

TOWN OF ATHENS PLANNING BOARD  
MEETING MINUTES  
MAY 23, 2024 @ 7:00 P.M.

The Town of Athens Planning Board came to order at 7:00 p.m. with the following Board Members present: Chairman Scott Fischer; Member Thomas Satterlee; Member Frances McCusker; Member Barbara Trembacz; Member Kenneth Fuller. Absent: Member Gerald Bunting. Also present: Gail Stacey, Secretary.

Also in Attendance: Steve Wilson, Bohler Engineering; Diana Harris; Adam Yagelski, Delaware Engineering; Phyllis Dinkelacker, Town Clerk.

Steve Wilson, Bohler Engineering on behalf of Stay at Lina reviewed the memo received from Delaware Engineering. Mr. Wilson asked that the Board waive the required .9 acres of recreation space as this particular section of Town Law does not apply to this application. The septic system to the north (lot 3) lies partially within the power line easement maintenance area. Language confirming that the landowner is ok with the related work in the area.

Chairman Fischer read an email he received from Code Enforcement Officer Albert Gasparini. There has been some work done on the existing units without a building permit which is in violation of Town Code and the Phase 1 approval. Since the subdivision application (Phase 2) does not have anything to do with the violation, Chairman Fischer feels that the Board can move forward with the special use permit application. The Board is in agreement.

Adam Yagelski, Delaware Engineering, suggested that a condition be put on special use permit upon the filing of the subdivision plat that it will not be valid until it has been filed.

The motel is boarded up, but the house still needs to be boarded up. Mr. Wilson was asked to please pass the word on.

The pool area will be demolished and filled in with the demo material.

Adam Yagelski reviewed Resolutions SAL-2-2024: Special Use Permit, SAL-3-2024: Minor Subdivision, and SAL-4-2024: Site Plan.

All revisions have been made and/or added. All resolutions will be filed in the application file.

A motion to conditionally approve Resolution SAL-2-2024: Special Use Permit was made by Member Barbara Trembacz seconded by Member Kenneth Fuller. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Fuller). Motion carried.

A waiver will be given to the applicant for the recreation area. The Town does not have a fee schedule for such use. This section of the resolution (minor subdivision) will be forwarded to the Town Board stating that the Planning Board took action on a condition if a fee schedule does exist.

A motion to conditionally approve Resolution SAL-3-2024: Minor Subdivision was made by Member Thomas Satterlee seconded by Member Barbara Trembacz. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Fuller). Motion carried.

A motion to conditionally approve Resolution SAL-4-2024: Site Plan was made by Member Barbara Trembacz seconded by Member Thomas Satterlee. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Fuller). Motion carried.

Chairman Fischer asked that Mr. Wilson pass on that this project must be done by the book; no work without permits and all remaining fees must be paid.

Diana Harris came before the Board with a proposal for a facility to house children 11 years old and younger. She gave a presentation on sex/human trafficking of adults and young persons. The housing would be for such children; approximately 25.

Ms. Harris has a nephew, Erick Krein, that owns property at 55 Howard Hall Rd., Athens and would like to approach him in acquiring approximately 10-acres of the 100+-acres that he owns. She presented a rendering of what the facility would like if such a project could be erected in the zoned agriculture district. It would include gardens, play area, greenhouse, equine therapy, nature area, etc. The facility would be fully staffed with classrooms.

Chairman Fischer reviewed the table of uses in the Town Code. The closest uses do not necessarily pertain to what she is proposing.

The applicant has been referred to the Town Board and Code Enforcement to review the proposal and to determine if this would be allowable.

The Board reviewed the Minutes of April 25, 2024.

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; Fuller). Motion carried.

Other Business:

- 1: convenient store/gas station modifications are underway.
- 2: discussion on Catskill Quarry proposal.
- 3: coffee shop is underway. Lot line adjustment needs to be signed when submitted by the engineering firm.
- 4; campers on Huber land on Flats Rd to accommodate the Hudson/Champlain project. Code Enforcement issue.
- 5: 2 Article 78 cases: Freeport Solar and landowners regarding ARX.
- 6: nothing further on Green Lake homestead.
- 7: clearing of land on Schoharie Turnpike.
- 8: a new committee for codes has been established.

With no further business to come before the Board, Member Frances McCusker made a motion to adjourn seconded by Member Kenneth Fuller. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Fuller). Motion carried.

Meeting Adjourned 8:40 p.m.

Respectfully Submitted,

Gail Stacey, Planning Board Secretary

