

**Village of Athens Planning Board**  
**Athens Village Office, 2 First Street, Athens, NY 12015**  
**Meeting July 23, 2018**

Members Present: Margaret Moree, Bill Tompkins Carrie Feder, John Miller

Absent: Kurt Parde, Board Secretary Peggy Snyder

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 Bill Tompkins and seconded by John Miller to approve the June 2018 minutes as amended. All in favor, motion carried.

### **New Business**

**Joshua Lipsman, 35 South Franklin Street**, Mr. Lipsman presented an application to build a 15' x 12' roof covered deck cut into the southeast roof corner of his home. The proposed deck roofline will not exceed the existing highpoint of then roofline. Architectural renderings along with photos from various angles were included in the application along with a description of materials to be used. Applicant advised that two sconces would be used on either side of the door to the roof, and that would be the only exterior lighting on the deck. The Board discussed with the applicant concerns about the incompatibility of the design with the historic nature of the house and within the historic district, as well as the overall design, scale and location of the proposed deck, and concerns on the proposed permanent roofline change to the structure and historical character of the home. Applicant advised that this particular location was selected because he believed it would be least visible and least impactful to the neighborhood; he noted that he believed that modifications made to the home over its many years had already compromised the historical nature of the home and that he was not of the opinion that the home's historical value to the neighborhood and district should outweigh his interests to modify the home as he would prefer. Carrie Feder described the house as still retaining a majority of readily recognizable original historical design. John Miller showed a photo of the modification area being visible from Route 385. A motion was made by Margaret Moree to approve the project as described in the application, no second to the motion, the motion failed. Mr. Lipsman asked if his appeal rights on the denial of the application were to the Village Board; Chair Moree advised she believed that was the correct next step.

**Bill Sproat, 3 Brick Row**, homeowner presented an application to add a dogshed dormer to the rear of his home. The dormer would be 139" wide by 74" in height, with installation of three 6 over 6 Pella vinyl clad windows each measuring 48" x 36". Siding to be shiplap, flush. Paint to match existing color on home. Chair Moree made a motion to approve application as presented; seconded by Mr. Tompkins. Motion passed.

**Howard Zar, Greene County Historical Society on behalf of Jan Van Loan House, Rt 385/South Washington Street**: Application to paint exterior of building in an historic white to closely match existing whitewashed exterior wall. Sample presented with caveat that a special mix would need to be made to most closely approximate the existing color. Additionally proposal to stain cedar shake shingles in Venetian Red; this stain will also be custom and applicant is to return with a sample once developed. Historic photos presented. Motion made by Ms. Feder to advance proposal as presented, seconded by Mr. Miller. Motion passed.

## **Other Business**

Chairman Moree did follow-up with Village Attorney Rappleyea on how best to proceed with request from Joe Deily representing several property owners on Second Street to adjust lot lines across their rear yards, without conducting a new survey of the properties. The Village Attorney advises that the Planning Board may proceed with approving the lot line adjustments on the basis of a copy of the court settlement being appended to the approval and referenced in any such approval. Ms. Moree will reach out to Mr. Deily to proceed as advised by counsel.

Mr. Tompkins advised that changes were made to the privacy fence that had been installed on the State Telephone Fiber Optic building property which were inconsistent with the approved site plan. These changes have made noise emanating from external equipment far more noticeable. Chair Moree indicated she would reach out to the Code Enforcement Office and State Tel to understand why the change was made and plans for remediation.

A motion to adjourn the meeting was made by Carrie Feder and seconded by John Miller. Meeting adjourned by Chairman Moree at 7:45 p.m.

Respectfully submitted,

Margaret Moree  
Boar Chair, Village of Athens Planning Board