number four (4) to be cut to six feet and then the next five (5) boards cut to slowly increasing longer lengths to match the contour of the land as it slopes away from the road until the tenth (10th) board and all boards thereafter shall remain current height of eight (8') feet. The approximately three to four (3-4) foot open horizontal board fence in front of the house will be finished with one additional board and shall be continued south to where the first current fence post is located and then installed (with the same height and design as the front, including low stone wall) to the east until it meets the newly cut six (6) foot stockade fence. From the southwest to southeast shall be a vertical board fence to run along south boundary of property adjoining Village right of way/Charles Miller property. The vertical board fence starts approximately 31" back from the sidewalk to meet up with the existing locust rail fence, approximately 77 feet at the eastern end. The materials will be 4" X 4" black locust posts, 1" X 4" black locust framing. Vertically placed 1" X 10" rough cut hemlock boards with saw tooth top left unpainted to weather in. Facing the street, one 6" wide oak board to be added 6" below existing top rail to the white horizontal board fence on top of low stone wall to the north or the vertical board fence. Additional fence in same design and configuration will be attached to the existing gate and brought approximately 11 feet to the corner and turned east to meet the vertical board fence. Top of stone wall approximately one foot above sidewalk though set level which may reduce its height. Overall height of fence boards facing the street is approximately 36" with the top of the tapered post at 48", stained white. Motion made by Kurt Parde and seconded by John Miller to affirm settlement agreement ("offer") reached between Village Board and homeowners and to approve new fencing from North end of home to North property boundary as detailed in the application. Materials and design as described within; new pasture fence from south boundary to existing gate. All in favor, motion carried.

Other Business

None

Correspondence

None

Motion to adjourn made by Margaret Moree and seconded by Kurt Parde, all in favor, motion carried. Meeting adjourned by Vice Chairman Albright at 7:50 p.m.

Respectfully submitted,

Margaret Snyder
Secretary, Village of Athens Planning Board