

The Town of Athens Planning Board Meeting Minutes
February 26, 2026

The Town of Athens Planning Board came to order at 7:00 pm, Thursday, February 26, 2026 with the following present: Chairman Eric Nelson; Member Barbara Trembacz; Member Kenneth Fuller; Member Connie Faria; Member Michael Barton; Member Courtney Sherman. Also present: Gail Stacey, Secretary. Absent: Member Thomas Satterlee and Alternate Member Edward Lenzo.

Also in Attendance: Alyssa Bement, NYSDOH/NEIWPLL; Madeline Silecchia, NYSDOH; Hal Brodie, Green Land Trust; Gennaro Cipriano; Steve Winkly, LaBella Associates; Code Enforcement Officer Albert Gasparini; Robert Brunner.

Alyssa Bement, NYSDOH and Steve Winkly, LaBella Assoc. came before the Board with a presentation regarding the preservation of the drinking water from Hollister Lake. The Village of Athens is a participant in this program. Mr. Winkly has mapped out the Village sewer system, which is extensive. The presentation outlined the measures that could be taken and put into code by the Village and Town of Athens to protect Hollister Lake. The Board suggested presenting this matter to the Town of Athens Board.

Hal Brodie, Green Land Trust: Subdivision. The Greene Land Trust has purchased a total of 200+ acres of land. Mr. Brodie has come before the Board with a proposal to subdivide a 34.80 acre parcel located at 716 Sandy Plains Rd into two parcels consisting of 31.63 acres and 3.17 acres. The larger of the two will be used as preserved land for hiking trails, open to the public with a parking area. The property also has an existing home which is the lesser of the two and may possibly be sold at a later date. The property to the south would serve as an easement as it will crossover. Rappleyea owns the southern property and has no issue.

A motion to declare this application as a Type 2 action was made by Member Trembacz seconded by Member Faria. Record of Vote: All in Favor. Motion carried.

A motion to approve the subdivision for TM #120.00-6-3 into two parcels of 31.63 acres and 3.17 acres was made by Member Trembacz seconded by Member Fuller. Record of Vote: All in Favor. Motion carried.

Irene Calo, 281 Valley Rd., Catskill, NY, TM #120.00-2-5:Subdivision.

The land in which Ms. Calo would like to subdivide is a former quarry site. The other side of the property is still a working quarry. The Board will need a letter from the DEC stating that they have been out to the site and have done an inspection and have deemed it as post mining land.

Minute of January 22, 2026.

The Board reviewed the minutes.

Member Trembacz made a motion to approve the minutes as written seconded by Member Barton. Record of Vote: All in Favor. Motion carried.

Other Business:

1. Freepoint Solar: could not come to this meeting but are tentatively scheduled to be put on the March agenda.
2. ARX: the Town of Athens has brought Delaware Engineering on board to oversee the final phases of construction of the cell tower making sure they stay in compliance.
3. Coffee Shop: waiting on the windows.
4. 9071 Rt 9W (old budget motel): plywood needs to be put back on doors and windows.

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

Adjourned at 7:55 pm.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary