

TOWN OF ATHENS PLANNING BOARD
MEETING MINUTES OF JUNE 26, 2025
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: Eric Nelson, Chairman; Thomas Satterlee; Frances McCusker; Barbara Trembacz; Kenneth Fuller; Connie Faria. Absent: Gerald Bunting. Also present: Gail Stacey, Secretary.

Also in Attendance: Michael Barton, Alternate; Courtney Sherman, Alternate; Bruce Utter; Russ Nadler; Eric Bellamy; Azuon Morgan; Alex Keckeisen; Kaitlyn & Richard Caramanica; Code Enforcement Officer Albert Gasparini.

McCusker Subdivision Public Hearing

Member Barbara Trembacz made a motion to open the public hearing seconded by Member Connie Faria. Roll call taken. Abstention: Member Frances McCusker. All were in favor. Motion carried.

Alex Keckeisen, 305 Green Lake Rd. came in support of the subdivision.

With no further comments, Member Barbara Trembacz made a motion to close the public hearing seconded by Member Kenneth Fuller. Roll call taken. Abstention: Member Frances McCusker. All were in favor. Motion carried.

The Board reviewed the revised submitted plans. Central Hudson has given the ok for the driveway, stone with no restrictions. The license is for the grandson and wife, cannot be transferred. They have opted to forgo the driveway on the Central Hudson easement and will be putting it in a different location, shown on plans.

With nothing further, Member Barbara Trembacz made a motion to approve the subdivision seconded by Member Connie Faria. Roll call taken. Abstention: Member Frances McCusker. All were in favor. Motion carried.

Eric Bellamy, 9071 Rt 9W., Athens, NY

Mr. Bellamy came before the Board with a proposal for the Stay at Lina property located at 9071 Rt 9W, Athens, NY 12015. He wishes to revitalize the property into long term housing. The footprint will not change. All existing buildings will be transformed into the following: the two-story house into two 2-bedroom apartments, the small single-story building into two 1-bedroom apartments, and the larger single story into five 2-bedroom apartments. The apartments will be open concept. All plumbing, electrical, fixtures will be modern and efficient. The septic and water systems will be inspected.

Delaware Engineering will need to come on Board as consultants for site plan review and an escrow will need to be determined once the applicant has brought back a set of plans for review.

Bruce Utter, 98 Vosenkill Rd., Catskill, NY

The Board informed Mr. Utter that they will not acknowledge the defacto subdivision plans. Mr. Utter understood, and he will move on with plans to do a subdivision and lot line adjustment for the above-mentioned parcel. The subdivision will be 4 lots total. The westerly lot into 2 parcels with a 50-foot right of way to the person who wishes to purchase the back lot. The front

lot has a house and barn with 17-acres. The back lot has 10-acres. Lot 4 would also include a lot line adjustment.

A set of new updated plans will need to be submitted if a public hearing is to be scheduled for the August 28th meeting.

Subdivision and lot line adjustment can be done at the same time.

Other Business

1: Gina Marie Ferrara will need to go in front of the Zoning Board of Appeals. She will need to apply for an area variance to be able to subdivide a 5-acre parcel.

2: Russ Nadler. Came before the Board to discuss ARX coming back to the planning board for a height modification, they may not be able to meet the approved height once the dome is in place. Mr. Nadler stated that if you count the layers, the structure is at 128 feet without the top. A stop work order was put on the project but has been lifted, a letter of release has been given. As to date, the project is not in violation since the dome has not been affixed. Mr. Nadler states that the top is more cylindrical and may be 18 inches too tall. He would like the stop work order put back in place. He also would like them to just do what the Board approved.

Minutes of May 22, 2025

The Board reviewed the minutes of the May 22, 2025 meeting.

Member Thomas Satterlee made a motion to approve the minutes as written seconded by Member Barbara Trembacz. Roll call was taken. All were in favor. Motion carried.

Member Thomas Satterlee inquired about Green Lake Resort. The owners have decided to go with a wellness resort (retreat). This project will be classified as a PUD, Planned Unit Development. The Town Board will be involved in the review process. The members of the planning board can take a training course to obtain some knowledge on PUDs. The project will have to have a full site plan review and public hearings for both boards. A letter of intent should be drawn up between the partners involved in the project.

Code Enforcement Officer Albert Gasparini informed the Board that Freepoint Solar won their case in court and should be coming before the Board as early as the July meeting if they submit an application.

With nothing further to come before the Board, Member Frances McCusker made a motion to adjourn seconded by Member Barbara Trembacz. Roll call taken. All were in favor. Motion carried.

Meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary