

**Village of Athens Planning Board**  
**Athens Village Office, 2 First Street, Athens, NY 12015**  
**Meeting December 19, 2017**

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

Absent: None

There was a valid quorum present for voting purposes.

Meeting called to order at 6:25 pm by Chairman Moree

### **Minutes**

Motion was made by Kurt Parde and seconded by Bill Tompkins to approve the November 21, 2017 minutes as presented. All in favor, motion carried.

### **New Business**

**Rebecca RuthHart, 19 North Warren Street**, presented application to demo existing additions on rear of home including woodshed, oil shed, tool shed, fence and decks. Restore exterior of existing home in style consistent with period of construction, add one story addition in rear yard according to submitted drawings and restore doors to original style. All windows to be replaced with Marvin wood casement windows with grills simulated division 2 over 2 clad in black with black sash. Paint palette is all in Sherwin Williams, siding: Prairie Grass, trim: Roycroft Vellum, porch doors: Ruckwood Sash Green, porch floor: Westchester Gray, porch ceiling: Greek Villa and porch railing and balustrades: ancient Marble. Roofing material will be metal in Medium Bronze, manufacturer is Englert Standing seam. All aluminum siding to be removed and clapboards restored. A motion was made by Margaret Moree to approve the repairs and restoration to original home as detailed in application for materials, color palette, metal roofing and windows with demolition of other buildings and new structure to be reviewed only after ZBA meets on area variance application; homeowner to investigate further of barn structure. The motion was seconded by Kurt Parde, all in favor, motion carried.

**Carol Bernard, 44 North Franklin Street**, application to install fence in rear of property not visible from street. Fence to be constructed of rough cut White Oak 6' in height in rear and 4' on sides with 4 X 4 posts, 1" X 8" X 10' long boards not painted. Boards to be placed vertical. A motion was made by Margaret Moree to approve the application for a White oak fence in vertical opposed to horizontal fence no higher than 4' (corners facing street) and no higher than 6' on remainder of fencing with the gate to be mirror image for neighbor and homeowner. The motion was seconded by Bill Tompkins, all in favor, motion carried.

**Lois Ballinger, 2 Second Street**, presented with contractor Nick from NSG construction with a detailed work scope to remove 39 existing windows and replace with new energy efficient Marvin windows, install new rubber (EPDM) roof on main building that is currently leaking; metal roof over back apartment replaced with new black metal roofing; box gutters repaired as needed with (EPDM) rubber. Façade repairs related siding and cornice work as discovered; entire building prepped and painted, all wood work painted in color palette yet to be determined, shutters repaired or new units purchased to be determined by extent of damage. After lengthy discussion on extent property owners investigated options to repair and restore existing windows the owners agreed to further explore those options and bring the results of their investigation back to the Board. A motion was made by Margaret Moree for rubber roofing on main building to be replaced, architectural shingle roof on small building on Second Street, the color to be determined including the back building. The motion was seconded by Bill Tompkins, all in favor, motion carried.

## **Other Business**

Paul Ochs, no representative here for application. In 2016 a similar application had been made. Property owner was issued permit from Code Enforcement Officer in spring 2017 to stabilize the structure. Chair noted that while there are no setbacks in the CR district, any modifications per the Code must meet criteria of being consistent with surrounding buildings.

Chairman Moree advised the Board she had contacted Carol and Tim Watkins and asked that they appear before the Board to commence the process for the Special Use permit. While application had been received, applicants need to discuss application with the Board so the Board can deem application complete and move to the next phase of review.

Chairman Moree advised the Board that she has not heard back from Mark Evans of State Telephone but will reach out again.

Chairman Moree advised that she had heard, but was not able to confirm, that Dennis Heines has purchased the property where Snakepit Automotive is located but he has not gotten a DOT permit yet and is out of compliance. Mike Ragaini will have to go back to look at the property.

Chairman Moree advised that she spoke with the Mayor regarding the property at 32 South Franklin Street and he stated he would send someone to investigate the property.

Chairman Moree stated she, the Village and the Waterfront Advisory Committee were contacted by email from a Fiber Optic business seeking to run a fiber optic line along the Village right of way long Water Street. Ms. Moree questioned the Village Board on any actions they had taken pursuant to the application as she found no reference in Village Board minutes to the applicant. The Board secretary has made a copy of the referral from the Village Clerk and will remain in contact with the WAC and Clerk should this applicant proceed.

Chairman Moree advised that both the Village Mayor and a Village Trustee met with the new owner of the old Sleepy Hollow property on Route 385 to discuss possible permitted uses for the property. They Mayor advised that the owner anticipates constructing duplexes on the site and is currently working with Delaware Engineering to address issues for water and sewer capacity. Ms. Moree advised Board members to review that part of the Code which speaks to commercial development, density bonuses, etc.

Margaret Moree presented three certificates of training for a total of five and one-half hours of training. Four hours will be applied to 2017, 1.5 hours applied to 2018. All certificates will be placed in file.

A motion to adjourn the meeting was made by Margaret Moree and seconded by Kurt Parde. Meeting adjourned by Chairman Moree at 9:20 p.m.

Respectfully submitted,

Margaret Snyder  
Secretary, Village of Athens Planning Board