

Town of Athens Planning Board
Meeting Minutes
November 21, 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 Barbara Trembacz; Member Gerald Bunting; Member Kenneth Fuller; Member Connie Faria. Also present: Alternate Member Michael Barton; Gail Stacey, Secretary. Absent: Member Frances McCusker.

Also in Attendance: William Jeune; Win Morrison; Dave Lattin; Harrison Forman; Dan Liebel; Code Enforcement Officer Albert Gasparini.

William Jeune, 1392 Leeds Athens Rd., Athens, NY 12015, Public Hearing for Subdivision.

Member Gerald Bunting made a motion to open the public hearing seconded by Member Barbara Trembacz. All were in favor (Fischer; Satterlee; Trembacz; Bunting; Fuller; Faria; Barton). Motion carried.

Secretary Gail Stacey read the public hearing notice as posted in the Daily Mail. Return Receipt Notices to the residents within 500-feet were submitted for filing.

With no one from the public present for the public hearing, Member Gerald Bunting made a motion to close the public hearing seconded by Member Thomas Satterlee. All were in favor (Fischer; Satterlee; Trembacz; Bunting; Fuller; Faria; Barton). Motion carried.

Chairman Fischer read SEQR Part 2 and answered all questions.

Member Gerald Bunting made a motion to declare negative declaration seconded by Member Michael Barton. All were in favor (Fischer; Satterlee; Trembacz; Bunting; Fuller; Faria; Barton). Motion carried.

With nothing further, Member Barbara Trembacz made a motion to approve the subdivision seconded by Member Connie Faria. All were in favor (Fischer; Satterlee; Trembacz; Bunting; Fuller; Faria; Barton). Motion carried.

Meet & Greet: Dan Liebel & Harrison Forman, 118 Flats Rd Ext., Athens, NY 12015, Micro-Farm Winery.

Dan Liebel owns the property located at 118 Flats Rd Ext. and is proposing, with his business partner Harrison Forman, to construct a building the size of a two-story garage, approximately 600 to 1000 square feet to house a micro-farm winery. There will be no tap room, no patrons, no employees, only self-distribution. There also will be no large delivery trucks. Structure will be near the existing home. Both are looking to obtain their licenses to be able to run such a venture. All the fruits for the wine and cider will come from locally sourced farms or what is grown on the property. The most they can produce is 1500 gallons.

Chairman Fischer looked at the Table of Uses in the Town's Code to see where the micro-farm would fall under. It could possibly be considered an agri-business or agriculture. This would be in the Rural Residential 1 area and is a permitted use. Chairman Fischer will look into this a little more. Owner will submit a rendering of the property with the building placement. Will be on the agenda for December.

The meeting date for December needs to be changed due to the holiday. All Board Members are in agreement to change the meeting from the 26th to the 19th.

Meet & Greet: Dave Lattin, 9930 Rt. 9W, Athens, NY 12015, Proposed Satellite Office & Propane Storage.

Dave Latin accompanied by Win Morrison came before the Board with a proposal for a satellite office and 30,000-gallon propane storage (fueling station) facility at 9930 Rt 9W (Cippitelli). Mr. Lattin would like to purchase the property. Purchase is contingent on the project's acceptability. The land is an archaeological site, and a lot of artifacts have been found. Mr. Lattin states that there will be no digging on the property. A flat slab will be installed for a steel building with no basement. Roadways would be laid on top of the ground. The lower part of the property will house the above ground fuel tanks on concrete pillars. Mr. Lattin submitted pictures of the property. Mr. Lattin states that if he should purchase the property, he is not looking to do anything with it right away.

Chairman Fischer will get in touch with Delaware Engineering to get them on Board and obtain an escrow fee. This proposal could take up to six months start to finish, once escrow is set up. It is an acceptable use for the MUC zone. There have been other people that have looked at the property and did not seek to obtain the property due to the archaeological finds. Mr. Lattin will need to contact NYS Archaeological for some more insight into the property.

Other Business.

- 1: Gas Station: The windows in front of the coolers are not black out windows as was a condition in the approval. Code Enforcement Albert Gasparini will need to reach out to the owner to resolve this matter and reach out to Chairman Fischer with a report. Plantings for the back of the building (south side) have been put in but the plans will have to be reviewed to see if they match.
- 2: Carrie from EXP Realty is interested in the property formerly known as the Budget Inn now owned by Stay at Lina. There is a gentleman that would like to buy the property, keep the motel buildings and house and have geodomes on the north end property. He would also like to do something on top of the hill where there are wetlands. Will be put on the agenda for December.
- 3: Nothing new on the Deschaine café project.
- 4: The new owner of Green lake Homestead is looking to purchase new land around the property to build a golf course.
- 5: Code Enforcement Officer Albert Gasparini contacted the State regarding the overgrown reeds at the corner of Schoharie Turnpike and Rt 9W. Nothing is going to be done.
- 6: Member Michael Barton had a question about driveways and Delaware Engineering. Code Enforcement and Town Highway Superintendent decide them. If on a county or State road, then those agencies would be contacted. Delaware Engineering represents the Town in various applications and is very thorough.

10/24/2024 Minutes.

The Board reviewed the minutes of October 24,2024.

Member Barbara Trembacz made a motion to approve the minutes with corrections seconded by Member Gerald Bunting. All were in favor (Fischer; Satterlee; Trembacz; Bunting; Fuller; Faria; Barton). Motion carried.

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

Meeting Adjourned 8:05 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary

DRAFT