

TOWN OF ATHENS PLANNING BOARD AGENDA
AUGUST 22, 2024 @ 7:00 P.M.
2 FIRST ST., ATHENS, NY 12015

1: MATTHEW SAUNDS
OLD GREEN LAKE RD., CATSKILL, NY 12414
TAX MAP #104.00-1-1/104.00-1-2
LOT LINE ADJUSTMENT

2: MEETING MINUTES 7/25/2024

Town of Athens Planning Board
Meeting Minutes of August 22, 2024
2 First St., Athens, NY 12015

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 Barara Trembacz; Member Gerald Bunting; Member Kenneth Fuller. Absent: Member Concetta Faria. Also present: Gail Stacey, Secretary.

Also in Attendance: Matthew Saunders, friend Joe and Mr. Saunders' girlfriend.

Matthew Saunders came before the Board with a rough draft plan for a lot line adjustment to add approximately 20 ft of the neighboring land, owned by Rob Schermerhorn, to a parcel he purchased. He has had a survey done and found that to access the property, he would need the lot line adjustment. There has been a verbal agreement with said neighbor to acquire the required land. The parcel Mr. Saunders purchased has a chicken coop on it, therefore setbacks will need to be met. The parcels are located within the Green Lake Watershed Overlay which makes the setbacks as follows: minimum lot width 200 ft., front yard 75 ft., lot depth 120 ft., each side 50 ft., and rear 50 ft.

Member Gerald Bunting advised Mr. Saunders to check his deed and to have the neighbor check his deed also to see if the easement is documented. If so, it becomes an easement by prescription and a lot line adjustment will not be needed. If it is not on either deed, then he will have to come back before the Board with a formal set of plans with the setbacks marked and a letter from the neighbor stating that Mr. Saunders will be speaking on his behalf.

Other Business:

- 1: The Solar Law in the Town's Code has been modified and passed at the August 19, 2024 Town Board meeting. The Board had a brief discussion. ARX will still be under the old law if the application should come back in front of the Board pending the Article 78 outcome.
- 2: Chairman Fischer gave the ok for the base of the silo design to be done. The architects would like to build the silo with concrete. Chairman Fischer will recommend to Code Enforcement Officer Albert Gasparini that ARX be referred back to the Planning Board to show how the concrete structure matches the approved pictures.
- 3: Gas Station/convenient store is coming along.
- 4: Ariana Deschaine may need to come back to the Planning Board. She had a discussion with Code Enforcement at the previous meeting stating that she may need to downsize due to costs.
- 5: Culpeper will be coming to the next meeting on September 26, 2024 to discuss plans to move the approved 2nd t-shed back to accommodate for vehicles.
- 6: West Athens Limestone Firehouse has broken ground for the new firehouse.
- 7: Nothing new to report on Stay at Lina
- 8: No clearing has started at Camp Catskill.

Meeting Minutes of July 25, 2024 were reviewed.

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

Meeting adjourned at 7:50 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary