

# VILLAGE OF ATHENS BOARD MEETING

MINUTES - January 25, 2017 Time: 6:30 pm

## *Pledge of Allegiance*

**PRESENT:** Mayor Christian Pfister, Trustee Gail Lasher, Trustee Robert June, Trustee Peter Alberti and Trustee Marla Butler.

Village Attorney Tal Rappleyea was also present

## Public Meeting:

1. *Mark Evans attended the meeting as a representative of State Telephone from Coxsackie.* State Telephone has been in business since 1909 providing telephone, internet and DSL service to Coxsackie and neighboring communities. He informed the village board that State Telephone is in receipt of a grant award of 10.8 million dollars (20% match) through Governor Cuomo's New New York Broadband initiative whose goal it is to provide grant money to companies that will install high speed internet service to underserved or unserved areas.

Because of this grant, State Telephone is able to bring broadband fiber optic service to the village and town of Athens. State Telephone had previously investigated doing this but found that it was not economically feasible. This grant is good news as it will bring high speed broadband service to the village and town of Athens from the river to the thruway, running up Route 385 and Route 9W. The new project will provide faster speed than what is now available to Athens at a reasonable cost. Also, the cost to users will not increase for 5 years as per the grant agreement. The project will also enable State Telephone to be able to expand for future development in this technology for decades to come.

In order to accommodate the new service, State Telephone is also purchasing property located at the corner of N. Vernon Street and Union Street (formerly owned by Thomas Bassett). They will construct a 12' x 28' building, adhering to all village codes, which will be the distribution point for the cable from Route 385 and Route 9W.

State Telephone will come before the Planning Board in February. Since it is in a residential area they will be sure to make it attractive so as to fit into the neighborhood.

Trustee June asked if any of the cable would be underground.

Mr. Evans stated that they would not be underground due to the fact that it is cost prohibitive. The poles already exist.

Trustee Alberti asked about the time frame.

Mr. Evans stated that if all goes as planned construction will start mid summer. Some customers will be installed and using the internet by fall.

Services to be provided and rates were also discussed.

Mr. Evans stated that he just wanted to come to the Village Board Meeting to introduce himself and explain what the grant and project were about and what would be provided. The

nice thing about the project is that it is a community improvement that the community does not have to pay for.

The Mayor and Village Board thanked him for attending the meeting.

2. Hearing on Unsafe Building: 90 North Franklin Street/ TaxMap#122.15-4-10:

The Mayor asked if there were anyone here that wanted to speak on behalf of the property noted. That being the Maurer property.

No one commented.

3. Hearing on Unsafe Building: 9 Marlboro Street/ Tax Map #122.14-2-8.2

The Mayor asked if there were anyone here that wanted to speak on behalf of the property noted . That being the Florak property.

No one commented.

4. Hearing on Unsafe Building: 7 North Washington Street/ Tax Map#122.19-3-12

The owner of this property contacted the Mayor and asked if he could attend the second meeting in February.

5. *Jim Sanameterio, resident of the village for over 14 years*, attended the meeting to discuss the condition of his neighbor's property. Mr. Sanameterio resides on Greenwich Street. The lot across the street from his property is owned by Robert Brunner and it has gone from housing a small pile of dirt to being pretty much a junk yard.

Mr. Sanameterio provided a letter, copies of the village code pertaining to abandoned vehicles and pictures of the property in question identifying oil tanks, piles of construction debris, a junk trailer and an old hot tub to show all VB members.

He also mentioned that he has been trying to sell his house and has had people look at it and they all have been concerned about the junkyard across the street. Other people on Third Street have had trouble selling their house as well.

He understands that everyone has the right to use their property as they wish, however he has rights too.

He again cited parts of the Village code relating to public safety, health and nuisances. He also mentioned that it is a fact that his property value is depreciating due to the condition of the property across from his.

The Village Board also discussed the dumping issue on the property as it effects the safety of others. Third Street is now being affected since the property has been built up so high it almost covers the guardrails. When it rains the mud flows onto the street.

Trustee Alberti noted that the Code Enforcement Officer is the only one authorized to act on code violations. He asked that Mr. Sanameterio complete a complaint form before he leaves.

The Mayor asked the Village Attorney his thoughts on this issue.

The Village Attorney noted that it sounds like there are violations on the property that are identified in the property maintenance code. For instance, public nuisance, health and safety and also the fact that it is negatively affecting neighboring property values. If this is in fact the case then the Village Code Enforcement Officer can send him notice of violation.

The Village Board asked Mr. Sanameterio if has gone to the Code Enforcement Officer with his concerns.

Mr. Sanameterio stated that he went to the Code Enforcement Officer 2 years ago. He did not get a productive response and no action was taken.

Mayor Pfister assured Mr. Sanameterio that he will take a fresh look at the property and see if they can find something in the new code which will help to clean up the property.

Discussion of junkyards ensued.

Mr. Sanameterio stated that anything that the Village Board could do to help would be greatly appreciated.

6. *Amanda and Pieter Wolfe of Wolfe Builders* attended the meeting to discuss their plans to build storage sheds on Route 385. The application is pending with the ZBA presently as they are in need of a use variance in order to start the project.

The reason they are here tonight is because they spoke with Trustee Alberti at the Greene County Planning Board Meeting this past week for the pending application. Trustee Alberti suggested that they attend the VB meeting to show the VB what the storage units would look like. There has been a lot of discussion regarding this project and seeing the plans would put some talk to rest.

The Wolfe's showed the plans to the VB.

The Mayor noted that they just look like storage sheds with a façade on them. He also reiterated that they still need to get the use variance from the Village ZBA in order to accomplish this.

The Wolfe's stated that they are still waiting and that they realize the ZBA may refuse the use variance and then the next step would be to come back to the Village Board and ask them to consider modifying the zoning to add 'storage units' to the list of uses with a special permit.

The Village Attorney stated that a meeting is going to be scheduled to vote on the application shortly. He noted that hardship would have to be proven in order to get this application approved which is a very difficult thing to do.

The Wolfe's thought is that no one would want to live right there next to Sleepy Hollow Lake's WWTP and there is no water and sewer there.

The Village Board thanked them for attending the meeting.

Motions and Resolutions

1. Proposed Resolution Approving Board Meeting Minutes

BE IT RESOLVED, the Board of Trustees, hereby, approves the minutes from the January 11, 2017 meeting.

Tabled until next meeting.

2. Proposed Resolution to Pay the Vouchers

BE IT RESOLVED, the Board of Trustees authorizes payment of the following vouchers as presented:

GENERAL FUND – Abstract #1912, vouchers numbered #9916539 through #9916559 and vouchers numbered #9916572 and #9916574 in the amount of \$89,707.52.

WATER FUND – Abstract #10384, vouchers numbered #9916560 through #9916566 and vouchers numbered #9916575 through #9916576 in the amount of \$2392.58

SEWER FUND – Abstract #10367, vouchers numbered #9916567 through #9916571 and voucher #9916577 in the amount of \$4,933.99

Offered by: Trustee Alberti

Seconded by: Trustee Lasher

Record of Vote: All in favor

3. Proposed Resolution for Assignment of Enforcement Rights: St. Pierre

See attached.

Offered by: Trustee Alberti

Seconded by: Trustee June

Record of Vote: All in favor

4. Proposed Resolution Authorizing Lawn Mowing Bids

BE IT RESOLVED, the Board of Trustees does hereby authorize the Village Clerk to request bids for lawn mowing and trimming services for the 2017 season.

Offered by: Trustee Lasher

Seconded by: Trustee Butler

Record of Vote: All in favor

5. Proposed Resolution regarding property owned by Estate of Antoinette Maurer, located at 90 N. Franklin Street (RESOLUTION attached)

Roll Call:

Gail Lasher

Aye X

Nay

Marla Butler	Aye <u>X</u>	Nay
Peter Alberti	Aye <u>X</u>	Nay
Robert June	Aye <u>X</u>	Nay
Christian Pfister	Aye <u>X</u>	Nay

6. Proposed Resolution regarding property owned by John L. Florak, III and Patricia A. Florak, located at 9 Marlboro Street (RESOLUTION attached)

Roll Call:

Gail Lasher	Aye <u>X</u>	Nay
Marla Butler	Aye <u>X</u>	Nay
Peter Alberti	Aye <u>X</u>	Nay
Robert June	Aye <u>X</u>	Nay
Christian Pfister	Aye <u>X</u>	Nay

Trustee Reports

Past Business

1. Filter Repair
2. Web site
3. Budget Suggestions

New Business

1. Dog attack
2. Sewer Problems

Clerk's Report

Communications

1. Greene County Planning: Notice of Recording of Subdivision Plats
2. Sleepy Hollow Lake: Final summation of issues surrounding WWTP consolidation.
3. Shaun Groden, Greene County Administrator: Unsafe building demolition
4. Lamont Engineering: Draft bid documents for Sludge Drying Bed Project
5. Delaware Engineering/Ed Fahrenkopf: Estimated cost for remediation at WTTP
6. NYCOM: Governor's proposal on AIM funding

Adjournment

Offered by: Trustee Butler

Seconded by: Trustee Alberti

Record of Vote: All in favor

8:30 PM

Mary Jo Wynne  
Clerk- Treasurer