

TOWN OF ATHENS PLANNING BOARD
2 FIRST ST., ATHENS, NY 12015
JUNE 25, 2026 @ 7:00 PM

The meeting came to order with the following Board Members present: Thomas Satterlee, serving as Deputy Chairman; Barbara Trembacz; Kenneth Fuller; Michael Barton; Courtney Sherman. Also present: Town Attorney Wayne Thompson and Secretary Gail Stacey. Absent: Chairman Eric Nelson; Member Connie Faria; Alternate Edward Lenzo.

Also in Attendance: Town Code Enforcement Officer Albert Gasparini; ZBA Chairman Christian Ames; Victoria Keyser; Jacob Hodor; Christian deFrancqueville, Esq.; Michael Campbell; Melissa Beck Grosso; Dieter Hartmann.

1. Victoria Keyser, 109 Paul Horn Rd., Catskill, NY 12414, TM #120.00-1-25.

Zoning Board of Appeals Referral Request

Ms. Keyser has an open application with the Board for a subdivision but would like a referral to the Zoning Board of Appeals. She will be building a home on the five-acres once subdivision is approved. The request for Area Variance referral is based on the 75-foot setback requirement that would impede on a naturally occurring wetland that is caused by runoff. She is looking for the setback to be at 25-foot. If approved by the ZBA, the applicant would be referred back to the Planning Board. A road maintenance agreement would need to be submitted to the Board. The EAF was submitted.

2. Jacob Hodor/Christian deFrancqueville, Esq., 77 Buttermilk Falls Rd., Catskill, NY 12414, TM #103.00-7-49.

Cannabis Farm

Mr. Hodor came before the Board for a meet and greet stating that his existing cannabis farm is considered agricultural and is allowed in the zoning district. The Town of Athens Code Enforcement Office has issued a Notice of Violation as Mr. Hodor did not come before the Planning Board for such business. The Town also has an approved moratorium on cannabis. Mr. Hodor is a licensed for cannabis. He is running a commercial operation.

Is it a home business or commercial business in a residential zone?

No action by the Board will be taken at this time as the Town Attorney is waiting for a response back from the legal department of the Office of Cannabis Management. The Town will not enforce the moratorium on this matter.

His operation has been up and running for at least a year. There is indoor greenhouse growing and outdoor growing. Mr. Hodor states that it only takes up about 1/20th of his property.

Attorney Thompson will notify Mr. Hodor and his attorney when he has heard from OCM.

This farm is considered a micro-business., may require a special use permit.

Time, Manner, and Place restrictions to be set in place.

3. Other Business:

A: Code Enforcement Officer Albert Gasparini: Dani's Market. A pad has been poured for the propane tanks which the neighbors have complained about as well as the landscaping. Albert will go over the site plan on landscaping. The owner will need to come before the Board for the pad and tanks for site plan review as they interfere with initial plan of the tree

plantings.

B: Freepoint Solar: the Town website has the documents in the Dropbox for review.

C: Coffee Shop: work has stopped. The house is being worked on. Ms. Deschaine will contact Albert when contractors come back.

D: 9071 Rt 9w: bakery will not be going in there. Albert will contact the owner regarding the plywood that is off the buildings.

4. Minutes of May 27, 2026.

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

5. Adjournment.

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

Meeting Adjourned at 7:50 pm.

Respectfully Submitted,

Gail Stacey
Planning Board Secretary