

Town of Athens Planning Board
Meeting Minutes
July 24, 2025

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; Courtney Sherman, Alternate. Also present: Gail Stacey, Secretary. Absent: Gerald Bunting; Alternate Michael Barton.

Also in Attendance: Code Enforcement Officer Albert Gasparini; Bruce Utter; Edward Pastore; Katie M.; Daniel Hason.

1: Bruce Utter on behalf of Eric Nachimovsky, 353 Vosenkill Rd., Catskill, NY 12414, TM # 121.00-1-7.11. Subdivision/Lot Line Adjustment.

Bruce Utter came before the Board with a new set of plans for 353 Vosenkill Rd., Catskill, NY 12414. The plan is to subdivide the 62-acre lot into four parcels as follows: Lot 1- 10-acre parcel at the south end corner (l-shape) with a 2-acre lot line adjustment (property owner Greco would like to take the top 2-acres) making the parcel 8-acres. Lot 2- 17.182-acres (middle). Lot 3- 10.250-acres (end piece). Lot 4- would be the remaining land.

Chairman Nelson would like the lot line adjustment and subdivision to be done separately with separate applications. Right-of-Way to be outlined on plans. A public hearing for the subdivision of Tax Map #121.00-1-7.11 will need to be set for the August meeting.

Member Barbara Trembacz made a motion to set the public hearing for Thursday, August 28, 2025 seconded by Member Connie Faria. Roll call taken. All were in favor. Motion carried.

Applicant will handle all mailings; Secretary Stacey will handle notice in paper.

2: Edward Pastore, Flats Rd., Athens, NY 12015, TM #105.00-1-11. Commercial Farm with Employee Housing.

Mr. Pastore states that he has an executed contract for the Ullrich property located on Flats Rd. he would like to have his employees live on site. The property is 102-acres. The farm would be commercial. Not allowed: Short Term Rentals or Air BNBs. He would like to build housing (clustered co-housing) for the employees and their families with shared facilities.

The Board will refer this application to the Zoning Board of Appeals for interpretation. The ZBA will have to review if the applicant has any plans other than farming.

Other Business.

1.Code Enforcement Officer Albert Gasparini gave an update on the ARX project. They have put in a deep base of gravel. A stop work order will need to be given.

Any minor revisions are at Code Enforcement discretion to issue a permit for, but any major revisions will need to be referred to the Planning Board. Mr. Gasparini feels that a lawyer that specializes in projects like this should be hired to handle these situations. Ariana Deschaine is compliant now and has been given a permit to do the roof and the addition on the back of the building for the coffee shop project on Rt 9W.

2.The new WALs firehouse has new rafters.

3.Dani's Market. Trees need to addressed, they are dying. Blinds still need to be installed. Hours of operation need to checked on in the minutes.

4. Freepoint Solar. The court did not hear the appeal but approved. They will come before the Zoning Board of Appeals and then will come to the Planning Board at the September meeting with Site Plan for review.

Minutes of June 26, 2025.

The Board reviewed the minutes.

Member Kenneth Fuller made a motion to accept the minutes as written seconded by Member Frances McCusker. Roll call was taken. All were in favor. Motion carried.

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

Meeting Adjourned at 8:20 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary