

Town of Athens Planning Board
Meeting Minutes
May 22, 2025

The Town of Athens Planning Board came to order at 7:00 pm, Thursday, May 22, 2025 with the following Board Members present: Chairman Eric Nelson; Member Thomas Satterlee; Member Frances McCusker; Member Barbara Trembacz; Member Kenneth Fuller; Member Connie Faria. Also present; Gail Stacey, Secretary.

Also in Attendance: Planning Board Alternate Michael Barton; Planning Board Alternate Courtney Sherman; Code Enforcement Officer Albert Gasparini; Bruce Utter; Alice Colverd; Max Dowd; Ariana Deschaine.

1: Ariana Deschaine, 9670 Rt 9W, Athens, NY 12015.

Ms. Deschaine came before the Board with a final updated set of plans for the previously approved coffee shop. Code Enforcement Officer Gasparini has issued a building permit for the cement footings. The frontage will remain the same. The roof will be black shingles. The addition will be shiplap siding, and the color will coincide with the existing stone facade. Member Barbara Trembacz made a motion to approve sheet five of the revised plans seconded by Member Kenneth Fuller. All were in favor (Nelson; Satterlee; McCusker; Trembacz; Fuller; Faria). Motion carried.

2: Alice Colverd & Max Dowd, Meet & Greet, 425 Potic Mtn Rd., Catskill, NY 12414, Tax Map #103.00-1-35. -Subdivision-

Ms. Colverd came before the Board for a meet and greet to discuss a possible subdivision of land owned by her uncle Michael Campbell. She would like to build homes on the subdivided parcel. The Board advised her that steep slopes would have to be looked into as well as the Town of Athens Zoning Code. The driveway would have to be 25 feet wide. Well and septic for the homes would have to be separate. Setback requirements are essential. PERC test will need to be done. A surveyor will also be needed. Homes will need to be shown on any plans submitted. If Ms. Colverd moves forward with the subdivision, she will need to fill out all required applications. Delaware Engineering will need to come on board for the review process.

3: Bruce Utter, 98 Vosenkill Rd., Catskill, NY 12414, Tax Map #121.00-1-7.11. -Defacto Subdivision-

Mr. Utter came before the Board to ask if they would consider declaring the above parcel a natural or defacto subdivision due to the Central Hudson powerline that splits the parcel. The parcels in question are owned by Earl Dunkle. The parcels involved are 32 acres, 27 acres, and 10 acres. Chairman Nelson will have to consult with the Town's Attorney. A letter and a set of plans will need to be sent to the State from the Board stating that they accept the defacto subdivision if the Attorney has advised to do so. The property may not be able to be subdivided again. That will be addressed with the Attorney as well.

A lot line adjustment is also being asked for. The neighbor on the west side would like to obtain part of one of the parcels.

Mr. Utter would also like to take 5 of the 27-acre parcel and subdivide that for residential. If there is no disturbance, then the Planning board does not have to Site Plan review. Also, regarding wetlands, will they have to be delineated?

4: GinaMarie Ferrara, 173 Valley Rd., Catskill, NY 12414. -Subdivision-

Could not be present. She will need a representative if she cannot attend. She would like a 2 acre and a 3-acre split of a 5-acre parcel. The 2 acre would have to go in front of the Zoning Board of Appeals for a variance. If she wishes to pursue with a representative, she will need a letter stating so.

5: Richard & Frances McCusker, 289 Green Lake Rd., Catskill, NY 12414, Tax Map #120.00-1-34. -Subdivision-

Frances McCusker came before the Board with a proposal for a subdivision of a 5-acre parcel from the existing 35acre parcel that she and her husband own. The placement of the driveway is a Central Hudson right of way but they are willing to give a licensing easement of 90 feet if the property is acquired and deeded the new owners which would be the son and daughter-in-law of the McCusker's. the driveway will be shale, and they plan on putting a modular on the parcel if subdivision is approved.

Access to the property will need to be shown on the plans. The plans needed are the full acreage with the five-acre plot shown. Survey and mylar needed for next meeting in June. A public hearing will be scheduled for the June 26th meeting.

Meeting Minutes of April 24, 2025.

The Board reviewed the meeting minutes of April 24, 2025.

Member Kenneth Fuller made a motion to accept the minutes as written seconded by Member Barbara Trembacz. All were in favor (Nelson; Satterlee; McCusker; Trembacz; Fuller; Faria). Motion carried.

Other Business.

-1310 Schoharie Tpke. There has been some confusion on the escrow. The Town has yet to received any escrow funding for the proposed housing project.

-Green Lake Homestead. There has yet to be a decision on what the new owners are going to do with the property. They may do a lifestyle resort, in which case, the application would be considered a PUD which requires both the Town Board and Planning Board.

-Final plans still need to be approved and signed. Construction has started. 3-to-4-foot sections poured at a time.

-WALS Firehouse. Code Enforcement Officer Albert has contacted OSHA. He has decided to take the lead and has issued a release on the stop work order. They may resume.

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

Meeting Adjourned at 8:25 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary