

Town of Athens Planning Board
Meeting Minutes
August 27, 2026

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

Also in Attendance: Gerry Buckley; Richrd Perrault; Scott Crowe; David Taylor; Jim Taylor; Thomas Sisson; Code Enforcement Officer Albert Gasparini; Jackie Murray; Jason Dickie; Adam Yagelski.

1. Gerry Buckley on behalf of Arliss & Victoria Keyser, 76 Berkshire View Dr., Catskill, NY 12414, TM#120.00-1-25, Zoned: OS. -Public Hearing for Subdivision-

Member Fuller made a motion to open the public hearing seconded by Member Barton. Roll Call: All in favor.

With no comments or questions from the public, Member Barton made a motion to close the public hearing seconded by Member Fuller. Roll Call: All in Favor.

With all documents submitted, Member Trembacz made a motion to approve the subdivision seconded by Member Fuller. Roll Call: All in Favor. Motion carried.

2. Thomas Sisson, 1515 Leeds Athens Rd., Catskill, NY 12414, TM#138.00-4-3.1, Zoned: Hamlet. -Meet & Greet for Accessory Apartment-

Mr. Sisson would like to add an accessory apartment to a detached garage. His property is a non-conforming 2.03-acre parcel. He will need to provide a certified septic report. Mr. Sisson will need to meet with Code Enforcement Officer Gasparini to determine if the size of the project meets code. Uniform code size is a minimum of 600-feet, the ADU is 418 feet. It will also need to be determined if it allowable in the Hamlet. Right of way is on the neighbor's property and is deeded to Mr. Sisson. Will be back to the Board with proper application and plans.

3. David Taylor, 924 Schoharie Tpke, Athens, NY 12015, TM#104.00-3-10.2 & 104.00-3-10.1, Zoned: AG. -Lot Line Adjustment-

Mr. Taylor would like to move about 15000 square feet of his boundary line to make his property more uniform. He also would like to put up a garage. He owns both parcels. He will need to have a survey map drawn up for the next meeting.

4. Scott Crowe, Culpeper, 796 Schoharie Tpke, Athens, NY 12015, TM#104.00-4-44, Zoned: LI1. -T-Shed for Lumber-

Mr. Crowe came before the Board with a proposal to build an additional t-shed on the aforementioned parcel. The proposal is permitted within the zone. Since Culpeper has erected two t-sheds previously, site plan may only need to be amended. Chairman Nelson and Attorney Thompson will notify Code Enforcement and Secretary Stacey if a public hearing will be needed.

5. Richard Perrault, 7 & 25 Gypsy Point Rd., Catskill, NY 12414, TM#120.00-1-43 & 120.18-2-5, Zoned: OS. -Lot Line Revision-

Mr. Perrault came before the with an application for a lot line revision for the aforementioned parcels. He would like to take 1.68 from TM#120.00-1-43 (a 4.10-acre parcel) making it 2.42 acres and adding that 1.68 acres to TM#120.18-2-5, making that a 2.6-acre parcel.

The Board saw no issue with the lot line revision as presented.

Member Trembacz made a motion to approve the lot adjustment for parcels A & B seconded by Member Fuller. Roll Call: All in Favor. Motion carried.

6. Freepoint Solar. Site Plan Update.

Jackie Murray and Jason Dickie, on behalf of Freepoint Solar, joined the meeting via Zoom to give an update on the site plan. The Zoning Board of Appeals granted a variance in August/September of 2025, returned to the Planning Board shortly thereafter. June 2026, Freepoint responded to Delaware Engineering and has submitted documents that can be viewed in the Town Clerk's Office. The one-year extension was granted administratively. Tonight's meeting is presubmission.

FPS now owns 3 of the 4 parcels listed in the application. The final parcel (Adams) may need a lot line adjustment or subdivision which will be submitted by the September meeting.

Attorney Thompson would like to see a power of Attorney or executed option for the fourth parcel with lot line adjustment submission. Such an adjustment should not impact size but if so, setback requirements will need to be done. FPS will move forward with extinguishing the lot lines of the parcels they do own.

Steep Slopes- site plan needs to reflect the percentage of disturbance. A variance or site plan amendment may be needed if it exceeds the allowable 25%.

Setback measurements from the road are being taken from the center of the road instead of the property line which may not matter.

Shallow Soils- there is some concern on the underground electrical conduit. It is required to be buried 18 inches, but they are hitting stone at 9 inches.

Stormwater prevention has not been fully addressed; need more borings. Verification will be needed stating that the two feet will meet the needs.

Chairman Nelson would like the applicant to consider no clearing or grubbing of west side of the property that abuts other properties because of the shallow land. He also feels that the east side and part of the south should not be cleared and grubbed. This should be labeled on the plans as areas not to be disturbed.

Any tree plantings should be taller than originally planned and should be tolerant of trimming and natural predators/environment. Green privacy mesh fencing is in the plans.

The fire marshal will need to sign off on the access point(s).

Adam Yagelski, Delaware Engineering, suggested that FPS may want to provide a vehicle to help with a fire if one should occur.

Construction Sequence- Licensed surveyor to approve fencing. A phase five may need to be added to the site plan.

A five-acre waiver request will be needed from DEC and will have to be reviewed. Without said waiver, FPS will have to work five acres at a time.

Member Satterlee asked why the removal of the underground cable was not included in the decommissioning plan. The plans will need to be updated to reflect the removal of the cables.

Lot line adjustment application to be submitted by the September meeting. A full response to the Delaware Engineering August memo may not be done until the October meeting.

Comment 31, Page 5 of memo-Review Standards. Must apply.

7.Minutes of July 23, 2026.

The Board took a moment to review the minutes of the last meeting.

Member Trembacz made a motion to approve the minutes as written seconded by Member Fuller. Roll Call: All in Favor. Motion carried.

8.Other Business.

-Dani's Market: owner has not responded to Code Enforcement. The propane tank is in the way of where the trees were supposed to be planted. Code Enforcement Officer Gasparini will be asking that the tank be removed. He asked the Board for a time frame; he can issue a temporary certificate of occupancy, but a site plan modification will still be needed. Mr. Gasparini is to issue a violation for the tank and the trees (lack of). He will address promptly.

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

Meeting Adjourned at 8:35 pm.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary