

TOWN OF ATHENS ZONING BOARD OF APPEALS AGENDA
SEPTEMBER 14, 2022
7:00 P.M.

- 1: STAY AT LINA/BOHLER ENGINEERING
PUBLIC HEARING - 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

- 2: KAREN DUDLEY
-RESIDENT WANTING TO SPEAK ABOUT FREE POINT SOLAR-

TOWN OF ATHENS ZONING BOARD OF APPEALS
MEETING MINUTES- SEPTEMBER 14, 2022

The Town of Athens Zoning Board of Appeals came to order at 7:00 p.m. with the Pledge of Allegiance to the Flag.

The following Board Members were present: Member Christian Pfister, Member Christian Ames; Member Helen Ihde; Member James Morabito. Also present: George McHugh, Attorney; Gail Stacey, Acting Secretary. Absent: Chairman Eric Nelson.

Also in Attendance: Frances McCusker; Karen Dudley; Steve Wilson, Bohler Engineering; Frank Hax; Code Enforcement Officer Albert Gasparini.

In the absence of Chairman Eric Nelson, Christian Ames made a motion seconded by Helen Ihde to appoint Christian Pfister as Presiding Chairperson.

The Public Hearing for an area variance for Stay at Lina was opened.

Steve Wilson came before the Board with an update to his original relief request for properties located at 686, 698, and 706 Green Lake Rd. For 686 Green Lake Rd, the requested relief was 33-feet of the required 75-foot front yard setback. The updated request is 36 feet. The requested relief was 40 feet of the required 50-foot side yard setback. The updated request is 35 foot. For 698 Green Lake Rd., the requested relief was 23 feet of the required 75-foot front yard setback. The updated request is 21 feet. The requested relief was 16 feet of the required 50-foot side yard setback. The updated request is 12 feet. For 706 Green Lake Rd., the requested relief was 10-feet of the required 75-foot front yard setback. The updated request is 8 feet. The requested relief was 15-feet of the required 50-foot side yard setback. The updated request is 5-foot.

The property located at 686 Green Lake Rd. has the most requested relief because most of the property is not buildable and the septic system will have to be a raised system. The houses being built on the property will be three 2-story, 2000 sq ft short term rentals.

A motion to close the Public Hearing was made by Helen Ihde seconded by James Morabito. All were in favor (Pfister; Morabito; Ames; Ihde). Motion carried.

A motion to go into Executive Session to discuss concerns on the area variance was made by Helen Ihde seconded by James Morabito. All were in favor (Pfister; Morabito; Ames; Ihde). Motion carried.

A motion to close Executive Session was made by Helen Ihde seconded by James Morabito. All were in favor (Pfister; Morabito; Ames; Ihde). Motion carried.
No action was taken.

A motion to open the Regular Meeting was made by Christian Ames seconded by Helen Ihde.

Helen Ihde made a motion to approve the requested setback relief for 686 Green Lake Rd at 36 ft for the front yard and 35 ft for the side yard seconded by Christian Ames. Three Board members approved (Pfister; Ames; Ihde). One Member disapproved (Morabito). Motion carried.

Helen Ihde made a motion to approve the requested relief setbacks for 698 Green lake Rd. at 21 ft for the front yard and 12 ft for the side yard seconded by James Morabito. All were in favor (Pfister; Ames; Morabito; Ihde). Motion carried.

Helen Ihde made a motion to approve the requested relief setbacks for 706 Green Lake Rd. at 8 ft for the front yard and 5 ft for the side yard seconded by James Morabito (Pfister; Ames; Morabito; Ihde). Motion carried.

Karen Dudley came before the Board expressing her concerns on the Free Point Solar Project. She has heard that they are trying to buy more property in the Potic Mountain Rd. area. Attorney George McHugh stated that they will have to go through the entire application process again if they choose to come before the Board again. They filed an Article 78, and the decision was briefly discussed.

Helen Ihde made a motion to approve the Minutes of August 10, 2022 seconded by James Morabito. Three Board members approved (Pfister; Morabito; Ihde). One Board member abstained (Ames). Motion carried.

With no further business to come before the Board, Christian Ames made a motion to adjourn the meeting seconded by Helen Ihde. All were in favor (Pfister; Morabito; Ames; Ihde). Motion carried.

Meeting Adjourned at 8:48 p.m.

Respectfully Submitted,

Gail Stacey, Acting Secretary