

**Village of Athens Planning Board**  
**Athens Village Office, 2 First Street, Athens, NY 12015**  
**Meeting March 21, 2017**

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

Absent: None

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 Margaret Moree and seconded by John Miller to approve the February 21, 2017 minutes as presented. All in favor, motion carried.

### **Old Business**

**Tad Johnston, Delaware Engineering**, Representing State Telephone Company was present. Chairman Moree stated that the Village Board adopted a Local Law amending the Zoning Code to add public utilities as a Special Permitted Use in each of the zoning classifications on March 8, 2017. The Planning Board now has clarification on this matter and can proceed. This is a commercial application that will require a SEQRA review. The applicant has submitted a completed Short Environmental Assessment Form (EAS). The entire site falls within the Village so the Special Use Permit will fall to the Planning Board also. A motion was made by Kurt Parde and seconded by Tim Albright for the Village Planning Board to assume Lead Agency Status. All in favor, motion carried. The entire Board reviewed each question and answer provided as Part 1 of the EAS form. The Board did not draw any different conclusions to any of the questions posed on Part 1 of the EAF. The Board reviewed a Type 2 EAS form and found in favor of proceeding. Chairman Moree will complete the online form and notify the Village Board of the Planning Board assuming Lead Agency status and completing the EAS forms. The Planning Board will continue to work towards a Special Use Permit for this site. Mr. Johnson will return to the April meeting to further work with the Board.

**Dennis Heines, for property currently being rented at 70 North Washington Street**, Mr. Heines appeared before the Board with a letter stating his plans for the building. No completed application was presented by Mr. Heines although that had been what the Planning Board requested at its February meeting. The Board instructed Mr. Heines to contact NYS DOT because his Special Use Permit and the property are located on a state highway. He was provided the forms to be used by Chairman Moree. The Planning Board also reviewed with Mr. Heines that section of the local code which spoke to parking and the number of spots his site plan would need to show (for customers and employees) to be consistent with the Code. Mr. Heines was also instructed to review the Village Code which can be found on line and to return to the next meeting with a completed application with a detailed narrative of his plans and scaled drawings showing the building with dimensions; parking area with dimensions; dumpster area with type of screening to be used; lighting placement on building and type of lighting; pictures of the building and site from all sides; any paint colors if the building is to be painted, including trim colors; ground grade and surface material of parking area; all signage to be used and location of signage. He will need to have DOT sign off on this project before the Planning Board can approve. Mr. Heines was provided with a physical copy of that section of the Village Code which speaks to what is required in a special permit application. Chairman Moree will let CEO Ragaini know that the Planning Board will need certification from him that the building was inspected for purposes consistent with federal and state rules related to any wastewater from the property.

## **New Business**

**Francis Wolff, 14 North Warren Street**, presented a completed application with drawings and pictures to place 10 decorative cement blocks of 2' X 2' X 6' stacked two high as a retaining wall 18' behind his home to help with soil erosion. The wall is not visible from the street and will enhance the look of his yard. A motion was made by Margaret Moree and seconded by Tim Albright for Mr. Wolff to install retaining wall as detailed in drawings with material as presented. All in favor, motion carried.

## **Other**

A copy of the the Zoning Board of Appeals denial for a use variance for property located on Route 385 to be used for self-storage units was in the PB Mailbox.

There is training being offered on April 27, 2017 in Hyde Park that was previously circulated by Kurt Parde. Chairman Moree will re-send this information to everyone.

Chairman Moree spoke to someone from Delaware Engineering that will come to the area and do SEQRA training. She will get more information on this and report at next meeting.

Motion to adjourn made by Kurt Parde and seconded by Tim Albright, all in favor, motion carried. Meeting adjourned by Chairman Moree at 8:00 p.m.

Respectfully submitted,

Margaret Snyder  
Secretary, Village of Athens Planning Board