

Town of Athens Planning Board
Meeting Minutes of July 23,2026
2 First St., Athens, NY 12015

The Town of Athens Planning Board came to order at 7:00 pm with the following Members present: Chairman Eric Nelson; Barbara Trembacz; Kenneth Fuller; Connie Faria; Michael Barton. Also Present: Gail Stacey, Secretary; Attorney Wayne Thompson. Absent: Thomas Satterlee; Alternate Edward Lenzo.

Also in Attendance: Code Enforcement Officer Albert Gasparini; Gerry Buckley.

1.Gerry Buckley on Behalf of Victoria & Arliss Keyser: 76 Berkshire View Dr., Catskill, NY 12414. Zoned: RU. TM#120.00-1-25. Subdivision.

Gerry Buckley submitted the required road agreement and topography map for the aforementioned parcel. With nothing further to be submitted, Member Barton made a motion to set a public hearing for August 27, 2026 seconded by Member Faria. Roll Call: All in Favor. Motion carried.

2.Code Enforcement Officer Albert Gasparini.

Albert came before the Board with an update on Dani's Market on Rt 9W. The owner has installed a propane tank with pad for retail sale. Even though the 25-foot setback is in compliance, the owner did not come before the Board for a site plan modification. A clothing drop box is also on site. The owner will need to come before the Board for said modification with new site plans and mylar. Albert will have to issue a site plan violation. If approved, traffic bollards may be required. Mr. Kelly, a nearby resident, would like the tank and clothing box removed as it was not part of the original approved site plan. Trees were supposed to have been planted in those areas. Albert was advised by the Board that the owner has till the end of September to plant the trees they agreed on or the CO will be revoked. The owner will need to come to the August meeting with a set of plans for the trees.

3.Freepoint Solar.

Chairman Nelson instructed the Board to look at the documents in the dropbox on the Town website. August will be presubmission; may need to go back to ZBA for a variance extension or redo. The 62-day shot clock starts if Freepoint has satisfied Delaware Engineering's list. Then site plan review starts. The applicant will have to provide proof that they have acquired all the parcels listed in the application. Once the public hearing is opened, it can be extended until all is satisfied with the Board.

4.Minutes of June 25, 2026.

The Board reviewed the minutes.

Member Trembacz made a motion to approve the minutes as presented seconded by Member Fuller. Record of Vote: Ayes-4(Trembacz; Fuller; Faria; Barton) Abstain-1(Nelson). Motion carried.

Chairman Nelson has requested that Freepoint Solar be contacted for 5 copies of the 750-page document in the dropbox for the public, Board and Secretary.

With nothing further to come before the Board, Member Trembacz made a motion to adjourn seconded by Member Faria. Roll Call: All in Favor.

Meeting Adjourned at 7:45 pm.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary