

Town of Athens Planning Board
Meeting Minutes: December 19, 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 Kenneth Fuller; Member Connie Faria; Alternate Michael Barton. Absent: Member Frances McCusker and Member Gerald Bunting. Also present: Gail Stacey, Secretary.

Also in Attendance: Patricia McLoughlin; Matt McLoughlin; Brian Linton; Hannah Goldstein; Al MacDonald; Amin Dawoodani; Ahil Dawoodani; Asad Dawoodani; Code Enforcement Officer Albert Gasparini.

Alternate Michael Barton sitting in for absent member Frances McCusker.

Al MacDonald: Lot Consolidations: Sleepy Hollow.

1: Brady: Lot #K1 and Lot #K2 to be called Lot K-002. Board reviewed the plans. Chairman Fischer signed all copies with a date revision; one submitted for filing in office.

2: Raskin: Lot #H-091 and Lot # H-093 to be called Lot H-093. Board reviewed plans. Member Barbara Trembacz made a motion to approve the consolidation seconded by Member Kenneth Fuller. All were in favor (Fischer; Satterlee; Trembacz; Fuller; Faria; Barton). Motion carried. Chairman Fischer signed all copies; one submitted for filing in office.

3: Pagano: Lot # K-34 and Lot #K-33 to be called Lot K-34. Board reviewed plans. K-34 has a home, and the consolidation will give access to the lake from the house. Member Michael Barton made a motion to approve the consolidation seconded by Member Connie Faria. All were in favor (Fischer; Satterlee; Trembacz; Fuller; Faria; Barton). Motion carried. Chairman Fischer signed all copies; one submitted for filing in office.

Patricia and Matthew McLoughlin: 133 Wooshy Woods Rd., Athens, NY 12015.

Pat and her son Matthew are proposing to build a garage with an apartment on his property so that she can come live there. The property is zoned RU. The project would be subject to special use permit which would require SEQ, public hearing, water, sewer, and electricity would need to be connected to the house. The garage/apartment could run off the same transformer that is currently on the property and be separate from the main house. 239M Referral to the county will be sent if the survey is submitted before the January meeting or when it becomes available.

Brian Linton.

Came before the Board with a proposal for 9071 Rt 9W, Stay at Lina. He would like to renovate the motel. This property had been previously subdivided and in front of the ZBA for steep slopes approval. Mr. Linton would like to renovate the existing 15 units, Phase One. Phase Two would be to develop the top part of the property which has federal waterways. Chairman Fischer advised Mr. Linton to speak with the ZBA to figure out how to access the slopes. There is a flat spot behind the house that could potentially give access to the ridge behind the motel. Mr. Linton does not yet own the property. The existing owners were going to do suites which the Board approved. If Mr. Linton were to change his plans and go with what has already been approved,

then the project can start anytime. If he were to go with his plans, then septic design would have to be redone, and all aspects of site plan would need to be done. Phase Two can be done separately. The subdivided properties are separate from the motel. Suggested that he reach out to Bohler Engineering to view the plans.

Amin, Ahil, and Asad Dawoodani, 20 Old Kings Rd/Rt 9W, Athens, NY 12015.

Came before the Board asking for a modification. They would like to put a sign on the gable, two feet by 3 feet, facing the gas pumps; change from 9W side to the north side. The store will be named Dani's Market.

Member Thomas Satterlee made a motion to approve the site plan modification seconded by Member Barbara Trembacz. All were in favor (Fischer; Satterlee; Trembacz; Fuller; Faria; Barton). Motion carried.

The Board asked that black out shades be placed in the windows so that the coolers cannot be seen.

Three trees will be planted on the neighbor's yard behind them.

Six additional trees will be added to the landscaping plans.

Other Business.

-Code Enforcement Officer Albert Gasparini:

Doug Roberts, Silo cell tower project, is requesting a building permit to start construction of the cell tower. The tower has to match the approved pictures. Smooth sides do not match the approved photos. Mr. Gasparini can give the permit, but the tower has to look like the approved plans/picture. The dome has ribs per photo. When the tower is erected, there will be a line every four feet. The Board would like rings put in those areas. A complete set of plans has yet to be submitted to date per condition. If the constructed silo does not match what was approved, then Mr. Gasparini can tell them they need to take it down. Mr. Gasparini has requested full-size, stamped plans. He wants to make sure that site plan is not being violated. The planning board can no longer review the project. Mr. Gasparini has to police the final build. He will need to talk with the Town Attorney and Supervisor Pirrone for guidance.

The Board has yet to sign off on the final plans; conditions still need to be adhered to.

-Green Lake Homestead. New owners are planning to come to the January meeting for a meet and greet. They are thinking of purchasing the neighboring Cavanaugh property for a golf course.

December 19, 2024 Minutes.

The Board reviewed the Minutes.

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

Chairman Fischer announced to the Board that this would be his final meeting. If Supervisor Pirrone needs him for the January and February meetings, he will be available.

The Board wishes Scott the best and he will be missed.

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

Meeting Adjourned: 8:25 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary