Town of Athens Planning Board
Meeting Minutes of January 25, 2024

The Town of Athens Planning Board came to order at 7:00 p.m. at the Athens Municipal Building, 2 First Dt., Athens, NY with the following Board Members present: Chairman Scott Fischer; Member Frances McCusker; Member Thomas Satterlee; Member Barbara Trembacz; Member Gerald Bunting; Member Kenneth Fuller. Also present: Gail Stacey, Secretary. Member Brian VanAusdle was absent.

Also in Attendance: Andy Didio, Taconic Engineering; Samantha Cummings, Taconic Engineering; Town Attorney George McHugh; John Parise; Town Supervisor Michael Pirrone, Adam Yagelski, Delaware Engineering; Karen Mallzianowski, Bohler Engineering.

Karen Mallzianowski came before the Board representing Bohler Engineering for the Stay at Lina subdivision application. The driveways for the lots will be in the front of the future homes to be built on the proposed subdivided properties. Grading is down to ½ an acre. There is no proposed contours for the lots.
Adam Yagelski, Delaware Engineering, had questions regarding the grading plan and whether SWPP is required. Limit of disturbance line needs to be on plans. There is not enough information on the plans to determine the total disturbance. The homes will be built in the hill. SWPP can be a part of the conditions if needed. Mixed Use Commercial Zones require Special Use Permits for single family homes. The homes should fit with surroundings (standards); Code 180-15D. Bohler Engineering will submit renderings on what the look of the homes will be with vegetation screening. A road maintenance agreement will be needed as the driveway will be shared by all parties. The access to the three lots is dependent on ingress and egress over the commercial lot. Chairman Fischer asked if all the discussed issues would be taken care of by the next meeting in February so that a public hearing could be set and was assured that they would be.
Member Barbara Trembacz made a motion to set a Public Hearing for February 22, 2024 seconded by Member Kenneth Fuller. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Fuller; Bunting). With no further discussion, motion carried.

Andy Didio, Taconic Engineering came before the Board to review the checklist of issues that have been addressed and those that need to still be done.
*Water Report- escrow has been set up with the village for counsel and village engineer to check Taconic Engineering's water report. They feel they are in good shape.
The Village cannot exceed 450,000 gals per day per foiled SPDES Report from the DEC. Applicant is confident that they can hook into the municipal water system as the Village uses approximately 150,000 gals per day.
*Sterling Environmental letter has been addressed. SWPP has been revised.
*Landscape Design updated to include screening trees on the north side of property. Spruce trees, stockade fence within 10-feeet of a property line. Canopies to remain in area c-106 and c-106.1.
*Wastewater- proposed design is acceptable to the DEC.
*Noise Ordinance- no blasting on-site. Quiet hours for the campground will be strictly enforced by an on-site manager.

*Sight Distance- looking south bound is a 405-feet which falls 40-feet short. To mitigate this deficit, signage can be put in place. Highway Department will take down dead tree. Hedge row on the road frontage will be kept in place. The Board is comfortable with the Mitigation Plan.
*No pesticides or herbicides will be used.
*Site Phasing Plan- Phase Eight is roadways and Phase Nine is development of camp sites. Phase One will be developed all at once, Phase Two subject to qualified professionals for endangered plant species and talus slopes. The Phasing Plan is approximately 18 to 24 month for construction.
*Talus Slopes- Avoidance/Mitigation Plan will include fencing, orange snow fence, split rail with signage. The area in question is the back part of the property. The only disturbance was to clean up the trash.
*SHPO Mitigation and Avoidance Plan. Harkin has been hired by the applicant to write up the plan for Phase 1 and 2. SHPO letter will be part of the condition of approval, available before the February meeting.
The Board took a vote to do SEQR without knowing what the water supply to the site will be.
Chairman Fischer- no
Member Satterlee- with conditional
Member McCusker- with conditional
Member Trembacz- with conditional
Member Fuller- with conditional
Member Bunting- no
With all Board Members in agreement, SEQR will not be done at this time. Maybe at the February 22nd meeting.
If documentation from the Village that leans favorably is submitted, then the Board may consider with conditions.
Dry Hydrants will be placed in the pond.
Anything additional for SWPP can be addressed with a call to Delaware Engineering.
Marking the areas of vegetation not to be disturbed with flags or some form of marking acceptable to Code Enforcement is a consideration for conditional approval. Delaware Engineering would have to do a walk through to check for this.
Phase Two has more plantings. Natural buffers will be kept, and plantings/fencing will be in place for areas that have been disturbed.
Landscaping Plan looks acceptable to the Board.
Letter of Extension for Shot Clock still needs to be submitted.
Will be on the February 22nd agenda.

The Board recessed for legal counsel consultation. 8:00 p.m.

The Board reconvened at 8:20 p.m.

-Brief discussion on the Deschaine property. Applicant is still with the ZBA for Variance.
-The approved gas station/convenient store canopy still needs to be corrected/addressed.
-Green Lake Homestead.

The minutes of December 28, 2023 were reviewed.

Member Barbara Trembacz made a motion to approve the minutes as written seconded by Member Kenneth Fuller. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Bunting; Fuller). Motion carried.

With nothing further to come before the Board, Member Frances McCusker made a motion to adjourn the meeting seconded by Member Barbara Trembacz. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Bunting; Fuller). Motion carried.

Meeting adjourned at 8:30 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary