

Town of Athens Planning Board
Meeting Minutes
January 22,2026

The Town of Athens Planning Board came to order at 7:00 pm, Thursday January 22, 2026 with the following present: Member Thomas Satterlee; Member Barbara Trembacz; Member Kenneth Fuller; Member Connie Faria; Member Michael Barton. Also present: Gail Stacey, Secretary and new Alternate Member Edward Lenzo. Absent Chairman Eric Nelson, Member Courtney Sherman.

Also in Attendance: Kimberly Greenblat; Marta Bartolomei; Gerard Buckley; Patricia McLoughlin; Matt McLoughlin; Code Enforcement Officer Albert Gasparini.

Member Thomas Satterlee sat in as Deputy Chairman.

Patricia and Matt Mcloughlin, 133 Wooshy Woods, Athens, NY 12015, TM#122.00-1-9. Public Hearing.

Member Satterlee opened the public hearing.

Matt McLoughlin gave a brief recount of the proposed project on the Town portion of the property in which a 1197 sq. ft. modular will be placed with an attached garage. Water, sewer and electric will be connected to ancillary building. Gray water to leach field. There is a box on pole to accommodate for the electric

Member Trembacz made a motion to close the public hearing seconded by Member Fuller.

Record of Vote: All in Favor. Motion Carried.

With nothing further, Member Trembacz made a motion to approve the plans for an accessory dwelling and garage seconded by Member Faria. Record of Vote: All in favor. Motion carried.

Arliss & Victoria Keyser, 76 Berkshire View Dr., Catskill, NY 12414, TM#120.00-1-25. Subdivision.

Gerard Buckley came before the Board representing the Keyser's. They would like to subdivide the property making a 5-acre parcel and 78.8 parcel. The Board will need site plan with acreage shown and a road maintenance agreement as the driveway is on a private road with an easement for right of way access. Will come back before the Board when documents are available.

Kimberly Greenblat & Marta Bartolomei, Potters Table. Private Cookie Business.

Kimberly and Marta came before the Board to discuss the possible purchase of 9071 RT 9W, Athens, NY for a private cookie bakery. They have outgrown their current location at the ARC building in Catskill and are interested in the 9W property. They would not demo any of the buildings and would not add any. The bakery would not be open to the public. The bakery employees 6 individuals. All sales are online and to small grocery stores.

The proposal will be referred to the Zoning Board of Appeals for Use Variance. If approved, they will come back to the Planning Board for Special Use Permit. Code Enforcement Officer Albert Gasparini will direct for the ZBA application process.

Member Satterlee informed the Board that Member Frances McCusker, who has served on the Board for many years, has resigned her position and that Alternate Courtney Sherman will now become a member. Edward Lenzo was introduced to the Board as the new alternate member.

Other Business:

1. Coffee Shop is at a standstill.
2. Firehouse may be up and operational by April.
3. Green Lake Homestead project fell through and is being put back on the market. It was going to be a PUD and the people felt the Town had too many requirements.
4. Apartments for 55+ on Schoharie Tpke- owner is now selling the property.

Meeting Minutes of December 18, 2025.

The Board reviewed the minutes of December 18, 2025

A motion to approve the minutes was made by Member Trembacz seconded by Member Faria.

Record of Vote: All in Favor. Motion carried.

With nothing further to come before the Board, Member Trembacz made a motion to adjourn the meeting seconded by Member Faria. Record of Vote: All in Favor. Motion carried.

Meeting Adjourned at 7:55 pm

Respectfully Submitted,

Gail Stacey
Planning Board Secretary