Chairman Robert Hermance called the regular monthly meeting of the Town of Lexington Planning Board to order on January 12, 2016 at 6:30 PM at the Lexington Municipal Building, 3542 Route 42, followed by the Pledge of Allegiance to the American Flag.

Planning Board Members present were Chairman Robert Hermance, Deputy Chairman Ralph Albino, and Taris Charysyn.

Planning Board Members absent were Jenni Cawein and Beverly Dezan.

Others present were Secretary Debora Kappel, and Joseph Vanucchi, representing Philip DiGennaro.

**Minutes**

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the December 8, 2015 Planning Board Meeting. No one had any changes or omissions. Chairman Robert Hermance asked for a motion to accept the minutes from the December 8, 2015 Planning Board Meeting.

Taris Charysyn made a motion to accept the minutes of the Planning Board Meeting held on December 8, 2015 seconded by Deputy Chairman Ralph Albino.


**Lot Line Adjustment – Joseph Vanucchi, Surveyor, representing Philip DiGennaro**

Chairman Robert Hermance gave the floor to Joseph Vanucchi, surveyor, who was representing Philip DiGennaro who is proposing a lot line adjustment before the Planning Board. Joseph Vanucchi handed maps to the Planning Board Members and explained the proposed lot line adjustment to them. He stated that the lot line adjustment is for/between Nathan and Carol Sleeper and Philip DiGennaro and the property is located out in Westkill, on the southerly side of Spruceton Road, roughly where it intersects with Tumbleweed Ranch Road. Vanucchi stated that Philip DiGennaro owns 40.288 acres and Nathan and Carol Sleeper own 126.876 acres. DiGennaro wishes to convey 30.288 acres to Sleeper, leaving himself with an even 10 acres. Vanucchi stated they are not creating any new parcels. Vanucchi showed the Planning Board Members how the new lot line represents this pointing it out on the maps. A discussion was held and Vanucchi answered all questions the Planning Board Members asked. Taris Charysyn asked if Sleeper owns the stone house. Vanucchi responded, yes he does.

Chairman Robert Hermance stated that he did no see anything wrong with the proposed lot line adjustment. Taris Charysyn and Ralph Albino agreed. Chairman Robert Hermance stated that Vanucchi could use this map as a sketch plan and told Vanucchi to bring the maps and mylar to next month’s Planning Board Meeting and a Public Hearing can be held. Vanucchi agreed.

Chairman Robert Hermance asked for a motion to accept the sketch plan for the lot line adjustment and schedule the Public Hearing for February 9, 2016 at 6:45 PM. Taris Charysyn made a motion to accept the sketch plan, seconded by Deputy Chairman Ralph Albino. All in favor. Carried.


Chairman Robert Hermance stated that the Public Hearing will be held on February 9, 2016 at 6:45.

**Correspondence**

There was no correspondence.
**Other Business**

There was no other business to discuss.

**Adjourn**

Chairman Robert Hermance asked for a motion to adjourn the Planning Board Meeting.

Deputy Chairman Ralph Albino made a motion to adjourn the Planning Board Meeting, seconded by Taris Charysyn. All in favor. Carried.

Chairman Robert Hermance adjourned the Planning Board Meeting at 6:55 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board
Town of Lexington Planning Board

February 9, 2016

Chairman Robert Hermance called the regular monthly meeting of the Town of Lexington Planning Board to order on February 9, 2016 at 6:30 PM at the Lexington Municipal Building, 3542 Route 42, followed by the Pledge of Allegiance to the American Flag.

Planning Board Members present were Chairman Robert Hermance, Deputy Chairman Ralph Albino, Taris Charysyn, Jenni Cawein and Beverly Dezan.

Others present were Secretary Debora Kappel, and Joseph Vanucchi, Surveyor, representing Philip DiGennaro.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the January 12, 2016 Planning Board Meeting. No one had any changes or omissions. Chairman Robert Hermance asked for a motion to accept the minutes from the January 12, 2016 Planning Board Meeting.

Deputy Chairman Ralph Albino made a motion to accept the minutes of the Planning Board Meeting held on January 12, 2016 seconded by Beverly Dezan.


Close Regular Meeting and Open Public Hearing

Chairman Robert Hermance gave the floor to Joseph Vanucchi, surveyor, who was representing Philip Di Gennaro who is proposing a lot line adjustment before the Planning Board. Joseph Vanucchi handed out the updated maps to the Planning Board Members and explained the proposed lot line adjustment to them.

Chairman Robert Hermance asked the Public if there were any questions, concerns or objections. No one from the Public was present.

Chairman Robert Hermance asked for a motion to close the Public Hearing and open the regular meeting.
Jenni Cawein made a motion to close the Public Hearing and open the regular meeting, seconded by Deputy Chairman Ralph Albino.


Chairman Robert Hermance closed the Public Hearing and opened the regular meeting at 6:46 PM.

Reopen Regular Meeting
Chairman Robert Hermance asked for a motion to accept and approve the lot line adjustment.

Jenni Cawein made a motion to accept and approve the lot line adjustment, seconded by Beverly Dezan.


Chairman Robert Hermance signed the Mylar and maps.

Correspondence
There was no correspondence.

Other Business
There was no other business to discuss.

Adjourn
Chairman Robert Hermance asked for a motion to adjourn the Planning Board Meeting.

Deputy Chairman Ralph Albino made a motion to adjourn the Planning Board Meeting, seconded by Taris Charysyn. All in favor. Carried.

Chairman Robert Hermance adjourned the Planning Board Meeting at 6:50 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board
Chairman Robert Hermance called the regular monthly meeting of the Town of Lexington Planning Board to order on February 9, 2016 at 6:30 PM at the Lexington Municipal Building, 3542 Route 42, followed by the Pledge of Allegiance to the American Flag.

Planning Board Members present were Chairman Robert Hermance, Deputy Chairman Ralph Albino, Taris Charysyn, Jenni Cawein, and Beverly Dezan.

Others present were Secretary Debora Kappel, and Jason Natske—agent representing Thomas & Marisa Alterson.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the February 9, 2016 Planning Board Meeting. No one had any changes or omissions. Chairman Robert Hermance asked for a motion to accept the minutes from the February 9, 2016 Planning Board Meeting.

Beverly Dezan made a motion to accept the minutes of the Planning Board Meeting held on February 9, 2016 seconded by Ralph Albino.


Lot Line Adjustment—Jason Natske representing Thomas & Marisa Alterson

Chairman Robert Hermance gave the floor to Jason Natske who represented Thomas & Marisa Alterson for a proposed lot line adjustment. Natske handed maps out to the Planning Board Members and explained the proposed lot line adjustment to them. He stated that the property is located at 5627 County Route 23C in Lexington, NY. Jenni Cawein asked if the lot was going to be smaller than 5 acres. Natske stated that it is 7.38 acres and will go down to 4.57 acres. Deputy Chairman Ralph Albino stated that the lot line adjustment looks pretty simple. Natske stated that he had the final maps with him but he wasn’t sure if a Mylar was needed or just the signed maps. He stated that if he needs the Mylar he will overnight it or bring them up. Chairman Robert Hermance stated that the Planning Board could accept his sketch plan and sign the maps at this meeting. Chairman Hermance stated that he will sign the maps and if Natske needs the Mylar signed he can bring them to his house and he will sign them. Natske gave a check for the $100 application fee to Secretary Debora Kappel.

Chairman Robert Hermance asked for a motion to accept the sketch plan for the lot line adjustment. Taris Charysyn made a motion to accept the sketch plan, seconded by Jenni Cawein.


Chairman Robert Hermance signed the maps for Natske.

Correspondence

Chairman Robert Hermance read an email to the Planning Board Members which was sent by The Town of Hunter Planning Board Chairman in regards to Paul Eisler. He stated that there was a change in that he is changing the number of lots from 5 to 4. Chairman Robert Hermance stated that he still has to come before the Town of Lexington Planning Board for approval.
Other Business

There was no other business to discuss.

Adjourn

Chairman Robert Hermance asked for a motion to adjourn the Planning Board Meeting.

Jenni Cawein made a motion to adjourn the Planning Board Meeting, seconded by Beverly Dezan. All in favor. Carried.

Chairman Robert Hermance adjourned the Planning Board Meeting at 6:53 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board
Town of Lexington Planning Board

April 12, 2016

Chairman Robert Hermance called the regular monthly meeting of the Town of Lexington Planning Board to order on April 12, 2016 at 6:30 PM at the Lexington Municipal Building, 3542 Route 42, followed by the Pledge of Allegiance to the American Flag.

Planning Board Members present were Chairman Robert Hermance, Deputy Chairman Ralph Albino, Jenni Cawein, Beverly Dezan and Taris Charysyn.

Others present were Secretary Debora Kappel and Joseph Vanucchi, Surveyor representing Koufas and DiGennaro and Levin and Sleeper.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the March 8, 2016 Planning Board Meeting. No one had any changes or omissions. Chairman Robert Hermance asked for a motion to accept the minutes from the March 8, 2016 Planning Board Meeting.

Deputy Chairman Ralph Albino made a motion to accept the minutes from the March 8, 2016 Planning Board Meeting, seconded by Beverly Dezan.


Lot Line Adjustment – Levin/Sleeper

Chairman Robert Hermance gave the floor to Joseph Vanucchi, Surveyor representing Ellen Levin for a proposed lot line adjustment to Nathan and Carole Sleeper. Vanucchi explained the proposed lot line adjustment and answered all questions the Planning Board Members had. He presented that Ellen Levin owns a 36.723 acre parcel adjacent to a 157.164 acre parcel (after recent lot line adjustment) owned by Sleeper. Levin will keep 5 acres and transfer the remaining 31.723 acres to Nathan and Carole Sleeper. Sleeper's total acreage would be 188.887.

Chairman Robert Hermance asked the Planning Board Members if anyone had any questions or concerns. No one had any questions or concerns. Hermance stated that the only thing needed is the $100.00 application fee for the Lot Line Adjustment and a new Mylar. Vanucchi stated that he had a check tonight. Chairman Robert Hermance stated that Vanucchi can bring the Mylar to his house for him to sign when it is ready.

Chairman Robert Hermance asked for a motion to approve the Lot Line Adjustment.

Deputy Ralph Albino made a motion to approve the Lot Line Adjustment, seconded by Taris Charysyn.


Chairman Robert Hermance signed the maps. Vanucchi stated he will bring the Mylar to him for his signature once it is prepared.

Lot Line Adjustment – Koufas/DiGennaro

Joseph Vanucchi, Surveyor, representing Theo Koufas for a proposed lot line adjustment to Philip DiGennaro handed out maps to the Planning Board Members. He explained the proposed lot line adjustment and answered all questions the Planning Board Members had. Vanucchi stated that Philip DiGennaro wishes to procure about 0.5 acre from lands of Koufas. This will clean up some driveway and sewer issues, and will leave Philip DiGennaro with about 10.5 acres. Koufas would retain roughly 18.5 acres.
Deputy Chairman Ralph Albino asked Joseph Vanucchi about the easement. He asked if anything was going to change on the easement to get to the state land. Vanucchi stated that it is a private easement and a person would have to get his permission to get up to where the easement starts to get to the state land.

Chairman Robert Hermance asked the Planning Board Members if anyone had any questions or concerns regarding this lot line adjustment. No one had any questions or concerns.

Chairman Robert Hermance asked for a motion to approve the lot line adjustment. Deputy Chairman Ralph Albino made a motion to approve the lot line adjustment, seconded by Jenni Cawein. All in favor. Carried.


Joseph Vanucchi submitted one check for $200.00 which was for each of the Lot Line Adjustment Application Fees of $100.00 each. Chairman Robert Hermance signed the maps.

**Correspondence**

Chairman Robert Hermance read aloud the correspondence that was received regarding Future of Oak Forests, a Science and Management Forum. Chairman Hermance stated that it is being held on Saturday, May 7, 2016 if anyone was interested in attending.

**Other Business**

There was no other business to discuss.

**Adjourn**

Chairman Robert Hermance asked for a motion to adjourn the Planning Board Meeting. Deputy Chairman Ralph Albino made a motion to adjourn the Planning Board Meeting, seconded by Taris Charysyn. All in favor. Carried. Aye – 5.

Chairman Robert Hermance adjourned the Planning Board Meeting at 7:02 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board
Chairman Robert Hermance called the regular monthly meeting of the Town of Lexington Planning Board to order on June 14, 2016 at 6:30 PM at the Lexington Municipal Building, 3542 Route 42, followed by the Pledge of Allegiance to the American Flag.

Planning Board Members present were Chairman Robert Hermance, Jenni Cawein, Beverly Dezan and Taris Charysyn.

Absent was Deputy Chairman Ralph Albino.

Others present were Secretary Debora Kappel, Michael Barcone and Janice Barcone.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the April 12, 2016 Planning Board Meeting. No one had any changes or omissions. Chairman Robert Hermance asked for a motion to accept the minutes from the April 12, 2016 Planning Board Meeting.

Taris Charysyn made a motion to accept the minutes from the April 12, 2016 Planning Board Meeting, seconded by Beverly Dezan. All in favor.


Barcone – Lot Line Adjustment

Michael Barcone presented to the Planning Board Members his intentions to open a Brewery. He stated that the property is currently owned by his mother, Janice Barcone. Janice Barcone stated that she intended on selling the house to her son, Michael Barcone and his wife. She wants to extend the boundary line on the second parcel.

Chairman Robert Hermance explained to Ms. Barcone that she needs to contact a Surveyor. Then the Surveyor draws up the maps and then they come to the Planning Board Meeting for approval, then the surveyor takes the maps and files it with the County. Janice Barcone asked if the surveyor has to come to the Planning Board Meeting or can she bring the maps once they are drawn up. Jenni Cawein stated that the maps only need Chairman Robert Hermance’s signature so they don’t even need to come to the next Planning Board Meeting. Their surveyor can just get a hold of him so he can sign off on them so they do not have to wait another month. Chairman Robert Hermance agreed. He stated that he would forward the maps to Planning Board Secretary to file.

Whether or not a Special Use Permit was needed was discussed by the Planning Board Members. Jenni Cawein stated that maybe they should have one just in case and if it is not necessary then we would just have to capture it in the meeting minutes. Michael Barcone stated that he would be categorized by the State and breweries are under their own category. They are not considered retail nor a bar. Beverly Dezan stated that home occupations are permitted. Taris Charysyn stated that they are protected through Washington and the State and they override the Town of Lexington Planning Board. Jenni Cawein stated that a Public Hearing would need to be held on the Special Use Permit. Chairman Robert Hermance asked Jenni Cawein to discuss this with Ed at the County Planning Board Meeting tomorrow. Jenni Cawein stated that she would do so. Chairman Robert Hermance stated to Michael and Janice Barcone that they should get their Surveyor first and if the Special Use Permit is needed then the Planning Board would notify him.

Chairman Robert Hermance stated that there was a $100.00 application fee for the lot line adjustment. Janice Barcone gave Secretary, Debora Kappel, a check for $100.00.
Correspondence

Chairman Robert Hermance read aloud the correspondence that was received regarding Planning and Zoning Summer Schools and asked if anyone was interested in attending.

Adam Cross sent a report of all of the recent Certificate of Occupancies.

A copy of the Town Board Meeting Minutes from May 3, 2016 was sent to the Planning Board which Chairman Robert Hermance read aloud to Planning Board Members.

Other Business

There was no other business to discuss.

Adjourn

Chairman Robert Hermance asked for a motion to adjourn the Planning Board Meeting. Jenni Cawein made a motion to adjourn the Planning Board Meeting, seconded by Beverly Dezan. All in favor. Carried. Aye – 4.

Chairman Robert Hermance adjourned the Planning Board Meeting at 7:10 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board
Town of Lexington Planning Board

July 12, 2016

Deputy Chairman Ralph Albino called the regular monthly meeting of the Town of Lexington Planning Board to order on July 12, 2016 at 6:30 PM at the Lexington Municipal Building, 3542 Route 42, followed by the Pledge of Allegiance to the American Flag.

Planning Board Members present were Deputy Chairman Ralph Albino, Beverly Dezan and Taris Charysyn. Absent was Chairman Robert Hermance and Jenni Cawein.

Others present were Secretary Debora Kappel, and Ricky Brooks, Surveyor representing Frank Worner.

Minutes

Deputy Chairman Ralph Albino asked the Planning Board Members if there were any changes or omissions to the minutes from the June 14, 2016.

Deputy Chairman Ralph Albino stated that he was not at last months meeting but he read the minutes and saw that there was a question about whether Barcone needed a Special Use Permit. He stated that he thinks they may need one. Beverly Dezan stated that Jenni Cawein was going to speak about it at the County Planning Board Meeting last month since they were not sure, however she is not at the meeting tonight to get the feedback. Deputy Chairman Ralph Albino stated that he did see that in the minutes as well. There were no other questions or comments regarding the minutes from last month’s meeting minutes.

Deputy Chairman Ralph Albino asked for a motion to accept the minutes from the June 14, 2016 Planning Board Meeting.

Taris Charysyn made a motion to accept the minutes from the June 14, 2016 Planning Board Meeting, seconded by Beverly Dezan. All in favor.


Richard Brooks, Surveyor, Representing Frank Worner – 3 Lot Subdivision

Deputy Chairman, Ralph Albino gave the floor to Ricky Brooks, Surveyor, representing Frank Worner who is submitting an application for a subdivision. Ricky Brooks handed out maps to each of the Planning Board Members for review. He explained that it is a request for a 3 lot subdivision which would permit a three lot subdivision of 50.82 acres to create a 3.25 acre parcel and a 3.54 acre parcel, each improved with a single family dwelling. The remaining 44.03 acres are to be conveyed to the City of New York DEP. The location of the property is at the end of Condon Hollow Road, Westkill, NY (Tax designation 159-1-4). A discussion was held and he answered any questions they had. Ricky Brooks gave a check for $150.00 for the application fee to Secretary, Debora Kappel.

Ricky Brooks stated that the Cemetery was a problem they were having because they spent eight months trying to find where the Cemetery is on the property. He stated that there is no physical evidence, no deed and no maps as to where it is.

Deputy Chairman Ralph Albino asked the Planning Board Members if they had any questions. No one had any questions. Deputy Chairman Ralph Albino asked for a motion to accept the maps as a preliminary and schedule a Public Hearing to be held next month, on August 9, 2016. Taris Charysyn made a motion to accept the maps and schedule a Public Hearing for August 9, 2016 at 6:40 PM, seconded by Beverly Dezan. All in favor.

Correspondence

There was no correspondence.

Other Business

There was no other business to discuss.

Adjourn

Deputy Chairman Ralph Albino asked for a motion to adjourn the Planning Board Meeting. Taris Charysyn made a motion to adjourn the Planning Board Meeting, seconded by Beverly Dezan. All in favor. Carried. Aye – 3.

Deputy Chairman Ralph Albino adjourned the Planning Board Meeting at 7:05 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board
Town of Lexington Planning Board

August 9, 2016

Chairman Robert Hermance called the regular monthly meeting of the Town of Lexington Planning Board to order on August 9, 2016 at 6:30 PM at the Lexington Municipal Building, 3542 Route 42, followed by the Pledge of Allegiance to the American Flag.

Planning Board Members present were Chairman Robert Hermance, Deputy Chairman Ralph Albino, Beverly Dezan, Taris Charysyn and Jenni Cawein. No one was absent.

Others present were Secretary Debora Kappel, and Ricky Brooks, Surveyor representing Frank Worner as well as The Estate of Violet E. Cross.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the July 12, 2016. No one had any changes or omissions, however a discussion was held regarding a Special Use Permit.

Deputy Chairman Ralph Albino discussed the Special Use Permit for Barcone. Chairman Robert Hermance stated that he felt the Planning Board should issue one to him because others needed one. Jenni Cawein said that Ed from the Greene County Planning Board said it all rests in the way you define different things in your zoning and the words you use. It could be anything. She said it can fall under other uses. Chairman Robert Hermance stated that Adam Cross, Code Enforcer, felt Barcone should have a Special Use Permit because it will be open to the public. Chairman Robert Hermance asked the Planning Board Members what they thought and they all agreed. Hermance said he will get the application for the Special Use Permit and send it to Barcone.

Chairman Robert Hermance asked for a motion to accept the minutes from the July 12, 2016 Planning Board Meeting.

Taris Charysyn made a motion to accept the minutes from the July 12, 2016 Planning Board Meeting, seconded by Jenni Cawein. All in favor.


Chairman Robert Hermance asked for a motion to close the Regular Planning Board Meeting and open the Public Hearing. Taris Charysyn made a motion to close the Regular Meeting and open the Public Hearing, seconded by Jenni Cawein. All in favor.


Chairman Robert Hermance closed the Regular Meeting and opened the Public Hearing at 6:40 PM.

Public Hearing - Richard Brooks, Surveyor, Representing Frank Worner – 3 Lot Subdivision

Chairman, Robert Hermance gave the floor to Ricky Brooks, Surveyor, representing Frank Worner who is representing Frank Worner at the Public Hearing for a subdivision. Ricky Brooks handed out maps to each of the Planning Board Members for review. He explained that it is a request for a 3 lot subdivision which would permit a three lot subdivision of 50.82 acres to create a 3.25 acre parcel and a 3.54 acre parcel, each improved with a single family dwelling. The remaining 44.03 acres are to be conveyed to the City of New York DEP. The location of the property is at the end of Condon Hollow Road, Westkill, NY (Tax designation 159-1-4). Ricky Brooks stated that lot 1 is going to be conveyed to the City or be sold. Lot 2 is going to be kept as Worner wants to live in that house.
Chairman Robert Hermance asked if there was anyone from the Public had any questions or concerns. There was no one from the Public present for the Public Hearing.

Chairman Robert Hermance asked if anyone from the Planning Board had any questions. Jenni Cawein asked if everything meets what the Planning Board requires. Ricky Brooks answered yes.

Chairman Robert Hermance asked for a motion to close the Public Hearing and reopen the Regular Meeting.

Chairman Ralph Albino made a motion to close the Public Hearing and reopen the Regular Meeting, seconded by Beverly Dezan. All in favor.


Chairman Robert Hermance closed the Public Hearing and reopened the Regular Meeting at 6:45 PM.

**Regular Meeting**

Chairman Robert Hermance asked for a motion to accept the plat. Taris Charysyn made a motion to accept the plat, seconded by Beverly Dezan. All in favor.


Chairman Robert Hermance signed the maps.

Secretary Debora Kappel said that $46.13 is due for the Legal Notice and the Certified Mailings for the Public Hearing. Ricky Brooks said he will make sure a check is mailed for those fees.

**Ricky Brooks Representing The Estate of Violet E. Cross – 2 Lot Subdivision**

Ricky Brooks, Surveyor, stated that he has a request for a 2 lot Subdivision from Greg Cross, Executor of the Estate of Violet E. Cross. He handed out maps to the Planning Board Members and explained what is being proposed. He stated that the proposal is to subdivide a 42.16 acre parcel into two lots. Lot 1 is proposed to be a vacant 23.92 acre parcel located exclusively on the north side of Route 23C. Lot 2 is proposed to be an 18.24 acre parcel with an existing house located on the south side of Route 23C and an area located on the north side of Route 23C which includes an existing barn. The property location is the intersection of Route 23C and New Road – Town of Lexington. SBL: 109-2-90. A discussion was held and Ricky Brooks answered all questions the Planning Board Members had.

Ricky Brooks stated that lot 1 is under contract to be sold to the NYC DEP and lot 2 will be kept. Jenni Cawein asked if Lot 1 has any buildings and Ricky Brooks answered there is not. He stated that the DEP requires that there be no buildings on their property.

Chairman Robert Hermance asked the Planning Board Members if they had any questions. Beverly Dezan asked who owns the property since Violet has passed. Ricky Brooks stated that the Estate owns it and will convey it or sell it to someone. No one else had any questions.

Chairman Robert Hermance asked for a motion to accept the sketch plan. Jenni Cawein made a motion to accept the sketch plan, seconded by Beverly Dezan. All in favor.


Ricky Brooks stated that a Public Hearing is needed. Chairman Robert Hermance stated that a Public Hearing can be scheduled for next months meeting, Sept. 13, 2016 at 6:45 PM. Hermance stated that the fees are $25
per lot and $100 for the application fee. Ricky Brooks submitted a check for $150 and the fee is $125.00. Ricky Brooks asked to use the $25.00 remaining towards the legal notice and the certified mailings.

**Correspondence**

There was no correspondence.

**Other Business**

There was no other business to discuss.

**Adjourn**

Deputy Chairman Ralph Albino asked for a motion to adjourn the Planning Board Meeting. Ralph Albino made a motion to adjourn the Planning Board Meeting, seconded by Jenni Cawein. All in favor. Carried. Aye – 5.

Deputy Chairman Ralph Albino adjourned the Planning Board Meeting at 7:10 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board
Deputy Chairman Ralph Albino called the regular monthly meeting of the Town of Lexington Planning Board to order on September 13, 2016 at 6:30 PM at the Lexington Municipal Building, 3542 Route 42, followed by the Pledge of Allegiance to the American Flag.

Planning Board Members present were Deputy Chairman Ralph Albino, Beverly Dezah, and Taris Charysyn.

Planning Board Members absent were Chairman Robert Hermance and Jenni Cawein.

Others present were Secretary Debora Kappel, Mike Barcone, Colleen Kortendick, Janice Barcone, Cliff Rabuffo, and Sue Demski (Brooks and Brooks).

Minutes

Deputy Chairman Ralph Albino asked the Planning Board Members if there were any changes or omissions to the minutes from the August 9, 2016 Planning Board Meeting. No one had any changes or omissions.

Deputy Chairman Ralph Albino asked for a motion to accept the minutes from the August 9, 2016 Planning Board Meeting.

Taris Charysyn made a motion to accept the minutes from the July 12, 2016 Planning Board Meeting, seconded by Beverly Dezah. All in favor.


Special Uses Permit – Mike Barcone – Westkill Brewing LLC

Deputy Chairman Ralph Albino gave the floor to Cliff Rabuffo who was representing Mike Barcone for an application for a Special Use Permit for Westkill Brewing LLC. Rabuffo handed out maps to the Planning Board Members and explained the maps and answered all questions the Planning Board Members asked. Deputy Ralph Albino asked what the plans were for opening the Brewery. Mike Barcone responded by saying that the equipment is being delivered in November or early December. He said then they can get their state license. He said they would be production and distribution until the tasting room is renovated and operational. Deputy Chairman Ralph Albino asked if he was still producing syrup. Mike Barcone answered yes. Beverly Dezah asked if he had plans on producing organic beers. Barcone responded, yes and no. He stated he would be producing organic yeasts as much as they can, but it is very expensive. He would be using New York State produced grains.

Deputy Chairman Ralph Albino said he did not see any problems with issuing the Special Use Permit. Taris Charysyn said it was very well thought out. Beverly Dezah asked if all the Environmental was completed. Cliff Rabuffo answered yes.

Deputy Chairman Ralph Albino asked for a motion to accept and approve the Special Use Permit.

Beverly Dezah made a motion to accept and approve the Special Use Permit, seconded by Taris Charysyn. All in favor.


Brooks and Brooks Representing The Estate of Violet E. Cross – Subdivision

Deputy Chairman Ralph Albino asked Sue Demski from Brooks and Brooks Surveyors, representing The Estate of Violet E. Cross, if there were any changes in the maps for the subdivision. Sue Demski stated that the only
change was a slight change in the property line. She handed out new maps to the Planning Board Members and explained the change.

Deputy Chairman Ralph Albino asked the Planning Board Members if there were any questions or concerns regarding the proposed subdivision. No one had any questions or concerns.

Deputy Chairman Ralph Albino asked for a motion to close the regular meeting.

Taris Charysyn made a motion to close the regular meeting, seconded by Beverly Dezan. All in favor.


Deputy Chairman Ralph Albino closed the regular meeting at 6:45 PM.

Deputy Chairman asked for a motion to open the Public Hearing.

Taris Charysyn made a motion to open the Public Hearing, seconded by Beverly Dezan. All in favor.


Deputy Chairman Ralph Albino opened the Public Hearing at 6:45 PM.

Public Hearing – The Estate of Violet E. Cross – Subdivision

Deputy Chairman Ralph Albino asked if anyone from the Public has any objections to the proposed subdivision.

There was no one present from the Public at the Public Hearing.

Deputy Chairman Ralph Albino asked for a motion to close the Public Hearing and reopen the regular meeting.

Taris Charysyn made a motion to close the Public Hearing, seconded by Beverly Dezan. All in favor.


Deputy Chairman Ralph Albino closed the Public Hearing and reopened the regular meeting at 6:48 PM.

Reopen Regular Meeting

Deputy Chairman Ralph Albino asked Secretary Debora Kappel if all of the fees were paid for the Violet E. Cross Subdivision. Secretary Debora Kappel stated that there is a balance of $61.93 still due for the legal notice fees and the certified mailings. Sue Demskie stated that she would send a check as soon as possible.

Deputy Chairman Ralph Albino asked for a motion to approve the subdivision.

Beverly Dezan made a motion to approve the subdivision, seconded by Taris Charysyn. All in favor.


Deputy Chairman Ralph Albino signed the maps.
Correspondence

There was no correspondence.

Other Business

There was no other business to discuss.

Adjourn

Deputy Chairman Ralph Albino asked for a motion to adjourn the Planning Board Meeting. Beverly Dezan made a motion to adjourn the Planning Board Meeting, seconded by Taris Charysyn. All in favor. Carried. Aye – 3.

Deputy Chairman Ralph Albino adjourned the Planning Board Meeting at 6:58 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board
Deputy Chairman Ralph Albino called the regular monthly meeting of the Town of Lexington Planning Board to order on December 13, 2016 at 6:30 PM at the Lexington Municipal Building, 3542 Route 42, followed by the Pledge of Allegiance to the American Flag.

Planning Board Members present were Deputy Chairman Ralph Albino, Beverly Dezan, and Jenni Cawein. Chairman Robert Hermance and Taris Charysyn were also present.

Others present were Secretary Debora Kappel, Joseph Vanucchi, Richard Brooks, Victor Fairbairn and John Nolty.

Minutes

Deputy Chairman Ralph Albino asked the Planning Board Members if there were any changes or omissions to the minutes from the September 13, 2016 Planning Board Meeting. No one had any changes or omissions.

Deputy Chairman Ralph Albino asked for a motion to accept the minutes from the September 13, 2016 Planning Board Meeting.

Jenni Cawein made a motion to accept the minutes from the September 13, 2016 Planning Board Meeting, seconded by Beverly Dezan. All in favor.


Joseph Vanucchi – Vanucchi Associates, Representing Dillport/Wells to McElduff – Lot Line Adjustment

Deputy Chairman Ralph Albino gave the floor to Joseph Vanucchi, who was representing Vanucchi Associates, Surveyor. He was representing Dillport/Wells to McElduff for a proposed lot line adjustment. Mr. Vanucchi handed out maps to each of the Planning Board Members and explained the proposed lot line adjustment and answered all questions. He stated that the location of the property is 56 Spruceton Road in Westkill, NY. Chairman Robert Hermance asked Secretary, Debora Kappel, if the application fee payment had been received. Secretary, Debora Kappel, stated not yet. Chairman, Robert Hermance, asked Vanucchi if this was going to be his sketch plan. Vanucchi stated, whatever you will accept. A discussion was held between the Planning Board Members and Vanucchi about some adjustments that need to be made on the sketch plan. Jenni Cawein stated that a Public Hearing would not be needed for the lot line adjustment and all Planning Board Members agreed. Chairman, Robert Hermance, advised Vanucchi to make the necessary adjustments to the map and get a hold of him to sign the maps and mylar. Vanucchi agreed. Vanucchi gave a check for $100.00 for the application fee to Secretary, Debora Kappel. Chairman, Robert Hermance, asked for a motion to accept the preliminary sketch plan for the lot line adjustment. Jenni Cawein made a motion to accept the sketch plan, seconded by Beverly Dezan. All in favor.


Richard Brooks, Surveyor – Representing the Estate of Donald DiStasi – Subdivision

Chairman, Robert Hermance, gave the floor to Richard Brooks, Surveyor, who was representing Peta J. Boornazian and Jacquelyn Kali DiStasi, Executrix, Estate of Donald DiStasi in a subdivision of lands. Ricky Brooks handed out maps to each of the Planning Board Members and explained the proposed subdivision. Ricky Brooks stated that the property is located at 11874 Route 23A in Lexington, NY. Brooks stated that the proposal is to subdivide a 60.44 acre parcel into two lots. Proposed lot one will be a 4.95 acre parcel with an existing house, well and septic. Proposed lot two will be a 55.49 acre, vacant parcel with right of way over lot one for access from Route 23A. A discussion was held and Richard Brooks answered all questions the Planning Board Members asked. Jenni Cawein stated that a Public Hearing is needed for this subdivision. Chairman, Robert Hermance, agreed. Richard Brooks provided a check for $150.00 to Secretary, Debora Kappel, for the application fee and recreation fees. The certified
mailing fees and publication fee will still be needed ($26.34 for publication fee and $71.17 for certified mailings). The Public Hearing would be scheduled for Tuesday, January 10, 2016 at 6:40 PM.

Chairman, Robert Hermance asked for a motion to accept the sketch plan and schedule a Public Hearing. Taris Charysyn made a motion to accept the sketch plan, seconded by Ralph Albino. All in favor.


Victor Fairbairn, Representing Subdivision of Lands of Vak

Chairman, Robert Hermance, gave the floor to Victor Fairbairn who represented Vak Family, LLC in a proposed subdivision. Mr. Fairbairn showed a map to the Planning Board Members. He stated that the proposal was to subdivide a 105 acre parcel into two lots. Lot one would be a 10.5 acre parcel and lot two would be a 94.5 acre parcel. Lot two would be all vacant land bordered by NYC DEP land. Mr. Fairbairn explained the proposed subdivision and a discussion was held. Mr. Fairbairn answered all questions the Planning Board Members had. Mr. Fairbairn asked for a waiver for surveying the whole 105 acres. Chairman, Robert Hermance, stated he needs to show all property owners, easements, springs, wells, electric and contours on the maps. Chairman, Robert Hermance, asked Planning Board Members if they can accept the map as the sketch plan as long as he comes back next month for the preliminary that shows elevation, contours, easements, right of ways, adjoining property owners, etc. and a separate list of adjoining property owners for the certified mailings for the Public Hearing. Fairbairn asked who sends the certified mailings. He also stated to Fairbairn that he must bring an application for the subdivision and a check for the fees to next month’s meeting. He stated that the fees would be $150.00 plus the certified mailing fees and publication fee. Mr. Fairbairn agreed. Chairman, Robert Hermance, stated that if he does this, the Public Hearing for the proposed subdivision can be scheduled for the second Tuesday in February 2017.

Correspondence

Chairman Robert Hermance read correspondence from New York Planning Federation. He stated it was a bill for $250.00. He asked Secretary, Debora Kappel, to forward the bill to Town Supervisor, John Berger. Secretary, Debora Kappel stated she would do so.

Other Business

There was no other business to discuss.

Adjourn

Chairman Robert Hermance asked for a motion to adjourn the Planning Board Meeting. Taris Charysyn made a motion to adjourn the Planning Board Meeting, seconded by Beverly Dezan. All in favor. Carried. Aye – 5.

Chairman Robert Hermance adjourned the Planning Board Meeting at 7:22 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board