

Twon of Athens Planning Board  
Meeting Minutes  
March 26, 2026

The meeting of March 26, 2026 opened at 7:00 pm at the Athens Rivertown Senior Center with the following Members present: Chairman Eric Nelson; Barbara Trembacz; Thomas Satterlee; Kenneth Fuller; Connie Faria; Michael Barton via Zoom; Courtney Sherman; Alternate Edward Lenzo. Also present: Gail Stacey, Secretary.

Also in Attendance: Irene Calo; Jeffrey Papo; Karen Dudley; Teri VanWormer; Edward A. Ross III; Corey Varraro; Michael Campbell; Dieter Hartmann; Paul Urban; Lynn Urban; Melissa Beck Grosso; John Dowd; Town of Athens Code Enforcement Officer Albert Gasparini.

1. Irene Calo: 281 Valley Rd., Catskill, NY 12414: TM#102.00-2-5: Subdivision.

Irene Calo came before the Board stating that she had acquired the letter from Samantha Rodriguez, Mined Land Reclamation Specialist of the DEC, which has been received and viewed by Chairman Nelson. The Quarry was officially closed and inactive in 2017. The land to be subdivided into 4 parcels in 22.07-acres. A Negative Declaration was declared. With no questions, Member Fuller made a motion to approve the subdivision seconded by Member Trembacz. Record of Vote: All in favor. Motion carried.

2. Ed Ross/Dynamic Site Development LLC: Formerly Herm's Body Shop, 8689 Rt 9W, Catskill, NY 12414: TM#139.00-6-16: Maintenance & Repair of Equipment Shop. Zoned MUC.

Mr. Ross brought with him a letter from the property owner giving authorization to use the property for the afore mentioned. It will not be open to the public. Mr. Ross does plan on purchasing the property at some time. The shop will perform maintenance and repair on a variety of vehicles.

Since the use will not change, Special Use permitting is not needed.

3. Jeff Papo: 742 Schoharie Tpke., Athens, NY 12015: TM#104.00-4-24 Medical Waste Treatment Facility. Zoned LI-2.

Mr. Papo came before the Board with a packet containing all the information for the afore mentioned. The facility uses ozone to break down and sterilize the waste. No odor, no smoke, no vapors, no stacks on the building. The product that is left over is now acceptable at the transfer station. He has spoken to the DEC. Chairman Nelson would like Delaware Engineering to be involved with the application process and an escrow is required. The Board will need to look into this.

4. Freepoint Solar/Jacqueline Murray: Potic Mtn Rd./Center Rd., Catskill, NY 12414: TM#'s 103.00-3-17, 103.00-6-1, 103.00-6-2. Zoned RU: Site Plan Review.

Ms. Murray joined the meeting via Zoom due to some threatening emails that she has been receiving. The purchase of the Amorosa parcel has been finalized, and two more parcels are in the process. Geotech will be occurring in the next two weeks on the property.

Jason Dickey stated that most of the list from Delaware Engineering has been completed. Once the weather breaks, the final package will be submitted. They will not be ready by the April meeting.

SWPP can move forward asap. The applicant may be ready by the May meeting.

Minutes of February 26, 2026.

The board reviewed the minutes.

Member Faria made a motion to accept the minutes as written seconded by Member Fuller.

Record of Vote: All in Favor. Motion carried.

Other Business.

1.Hide A Way Bar. The new owners are turning it into a residence. Code Enforcement Officer Gasparini will deal with the owner.

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

Meeting Adjourned at 7:35 pm.

Respectfully Submitted,

Gail Stacey  
Planning Board Secretary