

Town of Athens
Zoning Board of Appeals

AGENDA

August 10, 2022

Pledge to the Flag

Application Review:

Owner/ Applicant: **ALBERT GJONBALAJ; Stay at Lina - Agent is: Bohler Engineering**

Area Variance(s) requested at three properties, each Owned by Albert Gjonbalaj

- 686 Green Lake Road: Tax Map ID: 103.00-4-36
- 698 Green Lake Road: Tax Map ID: 103.00-4-13
- 706 Green Lake Road: Tax Map ID: 103.00-4-11

Correspondence(s):

Email inquiry from Michelle Solvak related to 1 Greensburgh Court at Sleepy Hollow Lake, addressed by Albert G.; who directed Michelle to The Association of Property Owners of Sleepy Hollow Lake, Inc.

Minutes:

March 9, 2022: Review and Approve Revised Minutes

No meeting in April 2022

May 11, 2022: Review and Approve Minutes

No meeting in June 2022

No meeting in July 2022

Next Meeting Date: September 14, 2022

Town of Athens Zoning Board of Appeals
Meeting Minutes
August 10, 2022

The Town of Athens Zoning Board of Appeals meeting opened at 7:00 p.m. with the Pledge of Allegiance.

The following Board Members were present: Chairman Eric Nelson, Member Christian Pfister, Member James Morabito, and Member Helen Ihde. Member Christian Ames was absent. Gail Stacey substituting for Renee' Meryman as Secretary.

Also present: Attorney George McHugh, Code Enforcement Officer Albert Gasparini, Albert Gjonbalaj & Frank Hax of Stay at Lina, Steve Wilson of Bohler Engineering.

Stay at Lina/Bohler Engineering:

Zoned: Green Lake Watershed

Area Variance: 686 Green Lake Rd, Tax Map #103.00-4-36

698 Green Lake Rd, Tax Map #103.00-4-13

706 Green Lake Rd, Tax Map #103.00-4-11

Steve Wilson of Bohler Engineering and Albert Gjonbalaj and Frank Hax of Stay at Lina came before the Board requesting Area Variances for the aforementioned properties. They are asking for setback relief for each property due to the amount of rock present thus making the usable amount of property smaller to build single family homes.

The setback requested for 706 Green Lake Rd is as follows: Front Yard: Required 75', Proposed 65', Relief Requested 10'. Side Yard: Required 50', Proposed 35', Relief Requested 15'. Relief would allow for proper placement of well and septic. Chairman Nelson would like Mr. Wilson to see if he can possibly get the numbers closer to the required setback number.

The setback requested for 698 Green Lake Rd is as follows: Front Yard: Required 75', Proposed 52', Relief Requested 23'. Side Yard: Required 50', Proposed 34', Relief Requested 16'. When asked if it was possible to move the house back, the answer was no due to septic placement and rock. The well is in the front of the property. The Board would like to see placement of septic on the plans at the next meeting.

The setback requested for 686 Green Lake Rd is as follows: Front Yard: Required 75', Proposed 42', Relief requested 33'. Side Yard: Required 50', Proposed 10', Relief Requested 40'. This is a 5-acre parcel with a wetland area in rear which is

unusable. This property also has a lot of rock. There is also an existing building pad.

Stay at Lina also owns the parcel in between 698 and 686 (690) Green Lake Rd which currently has a structure on it. The Board was informed that any existing buildings will be torn down.

PERC Tests for the properties have been done and the septic systems all have to be placed in the rear of the parcels.

A Public Hearing will be scheduled for all three parcels.

Plans will have the requested information on them for the Public Hearing.

A motion to set the Public Hearing for September 14, 2022 was made by Christian Pfister seconded by James Morabito.

All were in favor (Nelson;Pfister;Morabito;Ihde) . Motion carried.

Public Hearing notices will be sent to the residents within 500 feet and notice will be put in the newspaper by the secretary.

The issue with Michelle Solvak, 1 Greensburgh Court, Sleepy Hollow, has been resolved.

The Minutes of March 9, 2022 and May 11, 2022 were reviewed by the Board.

A motion to approve the Minutes of March 9 was made by Helen Ihde seconded by Christian Pfister.

All were in favor (Nelson;Pfister;Morabito;Ihde). Motion carried.

A motion to approve the Minutes of May 11 was made by James Morabito seconded by Christian Pfister.

All were in favor (Nelson;Pfister;Morabito;Ihde). Motion Carried.

Chairman Nelson may not be at the September meeting. Congratulations to him and his wife on the upcoming arrival of their first born.

A volunteer from the Board may be needed to hold the meeting.

With no further business to come before the Board, Helen Ihde made a motion to adjourn seconded by Christian Pfister.

All were in favor (Nelson;Pfister;Morabito;Ihde). Motion carried

Meeting Adjourned: 7:43 p.m.

Respectfully Submitted, Gail Stacey, Substitute Secretary