

Town of Athens Planning Board Agenda
September 26, 2024 @ 7:00 P.M.
2 First St., Athens, NY 12015

- 1: Doug Roberts/ARX/Verizon Wireless
Farm to Market Rd., Athens, NY 12015
Tax Map #105.00-1-18.11 Zoned: AG
Cell Tower Structure

- 2: Scott Crowe, Culpeper
796 Schoharie Tpke, Athens, NY 12015
Tax Map #104.00-4-44 Zoned:LI2
T Shed Adjustment

- 3: William Jeune
1392 Leeds Athens Rd., Catskill, NY 12414
Tax Map #138.00-2-16 Zoned: RU
Subdivision

- 4: Peter Hernandez
12 Potic Mountain Rd., Catskill, NY 12414
Tax Map#120.00-1-91 Zoned: OS
Subdivision

- 5: Gary Harvey
50 Fox Lane., Catskill, NY 12414
Tax Map #103.00-4-26 & 103.00-4-27 Zoned: RU
Lot Line Adjustment

- 6: Meeting Minutes 8/22/2024

Town of Athens Planning Board
Meeting Minutes
September 26, 2024
2 First St., Athens, NY 12015

Member Barbara Trembacz made a motion to open the Town of Athens Planning Board meeting seconded by Member Thomas Satterlee at 7:00 p.m. All were in favor (Fischer; Satterlee; McCusker; Fuller; Faria). Motion carried.

Board Members present: Chairman Scott Fischer; Member Thomas Satterlee; Member Frances McCusker; Member Kenneth Fuller; Member Connie Faria. Also present: Gail Stacey, Secretary. The Board welcomed new Alternate Member Michael Barton.

Also in Attendance: Gary Harvey; Bill Jeune; Chuck Holtz; Scott Crowe; Shane Powers; Pete Hernandez.

Scott Crowe from Culpeper Wood Preservers came in front of the Board to discuss moving the second of two previously approved t-sheds forward approximately fifty feet from the dry shed so that vehicles can have better access. The Board does not see any issue with the adjustment. On a motion made by Member Barbara Trembacz and seconded by Member Kenneth Fuller, the signing of the new plans was approved. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Fuller; Faria; Barton). Motion carried.

Gary Harvey came before the Board representing Tammy Sciavillo regarding a lot line adjustment for Vosenkill Rd, Catskill, NY. Tammy's property was 2.28-acres, and her mother-in-law had 9.08-acres. Tammy now owns both parcels and would like to flip the lots. Road frontage will be increased to 60-feet on the larger lot. Nothing really changes. The Board does not see any issue with the adjustment.

Member Thomas Satterlee made a motion to approve the lot line adjustment seconded by Member Frances McCusker. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Fuller; Faria; Barton). Motion carried.

Gary Harvey came before the Board representing Richard Bratton regarding a lot line adjustment for 50 Fox Lane, Catskill, NY 12414, Tax Map #103.00-4-26/27, Zoned RU. Bratton will give up some property by Green Lake and will get some property in the back by the thruway. The Liquori property will be 5.2-acres and Bratton will be 11.44-acres with a total of 16.44-acres. All access points will stay the same. Board sees no issue with the adjustment.

Member Barbara Trembacz made a motion to approve the lot line adjustment seconded by Member Connie Faria. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Fuller; Faria; Barton). Motion carried.

Chuck Holtz and Peter Hernandez came before the Board to discuss a proposed subdivision for 12 Potic Mountain Rd., Catskill, NY 12414, Zoned OS, Tax Map #120.00-1-91. Mr. Hernandez would like to make property into 2 or 3 lots; 2 lot would be 5 and 6 acres, and the 3 lot would be 2.5, 2.5, and 6-acres. OS zoning requires a minimum of 5-acres to build. The lot does not have

enough acreage to subdivide into three lots without a variance. A referral to the Zoning Board of Appeals will be submitted. If the ZBA approves the variance for a 3-lot subdivision, and the driveway is to be shared, then a road maintenance agreement will be needed.

Bill Jeune came before the Board to discuss a proposed subdivision for 1392 Leeds Athens Rd., Catskill, NY 12414, Zoned RU, Tax Map #138.00-2-16. Mr. Jeune has come before the Planning Board previously and because the requested acreage he wanted to subdivide off his lot for his family was not enough to build on, he was referred to the ZBA for an area variance, which was approved. The approved lot size is 2.53-acres. A PERC test has been approved. A Public Hearing has been set for the November 21, 2024 meeting. Mr. Jeune will send out the 500-foot resident notices and Secretary Stacey will submit the notice to the paper.

Other Business:

- 1: ARX: Code Enforcement Officer Albert Gasparini has issued the building permit for the base. The silo plans are on hold in the Code Enforcement Office. Chairman Fischer and one other Board Member will need to go over the renderings to compare the approved versus the new submitted pictures. Member Thomas Satterlee will review them with Chairman Fischer. The dome in the new renderings is smooth versus the approved pie cut appearance. Chairman Fischer will set a meeting with Doug Roberts, Code Enforcement Officer Albert Gasparini, himself, and Member Thomas Satterlee.
- 2: Gas Station/Convenient Store on Route 9W is coming along.
- 3: Ariana Deschaine may need to come back in front of the Planning Board for a modification approval.
- 4: Green Lake Homestead has been sold and will be renovated into housing.
- 5: Stay at Lina, Rt 9W has not starting any renovations.
- 6: WALs has started to build. Footings are in place.
- 7: Freepoint Solar: the State has become involved.

Meeting Minutes of 8/22/2024 were reviewed by the Board.

Member Thomas Satterlee made a motion to approve the minutes with a correction to Other Business #1 seconded by Member Barbara Trembacz. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Fuller). Faria and Barton abstained. Motion carried.

A motion to move the November meeting to the 21st was made by Member Barbara Trembacz seconded by Member Connie Faria. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Fuller; Faria; Barton). 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; Fuller; Faria; Barton). Motion carried.

Meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Gail Stacey, Planning Board Secretary

