**Town of Lexington Planning Board**

**December 12, 2023**

The Planning Board meeting was opened at 6:35PM by Chair, Jenni Cawein followed by the Pledge of Allegiance to the American Flag.

**Planning Board Members Present:** Chair, Jenni Cawein, Vice Chair, Bev Dezan (attended via phone), Board Member, Casey Scieszka, Board Member, Taris Charysyn

Absent: Board Member, Nancy Orr

**Others Present:** Natalie & Aldo Altamirano (The Farm)

**Review and Approve Minutes from October 10, 2023**

Inadvertently brought wrong minutes to meeting, so approval was delayed until the January 9th, 2024 meeting.

Taris requested amendment to his statements in October minutes.

**Special Use Permit: The Farm (Natalie Altamirano) Tax ID: 127.00-5-34**

Natalie & Aldo propose to change the current use of the house from a STR to a boutique inn, changing the property name from “The Farm” to “Silas House Inn and Barn”. The reimagined use of the house will have 4 bedrooms each with their own lock & key, 4 ½ bathrooms and a capacity or 10 people. A host will be on site most of the time, helping to create an Inn feeling. Catering will be brought in from an outside supplier if need be. No reservations will be taken for Mondays or Tuesdays. With no new bathrooms being added, the current septic is acceptable. Victor from DOH has been notified of proposed changes to the house. The target date to open as a boutique inn is Memorial Day weekend 2024. Part 2 of the SEQR form was completed & signed. A public hearing to use the house as a boutique inn has been set for Tuesday January 9th, 2024.

The separate special use permit for the barn on the property had continued discussion for the remaining question of unlimited smaller events. Carl, COE, is scheduled to do a walk thru on the lower portion of barn for inspection & build out guidelines. The barn is now wired for electricity & awaiting inspection & approval. Natalie & Aldo plan to use 2024 to build out lower portion of barn, so no large scale events plan to be hosted until 2025.

As for smaller events, discussion of concealing a porto-potty in the existing woodshed was proposed as an option for visual aesthetics. Natalie & Aldo were informed that all the same restrictions for the already approved large scale events apply to any small events as well. Unlimited small events were capped at 25 people maximum. Anything above 25 will be considered as a large event, with 6 large events per year previously approved. Any events held specifically for the townspeople would be considered under a special event permit and need approval by the planning board.

**Adjourn**

On a motion by Casey Scieszka and seconded by Tarin Charysyn meeting adjourned at 7:17pm.

 Respectfully Submitted,

 Beth Martin, Planning Board Secretary