

TOWN OF ATHENS PLANNING BOARD
2 FIRST ST., ATHENS, NY 12015
MEETING MINUTES OF THURSDAY, JANUARY 23, 2025

The Town of Athens Planning Board came to order at 7:00 p.m. with the following present: Chairman Scott Fischer; Member Thomas Satterlee; Member Frances McCusker; Member Barbara Trembac; Member Kenneth Fuller; Member Gerald Bunting; Member Connie Faria. Absent: Alternate Member Michael Barton. Also present: Gail Stacey, Secretary.

Also in Attendance: Hernan Santarcangelo; Ruben Santurian; Supervisor Michael N. Pirrone; Neil Murphy; Town Code Enforcement Officer Albert Gasparini; Town Board Member Becky Pine; Town Clerk Phyllis Dinkelacker.

1: Neil Murphy, 1310 Schoharie Tpke., Athens, NY 12015, Zoned Hamlet.

Mr. Murphy came before the Board with a proposal for a twelve-unit housing development for 55 and older. The housing would consist of two, 6-unit dwellings, handicap (ADA compliant) accessibility. The project is in the Hamlet zone and is permitted with site plan and special use permit. Mr. Murphy would need to do a long form SEQR, set up an escrow account with Delaware Engineering, Site Plan renderings would need to be submitted with buildings, landscaping, septic, etc., 239M Referral to the County, Public Hearing, traffic study, NYS Health Department possibly, DEC for SWPP. Mr. Murphy was advised to start talks with the Village of Athens regarding municipal water hook up.

Chairman Fischer will reach out to Delaware Engineering.

2: Hernan Santarcangelo/Ruben Santurian, 605 Green Lake Rd., Catskill, NY 12414, Zoned GLW.

Mr. Santarcangelo and Mr. Santurian came before the Board to discuss renovating the old Green Lake Homestead Resort. They have recently purchased the resort and would like to rehab and open the resort with the existing footprint as soon as possible. In the main building, 25 of the 100 rooms will be lost on the second and third floors. Eight more rooms/buildings will need to be demolished. In total, 33rooms will be lost. The outlying cabins will be replaced with one bedroom and bathroom units to make up for some of the loss.

Mr. Santarcangelo would like to obtain a construction permit to renovate the existing footprint. He more or less is looking to break the project into two phases: 1- the application for the existing and 2-application for new construction.

The plans include two sites for venues. The restaurant in the main building will have a coffee shop and mini market with local produce open to the general public. The resort will also have a gym, pool, tennis/pickleball courts (general public can use them for a fee), and a small museum featuring historical artifacts that have been found within the resort. The resort will be open all year round which means that it will have to be winterized, including the outbuildings. House on hill will eventually be restored and used as a villa for the hotel.

Delaware Engineering will be contacted to set up an escrow, and for Phase Two assistance.

DEC may not allow for the replacement of the outlying cabin construction close to the water.

SPDS permit is still good and will be transferred to the new owners.

PERC test will need to be submitted

Electric checked.

Engineered plans on restoration (Crawford and Associates).
239M Referral to the County, on County Rd.
Phase One can be done quickly, Phase Two will take some time.
Demo Permit is Code Enforcement.
Delaware Engineering and Code Enforcement will need to be included in a walkthrough of the site.
Asbestos test can be performed if necessary.
Open decks will be constructed on each building.
Chairman Fischer will reach out Delaware Engineering.
Everyone is looking forward to seeing the resort open.

Other Business.

- 1: Gas Station still needs to install the black out curtains.
- 2: Nothing new with the Deschaine café.
- 3: State will not address the cattails at this time on Rt 9W by the intersection light.
- 4: WALs firehouse is coming along.
- 5: Chairman Fischer will be staying for at least one or two more months.
- 6: The dates for the Greene County Planning Board were given to the Members.

Meeting Minutes for December 19, 2024 were reviewed by the Board.
Member Gerald Bunting approved the minutes with a correction seconded by Member Connie Faria. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Bunting; Fuller; Faria).
Motion carried.

Additional Business.

ARX Plans

A zoom meeting to discuss the silo structure plans took place between Code Enforcement Officer Albert Gasparini, Town Attorney George McHugh, Town Supervisor Michael Pirrone, Member Thomas Satterlee, Member Gerald Bunting was listening in, Town Board Member Becky Pine was stuck in the waiting room but discussed what was said after, and Adam Yagelski of Delaware Engineering. Chairman Fischer could not attend.

A full set of plans have been submitted for signing.

The Board reviewed the plans. The silo structure picture still does not match what was approved. There are no ribs on the dome (pictured smooth) and the feed tube on the side is not present which was to be used for running the cable wires. The use of concrete is acceptable but should be of a rough texture. The metal rings at every section may not be necessary for approval.

Chairman Fischer stated that he is not in a position to sign off on the plans presented as the approved structure renderings have not been met. Chairman Fischer also stated that signing off would be an injustice to the neighbors/residents.

If plans are submitted with what was approved, Chairman Fischer will sign the final plans.

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; Bunting; Faria). Motion carried.

Meeting adjourned 8:15 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary