

Town of Athens Planning Board
Meeting Minutes
April 24, 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: Chairman Eric Nelson; Member Thomas Satterlee; Member Frances McCusker; Member Barbara Trembacz; Member Kenneth Fuller; Member Connie Faria. Absent: Member Gerald Bunting. Also present: Gail Stacey, Secretary.

Also in Attendance: Russ Nadler; Alton MacDonald, Santo Associates; Alternate Member Michael Barton; Alternate Member Courtney Sherman; Town Code Enforcement Officer Albert Gasparini; David Barnes; Hailee Dickson.

Alton MacDonald of Santo Associates came before the Board with two lot line consolidations from Sleepy Hollow.

1: Marie Gabryszewski- Lots #H-86 & H-87 to be named Lot H-86.

The Board reviewed the plans.

Member Satterlee made a motion to approve the lot consolidation seconded by Member Fuller.

All were in favor (Nelson; Satterlee; McCusker; Trembacz; Fuller; Faria). Motion carried.

2: Yon Torres/Maria Segovia: Lots #J-64 & J-65 to be named Lot J-065.

The Board reviewed the plans.

Member Trembacz made a motion to approve the lot consolidation seconded by Member Satterlee. All were in favor (Nelson; Satterlee; McCusker; Trembacz; Fuller; Faria). Motion carried.

Minutes of March 27, 2025.

The minutes of March 27, 2025 were reviewed by the Board.

Member Trembacz made a motion to approve the minutes as written seconded by Member Faria.

All were in favor (Nelson; Satterlee; McCusker; Trembacz; Fuller; Faria). Motion carried.

Other Business.

1: A building permit has been issued for the construction of the ARX cell tower silo structure.

There was a brief discussion on the matter.

2: Code Enforcement Officer Albert Gasparini reported that someone is interested in subdividing property located on Leeds Athens Rd. A power company runs through the property. Al MacDonald stated that it could fall under what is known as a defacto subdivision.

3: Green Lake Homestead. Owners are evaluating two options for the property. One would be to rehabilitate the existing structures as originally brought before the Board or to demolish the structures minus a couple of buildings creating what would be known as a PUD, Planned Unit Development. In that case, the project would have to go in front of the Town of Athens Board. The owners have Crawford & Associates as their consulting firm. They will know which route they are taking by the next scheduled Planning Board meeting.

4: West Athens Limestone Firehouse. A stop work order was issued after the collapse of the beams. They can resume as soon as all has been finalized.

5: Café plans that were submitted were only for construction. Total square footage and possible color scheme need to be shown for the plans to be signed.

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

Meeting Adjourned 7:35 p.m.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary