

TOWN OF ATHENS PLANNING BOARD  
MEETING MINUTES  
MARCH 27, 2025 @ 7:00 P.M.  
2 FIRST ST., ATHENS, NY 12015

The Town of Athens Planning Board opened at 7:00 p.m. with the following Board Members present: Chairman Eric Nelson; Member Thomas Satterlee; Member Frances McCusker; Member Barbara Trembacz; Member Kenneth Fuller; Member Connie Faria. Absent: Gerald Bunting. Also present: Gail Stacey, Secretary.

Also in Attendance: Alternate PB Member Michael Barton; Alternate Member Courtney Sherman; ZBA Chairman Christian Ames; Town Code Enforcement Officer Albert Gasparini; Kayla Rexford; Bryan Lashway.

Kayla Rexford, 61/79 Mud Ln., Athens, NY 12015. Tax Map #'s 104.00-4-36 & 104.00-4-37. Zoned Agriculture.

Kayla Rexford came before the Board with a proposal for a lot line consolidation for 61 and 79 Mud Lane so that she can open a day care facility taking care of up to eight children. The facility is allowable in the AG zone without planning board review. The facility will be in an existing vacant building on the property. She is presently working on getting State approval and licensing. She will need to come back to the Board when she has the consolidation maps from a licensed surveyor for approval.

Brian Lashway. 1310 Schoharie Tpke., Catskill, NY 12414. Tax Map #87.00-1-31. Zoned Hamlet.

Brian Lashway of Father and Sons Consultant Engineers came before the Board to discuss a project slated for 1310 Schoharie Tpke. The project would consist of building 2, 2 story handicap accessible, 6 units each, apartment buildings for 55 and older. Parking is acceptable and within the setbacks. Chairman Nelson had previously spoken with the Boards engineering firm, Delaware Engineering, regarding said project. An escrow account will need to be set up once the initial documents have been submitted to Delaware Engineering. They can then come back to the planning board and start the application process.

February 27, 2025 Meeting Minutes.

The board reviewed the minutes.

Member Trembacz made a motion to approve the minutes as written seconded by Member Fuller. Roll call was taken. All were in favor ( Nelson; Satterlee; McCusker; Trembacz; Fuller; Faria). Motion carried.

Other Business.

- 1: Gas station still needs to put up the black out shades. Code Enforcement will need to address. Tree plantings also need to be addressed.
- 2: Green Lake Resort. Still has to set up an escrow with Delaware Engineering.
- 3: ARX was given a building permit for the cell tower/silo structure. Final plans still need to be signed by the planning board chairman.
- 4: Coffee shop. Ariana Deschaine is looking into getting a new contractor/surveyor.

With nothing further to come before the Board, Member McCusker made a motion to adjourn the meeting seconded by Member Faria. Roll was taken. All were in favor (Nelson; Satterlee; McCusker; Trembacz; Fuller; Faria). Motion carried.

Meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Gail Stacey  
Planning Board Secretary