

Town of Athens Planning Board  
Meeting Minutes  
October 24, 2024 @ 7:00 P.M.  
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 Barbara Trembacz; Member Gerald Bunting; Member Kenneth Fuller; Member Connie Faria. Also present: Alternate Member Michael Barton and Secretary Gail Stacey.

Also in Attendance: Neil Murphy; Gary Harvey; Code Enforcement Officer Albert Gasparini.

Gary Harvey came before the Board representing Michael Campbell regarding a lot line adjustment for 19 Potic Mountain Rd., Catskill, NY 12414, Tax Map #103.00-6-25 & 103.00-1-16, Zoned RU. Mr. Campbell would like to, out of the total 23 acres, add 1.83 acres to the 4.47-acre lot creating a 6.3-acre parcel thus decreasing the second lot to 16.7 acres.

The Board reviewed the survey map provided and had a brief discussion.

With no objections from the Board, Member Barbara Trembacz made a motion to approve the lot line adjustment seconded by Member Frances McCusker. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Bunting; Fuller; Faria). Motion carried.

Neil Murphy came before the Board to discuss a proposal for a lot line adjustment on properties 1310 & 1316 Schoharie Tpke., Catskill, NY 12414, Tax Map #87.00-7-31 & 86.00-3-11, Zoned Hamlet. Mr. Murphy would like to take 50-feet of the east property and add it to the adjacent property so that the driveway stays with that parcel that has an existing structure. He owns both properties and has access to both. Lot A is 4.073 acres which would be reduced to 3.75-acres. Lot B is .59-acres and would be increased by .285 acres. Property is within a Class 2 Hamlet. The leach field will be on one parcel and the empty lot will have improvements.

The Board reviewed the survey map provided and had a brief discussion.

With no objections from the Board, Member Gerald Bunting made a motion to approve the lot line adjustment seconded by Member Barbara Trembacz. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Bunting; Fuller; Faria). Motion carried.

#### Other Business

1: Chairman Fischer discussed the possibility of Board stipends increasing in 2025.

2: Gas Station is now open. Approved vegetation needs to be discussed with the owners. Code Enforcement Officer Albert Gasparini will handle the matter. Secretary Stacey will reach out to Code Enforcement with the types of vegetation approved. Plantings should go in as soon as possible.

3: Green Lake Homestead. Code Enforcement Officer Albert Gasparini spoke with Realtor Winn Morrison regarding the sale and plans. They will need to be put on the Planning Board agenda when they are ready to start with site plan. Delaware Engineering will need to be engaged when that time comes.

4: The next scheduled Planning Board meeting on November 28, 2024 will need to be moved to November 21, 2024 due to the holiday. The Board is in agreement with the change.

- 5: Nothing new on the approved café project (Deschaine).
- 6: Freepoint Solar Article 78 still in progress.
- 7: Nothing new on the approved Stay at Lina project.
- 8: William Jeune Public Hearing is set for November 21, 2024.

The Minutes of September 26, 2024 were reviewed by the Board.

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

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

Meeting Adjourned at 7:35 p.m.

Respectfully Submitted,

Gail Stacey  
Planning Board Secretary