Town of Athens Planning Board
Meeting Minutes
August 28, 2025

The Town of Athens Planning Board came to order at 7:00 p.m. with the following 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: Alternate Member Michael Barton; Alternate Member Courtney Sherman; David Green; Erika Yasinski; Bruce Utter.

1: Bruce Utter on Behalf of Eric Nachimovsky; 353 Vosenkill Rd., Catskill, NY 12414. Subdivision Public Hearing.
Member Barbara Trembacz made a motion to open the public hearing seconded by Member Connie Faria. Roll Call: All in Favor.
With no comments from the public, Member Barbara Trembacz made a motion to close the public hearing seconded by Member Thomas Satterlee. Roll Call: All in Favor.

Mr. Utter and the Board reviewed the final submitted plans outlining the subdivision which is as follows: Lot 1-Southwest Corner: 10.046 acres. Lot 2-Northeast Corner: 17.182 acres. Lot 3-Northwest Corner: 10.250 acres. Lot 4-Most Easterly of Property: the remaining acres, 30+.
Lot 2 does have existing structures.
Applicant is also looking to do a lot line adjustment, adding 1.981+/- to the westerly portion of the property.
The Central Hudson right-of-way will be added to the deed and on the plans.
The Board declared this as a Type 2 action.
The Board declared a negative declaration on SEQR with all in favor.
With nothing further, Member Barbara Trembacz made a motion to approve the subdivision seconded by Member Frances McCusker. Roll Call: All in Favor. Motion carried.
Mr. Utter will return to the Planning Board when ready to do the lot line adjustment.

2: Minutes of July 24, 2025.
The Board took a moment to review the meeting minutes.
Member Thoams Satterlee made a motion to approve the minutes as written seconded by Member Barbara Trembacz. Roll Call: All in Favor. Motion carried.

3: Freepoint Solar.
The Zoning Board of Appeals has verbally approved the variance application. The applicants will be referred to the Planning Board for site plan review in September.

With nothing further to come before the Board, Member Frances McCusker made a motion to adjourn seconded by Member Barbara Trembacz. Roll Call: All in Favor. Motion carried.

Meeting Adjourned at 7:20 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary