

Town of Athens Planning Board Agenda
Thursday, July 25, 2024 @ 7:00 P.M.
2 First St., Athens, NY 12015

1: Stay at Lina/Bohler Engineering
9071 Rt 9W, Athens, NY 12015
Tax Map #121.00-2-14, Zoned: MUC
-Subdivision Plans-

2: Arianna Deschaine
9760 Rt 9W, Athens, NY 12015
-Lot Line Adjustment Plans-

3: May 23, 2024 Meeting Minutes

TOWN OF ATHENS PLANNING BOARD
MEETING MINUTES
JULY 25, 2024 2 7:00 P.M.
2 FIRST ST., ATHENS, NY 12015

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

Also in Attendance: Town of Athens Code Enforcement Officer Albert Gasparini; Ariana Deschaine; Albert Gjonbalaj, Stay at Lina; Steve Wilson, Bohler Engineering.

Ariana Deschaine came before the Board to finalize the signing of a two-foot lot line adjustment variance that had previously been approved by the ZBA.

With nothing further to come before the Board on the café project, Chairman Fischer signed the lot line adjustment plans.

Steve Wilson, Bohler Engineering came before the Board to finalize all remaining plans and agreements that need to be signed. All remaining fees from Delaware Engineering will be paid once the invoices are issued. The powerline easement area has written approval from NYPA. Road maintenance agreement is satisfied.

With nothing further to come before the Board on the Stay at Lina project, Chairman Fischer signed the final plans and the road naming applications.

Other Business:

Code Enforcement Officer Albert Gasparini discussed a few issues with the Board.

1: Valley Road: Catskill Quarry: escrow has yet to be submitted as of date. The application cannot advance without funding.

2: Jeff Lauster, 461 Vosenkill Rd: Chairman Fischer has seen the letter of intent to remove a trailer on the property and is good with the letter. He has two years after the issuance of a Certificate of Occupancy for the new home that will be built to remove the trailer.

3: ARX: all funds have to be satisfied prior to issuance of building permit. The project is under Article 78 proceedings. Attorney John Dowd has stated that a BP can be issued even if it is in Article 78 proceedings. And to clarify, the structure will not be a silo, it is just the design and should be taxed as a telecommunications tower. Any finalized plans will need to be looked at by the Board to compare those with the approved plans.

4: Gas Station/Convenient Store: Dumpster pad has been moved back and is approved by the Chairman. Tanks in rear may be exposed. Fence/trees will need to be installed before the issuance of a Certificate of Occupancy. Construction is in compliance.

5: Café: the size of the building may be downsized. If so, Ariana Deschaine will need to come back in front of the Board because changes like that affect site plan.

6: A realtor contacted Mr. Gasparini asking if a house could replace a gas station. If a gas station closes, the owners have one year to remove the tanks, pumps, canopy, pipes, etc. by a remediation company.

7: Maurer property on Schoharie Turnpike: if a property has more than five cars on property, a junkyard license has to be applied for. Any vehicle outside of fence can be towed. Code Enforcement can have all vehicles towed away if there is no fence or license at the owner's expense.

8: Camp Catskill looks nice. The double wide trailer has been moved to an adjacent parcel for the owner's use.

9: Shakespeare on the Hudson: owner wants to turn the property into a campground.

10: Green lake Homestead: potential uses: homes on stilts (DEC), homes, trails, workforce homes.

11: Children Facility: applicant has been in front of the Town Board. Still no word if moving forward with project.

The Board reviewed the Minutes of May 23, 2024.

On a motion made by Member Barbara Trembacz and seconded by Member Gerald Bunting, the minutes were approved as written. All were in favor (Fischer; McCusker; Trembacz; Fuller; Bunting; Faria). 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; McCusker; Trembacz; Fuller; Bunting; Faria). Motion carried.

Meeting adjourned 7:55 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary