

Town of Athens Zoning Board of Appeals
2 First Street, Athens, NY 12015
Meeting Minutes August 14, 2024

The meeting of the Town of Athens Zoning Board of Appeals was called to order at 7:00 pm. The meeting began with the Pledge of Allegiance.

Board Members Present: Chairperson Eric Nelson, Chris Ames, Chris Sprague, Helen Ihde. CEO Albert Gasparini. Interim Secretary Anne L. Pirrone.

In attendance William Jeune.

Chairman Nelson requested a motion to Open the Hearing Public for the Jeune Property application for an Area Variance.

Board Action: Move to Open Public Hearing regarding the Jeune Property request for an Area Variance.

Motion By Chris Ames 2nd By Chris Sprague AIF

EXCEPTIONS NOTED:

Chairman Nelson called for any comments regarding the issue before the Board. There were no comments, since there were no other property owners in attendance. Chairman Nelson asked for a motion to close Public Hearing.

Board Action: Move to Closed Public Hearing regarding the Jeune Property request for an Area Variance.

Motion By Chris Ames 2nd By Chris Sprague AIF

EXCEPTIONS NOTED:

Mr. Jeune stated his business is to subdivide his current property at 1392 Leeds to Athens Road into two lots. Lot # 1 will be 2.253 (+-) acres, a non-conforming sub-standard lot for the purpose of building a home. Lot # 2 will be 17.900(+-) acres, Mr. Jeune current property with his home and accessory buildings. Mr. Jeune presented his survey map for information.

The Planning Board referral letter states the RU zone requires a minimum of three (3) acres.

Chairman Nelson explained that there is a 3-acre requirement for the subdivision. There was conversation regarding the issue. Chairman Nelson made suggestions to aid the property owner with complying with the 3 Acre requirement. Mr. Jeune was not receptive to the suggestions, indicating that the difficult characteristics of the property would not provide any benefit. Also, Mr. Jeune has a mortgage on the property and is unsure what impact the subdivision will have financially.

Board Action: Move to allow Area Variance as presented by Mr. Jeune.
 Motion By Chris Sprague 2nd By Chris Ames AIF

EXCEPTIONS NOTED:

	PRESENT	ABSENT	YES	NO	ABSTAIN
Eric Nelson	X	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
Chris Ames	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
Helen Ihde	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
Chris Sprague	X	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Total</i>			<u>3</u>	<u>1</u>	

Chairman Nelson stated the motion passed. Will be forwarded to Planning Board for further action.

Board Action: To Approved Minutes of July 10,2024.

Motion By Chris Sprague 2nd By Helen Ihde AIF

EXCEPTIONS NOTED:

Board Action: To Adjourn meeting.

Motion By Chris Ames 2nd By Helen Ihde AIF

EXCEPTIONS NOTED: