

Town of Athens Planning Board
February 27, 2025 Meeting Minutes
2 First St., Athens, NY 12015

The Town of Athens Planning Board came to order with the following present: Chairman Scott Fischer; Member Thomas Satterlee; Member Frances McCusker; Member Barbara Trembacz; Member Gerald Bunting; Member Kenneth Fuller. Absent: Member Connie Faria. Also present: Gail Stacey, Secretary.

The Board would like to welcome new member and upcoming Chairman Eric Nelson and Alternate Courtney Sherman.

Also in Attendance: Alternate Michael Barton; John J. Farrell; Town of Athens Supervisor Michael Pirrone.

John J. Farrell came before the Board to discuss a site plan modification to the West Athens Limestreet Firehouse build.

Anticipated funding from the State is no longer available, therefore changes need to be made to the approved site plan. The light that was to be installed for traffic when a call comes in needs to be eliminated. The cost of the light would have been in the neighborhood of approximately \$250,000. It is being proposed that a new procedure will be adopted to the Standard Operating Guidelines of the Fire District that in the event of a fire alarm, the fire trucks will proceed to the parking lot with lights and sirens on and stop at the exit, look both ways, and exit with caution. The section that the new firehouse is being built is a straight-away, so vision is not blocked in either direction.

Upon return from a fire call, trucks will not need to back in, they can simply loop around on site. Stop signs will be installed on the entry/exit driveway.

Block work is in progress.

Further discussion took place regarding the caution light on Leeds Athens Rd at the existing WALD Department. The light could possibly be moved to the new house, but the County would have to be contacted and would ultimately be their decision if WALD could use it there.

With nothing further on the matter, Member Gerald Bunting made a motion to modify the original traffic signal to a visual stop and caution seconded by Member Barbara Trembacz. All were in favor (Fischer; Satterlee; McCusker; Trembacz; Bunting; Fuller; Nelson; Sherman). Motion carried.

Chairman Fischer introduced Eric Nelson as the new Chairman of the Planning Board and had a brief discussion on the Green Lake Resort project to get Mr. Nelson up to speed. He also gave a few suggestions.

Phase One: consists of clean up, demo of some outbuildings, inside renovation. Current Special Use permit is current to the Boards's knowledge. If the permit is not, then a full SUP would need to be done. SUP permit is good for 1 year and a day. Chairman Fischer suggested that Delaware Engineering should be used as our consulting firm. He also suggested that the Board work with the owners to make this phase a bit easier.

The SUP will be looked at as well as the SPDES permit.

Delaware Engineering has asked for a 3-to-4-hour stipend funded by the Town of Athens initially to research the project, to be repaid to the Town once escrow is established.

Code Enforcement is more involved in this phase.

Buildings will need to be up to code for the resort to be open all year round.

Phase Two: consists of any new construction. Therefore, all essential procedures will need to be done.

Other Business:

1: nothing new on the café project (Deschaine).

2: black out shades have yet to be installed at the gas station, Code Enforcement will have to address.

3: building permit for ARX. A new set of plans has not been submitted for approval to date.

4: nothing on the propane storage facility.

The Minutes of January 23, 2025 were reviewed.

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

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; Sherman; Nelson). Motion carried.

Member Thomas Satterlee thanked Chairman Fischer for all the time he has spent with the Board.

Everyone wished him well, the best, and good luck.

Meeting adjourned at 7:40 p.m.

Next scheduled meeting: Thursday, March 27, 2025.

Respectfully Submitted,

Gail Stacey, Secretary