Deputy Chairman Ralph Albino called the regular monthly meeting of the Town of Lexington Planning Board to order on January 10, 2017 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, Beverly Dezan, and Jenni Cawein.

Planning Board Members absent were Deputy Chairman Ralph Albino and Taris Charysyn.

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

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the December 13, 2016 Planning Board Meeting. No one had any changes or omissions.

Chairman Robert Hermance asked for a motion to accept the minutes from the December 13, 2016 Planning Board Meeting.

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


Victor Fairbairn, Surveyor – Representing Subdivision

Chairman Robert Hermance gave the floor to Victor Fairbairn, representing a client for a subdivision. He did not have an application nor Short EAF to submit to the Planning Board. He stated that he was still working on them. He handed out maps to the Planning Board Members and stated that nothing has changed from the maps that he showed at last months Planning Board Meeting except that he added the utilities and contour lines. He stated that he did not survey the whole lot, only 10.5 acres. Chairman Robert Hermance asked Fairbairn if he had a list of the property adjoiners to give to Secretary Debora Kappel. He stated that he did and he gave the list to her. Secretary Debora Kappel stated that she did not have an application, Short EAF nor the application fees from Fairbairn. Fairbairn asked if he could bring them to the next meeting. He was told that he could bring them to the next meeting. The fees were discussed. It was stated that it was a two lot subdivision and it was $100 plus $25.00 times 2 for recreation fee, plus the fees for the certified mailings and publication for legal notice in the newspaper. There was still a question as to the amount due for the fees that needed to be discussed at the next meeting.

Chairman Robert Hermance stated to Victor Fairbairn that he needed to bring the maps back with no alterations, application, Short EAF and all fees to the next Planning Board Meeting and a Public Hearing could be scheduled for next months meeting.

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


Chairman Robert Hermance stated that the Public Hearing would be scheduled for Tuesday, February 14, 2017 at 6:45 PM.

Richard Brooks, Surveyor – Representing DiStasi

Chairman Robert Hermance gave the floor to Richard Brooks, Surveyor, representing DiStasi. Hermance asked if there were any changes. Brooks stated that there were no changes to report.
Chairman Robert Hermance asked for a motion to adjourn the regular Planning Board Meeting. Jenni Cawein made a motion to adjourn the regular meeting, seconded by Beverly Dezan. All in favor.


Chairman Robert Hermance adjourned the regular Planning Board Meeting at 6:45PM.

Chairman Robert Hermance asked for a motion to open the Public Hearing. Jenni Cawein made a motion to open the Public Hearing, seconded by Beverly Dezan. All in favor.


Chairman Robert Hermance opened the Public Hearing at 6:45PM.

**Public Hearing – DiStasi**

Chairman Robert Hermance asked if there was anyone from the Public who had any questions or concerns. There was no one from the public with any questions or concerns.

Chairman Robert Hermance asked Planning Board Members for a motion to adjourn the Public Hearing. Jenni Cawein made a motion to adjourn the Public Hearing, seconded by Beverly Dezan.


Chairman Robert Hermance adjourned the Public Hearing at 6:46 PM.

Chairman Robert Hermance asked for a motion to open the Regular Planning Board Meeting. Jenni Cawein made a motion to open the Regular Meeting, seconded by Beverly Dezan.


Chairman Robert Hermance opened the Regular Planning Board Meeting at 6:46 PM.

Richard Brooks gave a check in the amount of $97.51 for certified mailings and legal notice publication fees that were due. Chairman Robert Hermance signed the maps and mylar.

**John Nolty**

Chairman Robert Hermance gave the floor to John Nolty who was present at the Planning Board Meeting who had questions. He asked about the certified letters being sent to property adjoiners for a Public Hearing on a subdivision. He asked how much weight do they carry? Chairman Robert Hermance stated that they can come to the Public Hearing to oppose the subdivision or express their concerns. He stated that their concerns are addressed. Hermance stated that as long as everything is done legally, nothing can be stopped. He stated that concerns and grievances can be recorded A discussion was held about what a Public Hearing entails.

**Concerns – Debora Kappel, Secretary - Regarding Victor Fairbairn, Subdivision**

Secretary, Debora Kappel, asked to be heard. Chairman Robert Hermance gave her the floor. Debora Kappel addressed a concern that Victor Fairbairn, Surveyor, had not submitted an application, Short EAF, nor the fees required for a Public Hearing on behalf of his client. She stated that it is not possible for her to prepare for a Public Hearing without those documents. She stated that she does not even have the name of the property owner let alone the property address nor the subdivision proposal she needs to prepare the legal notices for the local newspaper or the certified property adjoiner letters she must mail. Chairman Robert Hermance stated that Secretary, Debora Kappel,
needs to let Victor Fairbairn know what is needed to schedule to Public Hearing and it is required to be submitted within the next week or the Public Hearing will not be in February. Secretary, Debora Kappel, acknowledged and said she would make every attempt to let Fairbairn know as she did not have any contact numbers for him either.

**Vanucchi Associates – Lot Line Adjustment – McEldoff & Donald Dillport & Kathleen Wells**

Chairman Robert Hermance gave the floor to Joseph Vanucchi, Surveyor, representing McEldoff, Donald Dillport & Kathleen Wells. Joseph Vanucchi stated that there were no changes since last month’s meeting and he just needed the maps signed.

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


Chairman Robert Hermance signed the maps.

**Vanucchi Associates**

Chairman, Robert Hermance, gave the floor to Joseph Vanucchi, Surveyor, representing Vanucchi Associates. Joseph Vanucchi stated that he came to the Planning Board Meeting to ask some questions. He stated that it was regarding Gregory and Thelma Navarro and a lot line adjustment which seemed very confusing. Vanucchi discussed the lot line adjustment with Planning Board Members and a discussion was held. He asked if two applications were needed. He provided a map and asked if the same map was okay to use again. Vanucchi stated that they were working with Larry Gardiner to push it through. A discussion was held. Chairman Robert Hermance stated that only one application adjoining the two parcels would be needed. He said to tell Larry Vanucchi to show the before and then show the after on the maps and then the maps can be accepted as a sketch plan. Jenni Cawein stated that a Public Hearing would not be needed. Joseph Vanucchi said he would call when they are ready to be placed on the agenda for this lot line adjustment.

**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. Jenni Cawein made a motion to adjourn the Planning Board Meeting, seconded by Beverly Dezan. All in favor. Carried. Aye – 3.

Chairman Robert Hermance adjourned the Planning Board Meeting at 7:20 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board
Town of Lexington Planning Board
April 11, 2017

Chairman Robert Hermance called the regular monthly meeting of the Town of Lexington Planning Board to order on April 11, 2017 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, and Jenni Cawein.

Planning Board Members absent were Beverly Dezan.

Others present were Secretary Debora Kappel, Victor Fairbairn, John Nolty, Bonnie Blader, Steven Blader, Michelle Laccadito, Uldis Roze, and Floyd Dart.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the January 10, 2017 Planning Board Meeting. No one had any changes or omissions.

Chairman Robert Hermance asked for a motion to accept the minutes from the January 10, 2017 Planning Board Meeting.

Jenni Cawein made a motion to accept the minutes from the January 10, 2017 Planning Board Meeting, seconded by Taris Charysyn. All in favor.


Victor Fairbairn, Surveyor – Representing Vak Family Subdivision

Chairman Robert Hermance gave the floor to Victor Fairbairn, representing the Vak Family for a subdivision. The Planning Board Members reviewed the Application and Short EAF for completion. Fairbairn handed out new maps to the Planning Board Members and answered all questions. The fees due were discussed. $100 was due for the application fee, $50.00 for the recreation fee, $79.08 for the certified mailings to the property ad joiners, and $26.34 for the legal notice in the Catskill Daily Mail. The total was $255.42. Fairbairn gave a check for the total amount due to Secretary, Debora Kappel.

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

Deputy Chairman, Ralph Albino made a motion to close the regular Planning Board Meeting, seconded by Jenni Cawein. All in favor.


Chairman Robert Hermance closed the Regular Planning Board Meeting at 6:40 PM.

Chairman Robert Hermance asked for a motion to open the Public Hearing.

Jenni Cawein made a motion to open the Public Hearing, seconded by Deputy Chairman, Ralph Albino. All in favor.


Chairman Robert Hermance opened the Public Hearing at 6:40 PM.
Chairman Robert Hermance asked if there was anyone from the Public who had any questions or concerns. John Nolty spoke about the right of way he would like to have happen. Chairman, Robert Hermance, stated that as long as everything was done legally, then the Planning Board cannot ask for any changes to be made.

Chairman Robert Hermance asked if there was anyone else from the Public who had any questions or concerns. No one else from the Public had any other questions or concerns.

Chairman Robert Hermance asked for a motion to close the Public Hearing.

Jenni Cawein made a motion to close the Public Hearing, seconded by Deputy Chairman, Ralph Albino. All in favor.


Chairman Robert Hermance closed the Public Hearing at 6:43 PM.

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

Jenni Cawein made a motion to open the Public Hearing, seconded by Deputy Chairman, Ralph Albino. All in favor.


Chairman Robert Hermance opened the Regular Meeting at 6:43 PM.

Regular Meeting

Chairman, Robert Hermance, asked for a motion to accept the Preliminary as the Final Plat.

Taris Charysyn made a motion to accept the Preliminary as the Final Plat, seconded by Jenni Cawein. All in favor.


Chairman, Robert Hermance told Secretary, Debora Kappel, to send one copy of every subdivision to Adam Cross, Code Enforcer. Secretary, Debora Kappel, stated that she would be sure to do so.

Surveyor, Victor Fairbairn, gave a check to Secretary, Debora Kappel, in the amount of $255.42 for the fees due for the subdivision and Public Hearing.

Chairman, Robert Hermance, signed the maps and mylar. Three maps were given to Debora Kappel, Secretary.

Michelle Laccadito Representing Blader – Proposed Accessory Building Construction – Special Use Permit - 382 N. Beech Ridge Rd.

Chairman, Robert Hermance, gave the floor to Michelle Laccadito, representing Bonnie and Steven Blader. Laccadito showed a map for the Planning Board Members to review and answered all of their questions. She stated that she was before the Planning Board on behalf of Bonnie and Steven Blader requesting a Special Use Permit for a proposed accessory building. The property is located at 382 N. Beech Ridge Road, Lexington, NY 12452. SBL
#143.00-3-33. Laccadito stated that the building is a 20 X 20 two story building. Hermance asked if it is a separate building. Laccadito stated it is a separate building. Charysyn asked if it will have immunities in the house. Laccadito stated it will have a kitchenette, toilet and small shower. She stated that the DEP and CWC both came out to check it and the CWC inspected the septic and was okay with it. Deputy Ralph Albino stated that it meets the requirements. Cawein stated that it needs a Special Use Permit. Cawein stated that it is an accessory facility and needs a Special Use Permit, even a shed needs a Special Use Permit. Laccadito stated that they spoke with Tal Rappendy, Town Attorney, and he wants to deem it an accessory apartment. Chairman Hermance asked what the apartment is being used for. Bonnie Blader stated it will be used for an office/studio for themselves, just for personal use. Deputy Chairman Albino stated the minimum for an accessory building is 400 square feet. Laccadito stated they are well within their setback rights. She stated they needed an area variance because it is 800 square feet and not 600 square feet. Deputy Chairman Albino asked if they have the Board of Health approval. Laccadito stated they are just waiting on the letter from the DEP. She stated they gave Adam Cross, Code Enforcer, the Special Use Permit Application and the $100 application fee. She also stated that the only property ad joiner, Charles and Judith Visich, have no objections, and provided a letter stating this. Cawein stated that we could waive the Public Hearing for the Special Use Permit because the only neighbor stated in writing that they have no objections to it and it is over 500 feet from the neighbors. Chairman Hermance asked for Laccadito to get the application for the Special Use Permit and the $100 application fee she gave from Adam Cross and bring it to him to sign. She stated she would do so. Chairman Hermance stated they needed three copies, one for Adam Cross, one for the Planning Board and one for Blader. He asked for the application and $100 application fee to be given to Debora Kappel, Secretary. She stated she would do so.

Chairman, Robert Hermance, asked for a motion to approve the Special Use Permit and waive the Public Hearing.

Jenni Cawein made a motion to approve the Special Use Permit and waive the Public Hearing, seconded by Deputy Chairman, Ralph Albino. All in favor.


Floyd Dart – Accessory Apartment - Request for Special Use Permit

Robert Hermance gave the floor to Floyd Dart who was requesting a Special Use Permit for an accessory apartment at 88 Minnew Road, Lexington, NY 12452 (SBL #143.00-3-43). Dart stated that Adam Cross, Code Enforcer, told him he needed to get a Special Use Permit due to the size as it is over 600 feet. Jenni Cawein asked what size lot it is. Dart stated it is 11 or 12 acres. Cawein asked what does the building have. Dart stated it has no kitchen, a bedroom and a bathroom. Chairman Robert Hermance stated it is not commercial property, it is rural residential. Hermance asked if the Planning Board wants to put any special conditions on it. The response was not as long as it is for residential purposes only. Deputy Chairman Ralph Albino stated that he needs a variance since it is over 600 feet. Dart stated that he already went to the Zoning Board and they directed him to come to the Planning Board and if it is rejected then he should return to the Zoning Board. He stated he has a building permit and it is 99% done. Dart stated that Adam Cross has his Special Use Permit application. Chairman Robert Hermance stated that the building cannot have more than 2 bedrooms and it has 3. Dart stated that is why they got a variance. Dart was asked why there will not be a kitchen. Dart stated he could not answer that. Cawein stated that he could be issued the Special Use Permit with special conditions – that it is to be used as residential and not commercial. Dart stated that the septic is all approved for the three bedroom building. Cawein stated that there needs to be a Public Hearing and Dart needs to give a list of all of the property owners, application and all the fees due to Debora Kappel, Secretary. Dart stated he would do so. Hermance stated that the Public Hearing could be scheduled for May 9, 2017 at 6:40 PM.

Uldis Roze – Lot Line Adjustment – 83 Brown Street Lexington, NY 12452

Chairman Robert Hermance gave the floor to Uldis Roze who represented himself for a proposed lot line adjustment. The property is located at 83 Brown Street in Lexington, NY (SBL #126.00-1-25 to 126.1-20). Roze stated that he is proposing that SBL #126.00-1-25 will transfer 1.031 of it’s 67.5 acres to 126.1-20 making it go from 1.306 acres to 2.337, and 126.00-1-25 will drop from 67.5 acres to 66.5 acres. He stated he owns both parcels. Roze stated that in 1969 he purched the 67.5 acre parcel which included part of an orchard. Then he purchased the orchard. He stated he wants to combine both orchards by moving the boundary line to have the whole orchard one lot. Chairman Robert Hermance asked if he wants to combine the two lots to make one. Roze stated he did not want to do that because he is 69 years old. He stated he plans on leaving it to his daughter and she can’t keep up the whole lot but she will keep the orchard only. Deputy Chairman Ralph Albino asked Roze if he has a surveyor. Roze stated that Larry Vanucchi is his surveyor and Larry Gardiner is his attorney. A discussion was held and it was determined that
there would not be a need for a Public Hearing because it is just a lot line adjustment. Roze stated that he has the 6 copies of maps and the mylar with him tonight. Cawein stated that Roze just needed to pay the $100.00 application fee only. Roze gave a check in the amount of $100 to Secretary Debora Kappel.

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


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. Taris Charysyn made a motion to adjourn the Planning Board Meeting, seconded by Jenni Cawein. All in favor. Carried. Aye – 4.

Chairman Robert Hermance adjourned the Planning Board Meeting at 7:50 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 May 9, 2017 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, and Jenni Cawein.

Planning Board Member absent was Taris Charysyn.

Others present were Secretary Debora Kappel, Town Attorney, Tal Rappleyea, Joseph Vanucchi, Ariel Zalewski, and Floyd Dart.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the April 11, 2017 Planning Board Meeting. Chairman Robert Hermance stated that he wanted to note that he stated in last month’s meeting that he wanted copies of all subdivisions to be sent to the property owner and the tax assessor as well as Adam Cross, Code Enforcer. No one else had any changes or omissions.

Chairman Robert Hermance asked for a motion to accept the minutes from the April 11, 2017 Planning Board Meeting.

Beverly Dezan made a motion to accept the minutes from the April 11, 2017 Planning Board Meeting, seconded by Jenni Cawein. All in favor.


Floyd Dart Representing Ariel Zalewski – Special Use Permit

Chairman Robert Hermance stated that he received a telephone call from a neighbor of Zalewski with a concern that there was an advertisement on a website regarding the accessory apartment and the intent to be used as a conference center for the Special Use Permit being requested by Ariel Zalewski and a discussion was held. Zalewski stated that it is not really an accessory apartment and his plans are to rent his own house for a few months when he doesn’t stay there. Dart stated that they are only calling it an accessory apartment because it is the closest termination they can find for what they are building. Dart stated they received a ZBA Variance. Chairman Robert Hermance stated they should have sent a copy of the ZBA Variance to the Planning Board. Town Attorney, Tal Rappleyea, stated it is an accessory apartment that has rooms in it. Zalewski stated that it is a winter/summer/weekend house – seasonal home. Beverly Dezan asked if his plans were to rent it more or occupy it more. Zalewski stated that he was not sure, he didn’t plan to rent it but may now need to due to the high expenses. Jenni Cawein asked Tal Rappleyea, Town Attorney, if the Planning Board could issue a Special Use Permit, but put conditions on it. Rappleyea stated, yes, absolutely. Floyd Dart stated that there are a total of six bedrooms – three in the main house and three in the garage. Dart gave NYC DEP Subsurface Treatment System Determination to Planning Board Members to review and explained the results to them. Chairman Robert Hermance asked Tal Rappleyea if he could answer a procedural question. He asked if they were to first go to the Code Enforcement Officer, Adam Cross, then Cross would say they would need a Special Use Permit, then they would go to the Zoning Board for size variance, then to Code Enforcement Officer, Adam Cross for a Site Plan Review and a then get a Special Use Permit before all the work is done. Tal Rappleyea answered yes. Chairman Robert Hermance questioned that all the work was done because Cross gave them approval. Tal Rappleyea stated yes and that they would have to tear it down if they didn’t get the Special Use Permit approved, even if it costs money to tear it down. The Planning Board Members agreed a Special Use Permit could be granted that as long as it is rural residential, no conferences, only six bedrooms to be rented, available parking spaces, no cars on the road and no large parties; as the neighbors are concerned due to it is on the internet and they do not want conference sites. Cawein stated that the neighbors concerns are sound, traffic and lights. Zalewski stated that he is friends with his neighbors so if he had a party, they would all be there too. He also stated that he will be doing background checks on everyone he decides to rent to. Chairman Robert Hermance stated that he can’t use it commercially because it is rural residential and if he used it commercially he would receive a fine. Tal Rappleyea stated that since it is being called an accessory
apartment by Adam Cross, Code Enforcement Officer, the Planning Board does not have the authority to change it. Zalewski stated that it is not an accessory apartment because it does not have a kitchen. Tal Rappleyea stated that the Planning Board can put conditions of approval on the Special Use Permit for the accessory apartment as follows:

1. The primary use of the property will be as the Applicant’s seasonal home, with the secondary use being a small number of short term rentals.
2. No events such as weddings, conferences or reunions shall occur at the property.
3. The property shall not be used as a hotel, motel or bed and breakfast.
4. No commercial or signs not in conformity with Town of Lexington zoning or related laws.
5. No exterior lights, other than normal residential-type lighting shall be installed.
6. Parking for residents and lessees shall be on-site only and shall not be on any public roadway, including Minew Road.
7. There shall be no exterior amplified sounds or music between the hours of 11:00 pm and 10:00 am.

Jenni Cawein asked Zalewski if any of the conditions bothered him. Zalewski said no. Chairman Robert Hermance stated Zalewski needed to complete the Short EAF form. Tal Rappleyea gave Zalewski a blank Short EAF Form and Zalewski completed it. Town Attorney, Tal Rappleyea stated that he would draw up the Conditions of the Special Use Permit and email them to Secretary, Debora Kappel, to have Chairman Robert Hermance sign.

Close Regular Planning Board Meeting and Open Public Hearing

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

Deputy Chairman, Ralph Albino made a motion to close the regular Planning Board Meeting, seconded by Beverly Dezan. All in favor.


Chairman Robert Hermance closed the Regular Planning Board Meeting at 7:15 PM.

Chairman Robert Hermance asked for a motion to open the Public Hearing.

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


Chairman Robert Hermance opened the Public Hearing at 7:15 PM.

Public Hearing – Floyd Dart Representing Ariel Zalewski – Special Use Permit

Chairman Robert Hermance asked if there was anyone from the Public who had any questions or concerns. No one else from the Public had any questions or concerns.

Close Public Hearing

Chairman Robert Hermance asked for a motion to close the Public Hearing.

Deputy Chairman Ralph Albino made a motion to close the Public Hearing, seconded by Jenni Cawein. All in favor.


Chairman Robert Hermance closed the Public Hearing at 7:16 PM.
Open Regular Meeting

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

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


Chairman Robert Hermance opened the Regular Meeting at 7:16 PM.

Regular Meeting

Floyd Dart Representing Ariel Zalewski – Special Use Permit

Town Attorney, Tal Rappleyea, stated that a Negative Declaration means there won’t be any significant negative impacts. He read part two of the Short EAF out loud to the Planning Board Members. There were eleven questions in which Tal Rappleyea asked and reviewed with the Planning Board Members. After all were discussed and answered, Tal Rappleyea asked for a motion to have a Negative Declaration.

Jenni Cawein made a motion to have a Negative Declaration, seconded by Chairman Robert Hermance. All in favor.


Town Attorney, Tal Rappleyea asked Dart how many acres the land is. Dart stated 11.5 acres. Rappleyea asked how many acres have been disturbed. Dart and Zalewski agreed that one acre from day one was disturbed.

Chairman Robert Hermance, stated to Tal Rappleyea that the Planning Board needs a copy of the conditions of the Special Use Permit. Rappleyea stated that he can email them to him. Chairman Robert Hermance asked for Rappleyea to email them to Secretary, Debora Kappel. Rappleyea asked Kappel for her email address. Kappel gave her email address to Rappleyea.

Chairman Robert Hermance asked Rappleyea if the Planning Board needs to keep the file or does Adam Cross, Code Enforcement Officer. Rappleyea stated that both the Planning Board and Code Enforcement Officer need to keep the file. Chairman Hermance told Secretary Kappel to make copies and give it to Adam Cross, Code Enforcement Officer. Kappel stated she would do so.

Zalewski stated that he plans on eventually building a barn and having chickens and turkeys on his property. He asked if that was okay. Chairman Hermance asked Rappleyea and he stated it was okay and he did not need a Special Use Permit for the barn.

Chairman Robert Hermance and Jenni Cawein looked over all of the documents for completeness. Everything was complete. Secretary Debora Kappel stated that all of the fees for the Public Hearing were not paid. She stated that $29.96 for the publication of the legal notice in the newspaper and $26.36 for the certified mailings to the property adjoiners were not paid. A total of $51.32 was still due. Dart asked if he could bring a check the next day. Kappel stated he could.

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


Chairman Robert Hermance signed the Special Use Permit. He stated that copies need to be made for Zalewski, Adam Cross, Tax Assessor and Planning Board.
Chairman Robert Hermance asked Secretary Debora Kappel to send a copy of the conditions and minutes to him for the concerned neighbor. Kappel stated she would do so.

**Joseph Vanucchi, Representing Vanucchi Associates – Representing Sleeper/Navarro/Levin – 3 Subdivisions**

Chairman Robert Hermance gave the floor to Joseph Vanucchi – Vanucchi Associates, Surveyor, representing Nathan and Carol Sleeper for a prospective subdivision. Vanucchi handed out maps to the Planning Board Members and explained the subdivisions proposed. A discussion was held. Town Attorney, Tal Rappleyea, stated that it is three individual subdivisions, three applications – one from Levin and two from Navarro. Deputy Chairman Ralph Albino stated that the Planning Board already approved Levin’s lot line adjustment. Jenni Cawein asked if it is a subdivision, is there a need for a Public Hearing. Tal Rappleyea stated that he thinks so. He looked into it and verified that a Public Hearing is required. He stated that you can waive improvements but not a Public Hearing. Tal Rappleyea told Joseph Vanucchi to tell Larry Gardiner, Attorney, to get a letter from all the people to say they are alright with it and give their approval. Chairman Robert Hermance stated that he needs Larry Vanucchi to bring back to the next Planning Board Meeting (June 13, 2017) for the three subdivisions, the right to represent and the okay from the neighbors, then he can be placed on the agenda for the next month’s Planning Board Meeting for a Public Hearing in July. Joseph Vanucchi stated he would do so.

**Tal Rappleyea, Representing Greg Cross – Estate of Violet Cross**

Chairman Robert Hermance gave the floor to Attorney Tal Rappleyea, representing Greg Cross for the Estate of Violet Cross. Tal Rappleyea stated that the Planning Board approved and Chairman Robert Hermance signed maps for a subdivision in September 2016, but due to an inability to pay taxes it was never filed with the County. He stated now that the tax issue has been resolved the maps needed to be signed again so they can file it with the County. Chairman Robert Hermance signed the maps again.

**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 Jenni Cawein. All in favor. Carried. Aye – 4.

Chairman Robert Hermance adjourned the Planning Board Meeting at 8:00 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 May 9, 2017 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, and Jenni Cawein.

Planning Board Member absent was Taris Charysyn.

Others present were Secretary Debora Kappel, Joseph Vanucchi, and Ed Raven.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the May 9, 2017 Planning Board Meeting. No one had any changes or omissions.

Chairman Robert Hermance asked for a motion to accept the minutes from the May 9, 2017 Planning Board Meeting.

Beverly Dezan made a motion to accept the minutes from the May 9, 2017 Planning Board Meeting, seconded by Jenni Cawein. All in favor.


Absent for vote: Taris Charysyn.

Joseph Vanucchi Representing Vanucchi Associates – Sleeper/Levin/Navarro Subdivision-Lot Line Adjustment

Chairman Robert Hermance gave the floor to Joseph Vanucchi who was representing Vanucchi Associate for Sleeper/Levin/Navarro Subdivision/Lotline Adjustment. Vanucchi handed out maps to the Planning Board Members and answered all questions they had. Deputy Ralph Albino asked what makes this different than any other lot line adjustment. Jenni Cawein stated that she thinks Town Attorney, Tal Rappleyea, said it is creating all new lots and then adjoining them all together. Vanucchi stated that he thinks it is pretty cut and dry. Albino asked if he was keeping all the lots separate. Vanucchi said no, he is combining all the lots. Albino said there may be a problem because the people used to give permission to hunt and hike and now it is all going to be cut off by Carole Sleeper. Albino asked Vanucchi if the easement is still going to be honored. Vanucchi said yes it will. Chairman Robert Hermance asked Vanucchi who needs to mark the easement. Vanucchi stated that he believes it would be DiGennaro.

Close Regular Planning Board Meeting and Open Public Hearing

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

Beverly Dezan made a motion to close the regular Planning Board Meeting, seconded by Deputy Chairman Ralph Albino. All in favor.
Chairman Robert Hermance closed the Regular Planning Board Meeting at 6:40 PM.

Chairman Robert Hermance asked for a motion to open the Public Hearing.

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


Chairman Robert Hermance opened the Public Hearing at 6:40 PM.

**Public Hearing – Sleeper/Navarro/Levin Subdivision-Lot Line Adjustment**

Chairman Robert Hermance asked if there was anyone from the Public who had any questions or concerns. No one from the Public was present. No one had any questions or concerns.

**Close Public Hearing**

Chairman Robert Hermance asked for a motion to close the Public Hearing.

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


Chairman Robert Hermance closed the Public Hearing at 6:41 PM.

**Open Regular Meeting**

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

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


Chairman Robert Hermance opened the Regular Meeting at 6:42 PM.

**Regular Meeting**

Chairman Robert Hermance stated to Joseph Vanucchi that he wants the easement marked. He asked Vanucchi to let Larry Vanucchi to have that done. Vanucchi stated he would do so.

Secretary, Debora Kappel, stated that all fees are still due as no fees have been paid. The fees were discussed and it was determined that the following is due:
$100 per application X 3 applications = $300.00, $25 per recreation fee X 3 = $75.00, $52.72 for certified mailings to property adjoins, $22.99 for legal notice posting in the local newspaper. The total fees due are $450.71. Joseph Vanucchi gave Secretary, Debora Kappel a check for $450.71 for the total fees due.

Chairman Robert Hermance asked for a motion to accept the lot line adjustment as final plat approval. Jenni Cawein made a motion to accept the lot line adjustment as final plat, seconded by Beverly Dezan. All in favor.


Chairman Robert Hermance signed the Mylar and maps.

Ed Raven – Request for Special Use Permit – Proposed Farmhouse Brewery at 106 Spruceton Road, Westkill

Chairman Robert Hermance gave the floor to Ed Raven who was requesting a Special Use Permit for a proposed brewery at 106 Spruceton Road in Westkill, NY. Raven stated that the business would be called Greenport Beer & Ale Co. He brought his plans and presented them to the Planning Board Members. A discussion was held and Raven answered all questions Planning Board Members asked.

Chairman Robert Hermance asked Raven if it was going to be on his property. Raven replied yes, in the field behind him. Hermance asked if it was a commercial endeavor. Raven replied that the primary function would be to sell beer offsite, production secondary, business onsite – restaurant, serving burgers, etc. Hermance stated that if it will be commercial he needs to allow for parking. Raven stated that it is in the very preliminary stages right now. Hermance stated that the property is not zoned commercial so he would have to go before the ZBA and get variances and he will then have to apply for a Special Use Permit to allow to for a commercial establishment. Deputy Chairman Ralph Albino stated that he believes his property is in the hamlet. Jenni Cawein stated that in the hamlet it is a permit by right and is subject to a site plan review with Planning Board approval.

Jenni Cawein asked Raven about the water use. Raven stated there will be a lot of water use. He stated that the DEP did perk tests and green lighted everything so far. He stated that he has to put stabilizer in cleaning solution. Hermance asked Raven if he is going to drill a separate well. Raven replied yes. Cawein stated that she had a concern for the water withdrawal from the watershed. Hermance asked Raven if he had discussed with the DEP about putting another well in. Raven replied no, not yet. Hermance told Raven that when he goes to the ZBA he will have to get the sign off from the DEP.

Jenni Cawein stated that she needs to bring this proposal to the County Planning Board. Deputy Chairman Ralph Albino stated that it is within the Town Planning Board right to issue the Special Use Permit. Cawein said that it is supposed to be sent to County Planning Board for comment, by law. Cawein asked Raven if he could email his plans to her so she can bring it to County. Raven said he would do so.

Chairman Robert Hermance stated to Raven that the procedure would be for him to first get in touch with Mary Klein, Secretary for ZBA to get placed on the agenda with Steve Rosignol, Chairman for the ZBA for a variance. Once the ZBA gives him what he needs then they should forward it to the Planning Board. Then he should come back to the Planning Board to request a Special Use Permit and then a Public Hearing will be held. Cawein stated to her it looks like permit by right in the hamlet. Hermance stated that once he receives the Special Use Permit he would need to go back to the Code Enforcer for the building permit. Hermance asked Raven if he has talked to Adam Cross, Code Enforcer, yet. Raven said that he had, but Cross told him he could file for a building permit but it would be rejected without a Special Use Permit.
Beverly Dezan asked Raven how much land does he have. Raven replied that he has six acres – the house has two acres and the property has four acres.

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 Jenni Cawein. All in favor. Carried. Aye – 4.

Chairman Robert Hermance adjourned the Planning Board Meeting at 7:15 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 July 11, 2017 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, Beverly Dezan, and Jenni Cawein.

Others present were Secretary Debora Kappel, Town Attorney, Tal Rappleyea, Mike Ryan, Journalist for The Mountain Eagle, and many Town of Lexington property owners/residents in attendance (approximately 40-50 in total).

Public in Attendance to Discuss Greenpoint Beer & Ale Co. – Proposal by Ed Raven for Farmhouse Brewery at 106 Spruceton Road in Westkill, NY

Chairman Robert Hermance advised the public in attendance at tonight’s Planning Board Meeting that Ed Raven has not yet submitted an application to the Planning Board for a Special Use Permit for the proposed Brewery. He stated that Raven attended last month’s meeting with a sketch plan and gave a proposal of what he wants to do. Hermance stated that before the SEQR process is started there would not be any questions answered from the public. He stated that if there are any questions or concerns, they can be submitted in writing and they will be addressed at the appropriate time. Town Attorney, Tal Rappleyea, stated that Ed Raven has not even submitted an application yet and any discussion could be damaging to Raven’s rights and the Town of Lexington’s rights.

Many of the Town of Lexington Residents/Property Owners were present at tonight’s meeting and voiced their concerns and asked questions in opposition of Raven’s proposal for the brewery anyway. They stated that it was their right to be there and ask questions and state their concerns.

There were many questions and concerns by the Public. Some of the questions and concerns and answers are as follows:

Public Question: Who at the County was this delivered to? Answered by Jenni Cawein who stated that she presented it to the County Planning Board. She stated that she sits on the County Planning Board and she brought it to them because it is on a County Road and she just had an informal discussion with them.

Public Concern: He is already ahead of you, the power company has already been out there.

Public Concern: We are all aroused by fear this is going to happen. This is our right to be here tonight. This is no attack, just fear, that is how everyone feels.

Public Question: What is the process of making the decision? Answered by
Cawein who stated that there would be consult with legal, all rights are considered. The long term vision for the Town would also be considered.

Public Question: Do you consider the ad joining property owners? Answered by Cawein who stated that the Planning Board can issue a Special Use Permit with conditions.

Public Question: Who is going to enforce it? Answered by Cawein who stated it is to be enforced by the Code Enforcer.

Public Concern: He is probably two years ahead of us.

Public Question: Is it zoned commercial? Answered by Hermance who stated that it is accepted as commercial.

Public Question: If you can email the letter by Raven, why can’t you read it now? We want to know what he has proposed to put our minds at ease. Answered by Cawein who stated that the Planning Board is allowed to as for any studies in order to make the right decision.

Public Question: Is there a process in the decision? Answered by Cawein who stated that it is the Town Board who really makes the important decisions.

Public Concern: The issue is of economic development. It has us scared, afraid and nervous. Is there anyway to circumvent with bi-laws? We don’t want to be the Hamptons, we moved away from that. Answered by Hermance who stated that the Planning Board is only an arm of the Town Board. The Town Board is the place to start, they set the laws in place. Cawein stated that we have to protect our main assets such as our water, air, peace and quiet.

Public Concern: More people should attend the Town Board Meetings. They are held on the first Tuesday of every month at 6:30 pm.

Public Concern: What about fire protection and police protection? Hermance answered by stating that these are all questions for the Town Board. It was reiterated that the Town Board is who sets the Town Laws in place and therefore the Town Board is where the people need to address their concerns to. The Planning Board only makes sure the Town Laws are adhered to.

Public Question: How do you get a list of Special Use Permits that have been issued? Answered by Attorney, Tal Rapplyea, who stated that a FOIL Request would need to be sent to the Town Clerk.

Public Question: How do you get notified about Public Hearings? Answered by Cawein who stated that they are published in the legal section of the local newspaper (The Mountain Eagle), certified mail is also sent to the ad joining property owners.

Public Question: Is any opposition from the Town residents taken into consideration? Answered by Tal Rapplyea, Town Attorney, who stated that anti-public sentiment does not control decision. The Planning Board has to follow what is in the Zoning Laws.

Public Question: The taxes that bring into the Town, isn’t that part of your decision making? Answered by Hermance who stated no, not at all.

Public Concern: So if he just follows the process, he is a multi-millionaire, he is just going to get it. Just tell us all that now. Someone from the Public replied to this saying that the Town Board is the people we need to talk to, we are in the
wrong place right now. Dezan stated that Raven only has a proposal, he hasn’t even filed an application yet.

Public Comment: I am speaking as a citizen right now, not a Board Member. It took me and my wife 4 years to get where we are now with our brewery. It is a long, time consuming process. There is a lot that is looked at.

Public Concern: He might be further along than we think. Hermance replied that it is a step by step SEQR process. Rappleyea stated that he still has to go through the application process, site plan review and Special Use Permit process. There are so many things to take into consideration such as water, septic, setbacks, sound, parking, sewage, storm water damage, traffic patterns. He stated that our own Town appoints an engineer who will also work with this and there would also be conditions of approval. He also stated that there would be an escrow account, on his dime, that he must pay for all the things we request of him.

Jenni Cawein stated to the Public that if anyone wants what Raven sent her she would be willing to email it to them as long as they give her an email address she can read. Cawein took all email addresses of those that wanted to give them to her. The public seemed satisfied and dismissed themselves.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the June 13, 2017 Planning Board Meeting. Jenni Cawein stated that there was one small error in that she opened the “regular” meeting and not the “Public Hearing” in one place in the minutes. Secretary, Debora Kappel, stated she would make the correction to the minutes. No one else had any changes or omissions.

Chairman Robert Hermance asked for a motion to accept the minutes from the June 13, 2017 Planning Board Meeting with the correction being made.

Deputy Chairman Ralph Albino made a motion to accept the minutes from the June 13, 2017 Planning Board Meeting, seconded by Jenni Cawein. All in favor.


Walter Crump – Special Use Permit Application (received in the Planning Board mail box at the Municipal Building)

Deputy Chairman Ralph Albino stated that he looked over the proposal and what Walter Crump wants to do. He stated that he wants to restore the barn that is collapsing to its original condition which does not need a Special Use Permit. He wants to make living quarters in it which would make multiple residences on one parcel of land which would likely need a Special Use Permit. Jenni Cawein asked why would a Special Use Permit be required and not a Zoning Variance. Albino stated that Adam Cross, Code
Enforcement Officer, must have told him he needs a Special Use Permit. Chairman Robert Hermance asked for a motion for this to be tabled for the next Planning Board Meeting.

Jenni Cawein made a motion to table this for the next month’s Planning Board Meeting seconded by Taris Charysyn.


Correspondence

Chairman Robert Hermance read aloud all of the correspondence that was submitted by some Town of Lexington property owners/residents in regards to Ed Leven’s brewery proposal. These letters were then placed in Ed Raven’s file.

Chairman Robert Hermance gave envelopes out to all of the Planning Board Members from Supervisor, John Berger, which contained their new Town email addresses to be used for Town business.

Other Business

Kathleen Hilbert, a Town of Lexington resident stated that most of her neighbors are not full time residents and depend on the website to find out what is happening in the Town. She requested that the Planning Board Agenda be posted on the Town Website. Secretary Debora Kappel stated that it is not always possible as sometimes people contact her the day before the meeting to be placed on the agenda. A discussion was held by the Planning Board Members in reference to this issue and it was suggested that the agenda be made by two weeks prior to the next months Planning Board Meeting so that the agenda can be posted on the Town’s Website for the public to be notified.

Chairman Robert Hermance made a motion to approve that effective today, 07/11/17, a request to be placed on the next month’s Planning Board agenda must be made to Secretary Debora Kappel prior to or by two weeks (14 days) before the next month’s Planning Board Meeting so that the agenda can be posted on the Town’s website for the public to be aware.

Deputy Chairman Ralph Albino made a motion to approve this, seconded by Taris Charysyn. All in favor.


Taris Charysyn stated that he was concerned because he wants to know how the Zoning Board can be less lackadaisical. He stated that no one even knows who the Secretary, Chairman or Board Members are. He stated that nothing is ever posted on the
website about meetings. Beverly Dezan asked Secretary, Debora Kappel, to make sure this concern is posted in the minutes. Secretary Debora Kappel stated that she would make sure this concern was posted in the minutes.

Jenni Cawein stated that she attended the County Planning Board Meeting and presented the Ed Raven Brewery proposal to them just for discussion. She was recommended to approve with comment. They said that it likely needs NYC DEP and NYS approvals. It is consistent with County level policies. They advised her that the Planning Board should stay as the lead agency and not to make the DEP or any other agency the lead agency. They said the Town Planning Board could have any studies conducted if they want if the people are worried.

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 Deputy Chairman, Ralph Albino. All in favor. Carried. Aye – 5.

Chairman Robert Hermance adjourned the Planning Board Meeting at 8:30 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board
Town of Lexington Planning Board  
Aug 8, 2017

Chairman Robert Hermance called the regular monthly meeting of the Town of Lexington Planning Board to order on August 8, 2017 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 Member absent were Jenni Cawein and Beverly Dezan.

Others present were Secretary Debora Kappel, Supervisor, John Berger and 5 Residents from the Town of Lexington.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the July 11, 2017 Planning Board Meeting. No one had any changes or omissions.

Chairman Robert Hermance asked for a motion to accept the minutes from the July 11, 2017 Planning Board Meeting.

Taris Charysyn made a motion to accept the minutes from the July 11, 2017 Planning Board Meeting, seconded by Ralph Albino. All in favor.

Vote: Chairman, Robert Hermance – aye, Deputy Chairman, Ralph Albino – aye, Taris Charysyn Aye - 3. Carried.

Absent for vote: Beverly Dezan and Jenni Cawein.

Special Use Permit – Walter Crump

Walter Crump was not present for his Special Use Permit Application. Chairman Robert Hermance asked Deputy Ralph Albino about the application Walter Crump submitted. Albino stated that he was aware of the request for the Special Use Permit because he has talked to him about what his plans were. He stated that Crump is requesting to refurbish the old original building to make it livable. He needs a Special Use Permit because it would be multiple dwellings on one piece of property. He stated that the Zoning Law states that there is to be only one residence on a property.

Town Supervisor, John Berger, asked if Crump is planning an apartment-like situation. Albino stated it is not an accessory apartment. Chairman Robert Hermance read the very lengthy letter aloud that Walter Crump wrote to the Planning Board for his proposal. The proposal stated it was for his property located at 25 Echo Farm Drive and he wanted to rebuild the barn originally built in 1912. The property is zoned multi residential. Taris Charysyn asked if there were photographs. Hermance stated there are some aerial photographs, and he passed the photographs around to the Planning Board Members. Charysyn stated that he did not see anything wrong with Crump’s request. Hermance stated Crump just needs a Site Plan Review for a Special Use Permit. Hermance asked Charysyn and Albino when they can do a site plan review and then get back to Crump for the Special Use Permit. It was tentative that they would be available to do the site plan review on Monday evening, August 14, 2017.
**Truesdell – Minor Subdivision**

Chairman Robert Hermance stated that the Truesdell minor subdivision is being held off until next month due to the Attorney, Larry Gardiner, not having the necessary paperwork in order. Hermance stated that Truesdell would be placed on the agenda for the next Planning Board Meeting on September 12, 2017.

**Public**

Chairman Robert Hermance addressed the Public, the Town of Lexington Residents that were present at the Planning Board Meeting, and asked if they had any concerns to be addressed, even though this is not a Town Board Meeting or a Public Hearing. The Public had questions and concerns regarding Ed Raven’s proposal for his brewery. Hermance stated that Raven has not yet filed an application for a Special Use Permit. Their questions and concerns were heard. Chairman Robert Hermance stated again that Raven has not yet filed an application and certain steps have to be followed and certain regulations for SEQR process have to be followed.

**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. Aye – 3.

Chairman Robert Hermance adjourned the Planning Board Meeting at 7:05 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 September 12, 2017 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, Beverly Dezan, and Jenni Cawein.

Others present were Secretary Debora Kappel.

Minutes

Chairman Robert Hermance asked the Planning Board Members if there were any changes or omissions to the minutes from the August 8, 2017 Planning Board Meeting. No one had any changes or omissions.

Chairman Robert Hermance asked for a motion to accept the minutes from the August 8, 2017 Planning Board Meeting.

Deputy Chairman Ralph Albino made a motion to accept the minutes from the August 8, 2017 Planning Board Meeting, seconded by Taris Charysyn. All in favor.


Walter Crump – Special Use Permit Application (received in the Planning Board mail box at the Municipal Building)

Deputy Chairman Ralph Albino stated again at this meeting that he looked over the proposal and what Walter Crump wants to do. He stated that he wants to restore the barn that is collapsing to its original condition which does not need a Special Use Permit. He wants to make living quarters in it which would make multiple residences on one parcel of land which would likely need a Special Use Permit.

Beverly Dezan asked where the property is. Albino stated it is off Gooding Road, on Route 42. He stated it has a lot of history. He stated that he would be happy to take anyone on a tour.

Both Cawein and Albino stated that they did not see any issues of having another residence on his property.

Hermance stated that Crump needed to pay $100 for the application fee for the Special Use Permit and they could waive the Public Hearing.

Albino stated that he needed to complete the $100.00 application fee and he would see Crump to obtain both of these. Hermance stated that as long as the fee was paid and the Short EAF was submitted at next month’s meeting a Special Use Permit could be issued.
Estate of Elnora & Herbert A. Truesdell

Robert Cross, Jr. showed a map to the Planning Board Members and explained the subdivision. He stated the plans are to take a piece of lot one and put it on lot two, and take a piece of lot two and put it on lot one. Cross stated it is a lot line adjustment because they are not creating any additional lots. They are just changing the lots. Truesdell stated that Gary Truesdell will have about 100 acres and that was the Mother’s wish in her will, and the rest they want to sell. Cross stated that they are all separate deeds and the family has no objections and it is what they want. Cross completed the Short EAF and handed it to the Planning Board. Hermance stated that he has to sign the Mylar and maps and they can bring it to his house as long as there are no changes. He stated that the Secretary needs three copies and the rest they must file with the County.

Chairman, Robert Hermance, asked for a motion to accept the Lot Line Adjustment as a sketch plan assuming there are no changes and pending the Mylar and signatures.

Taris Charis Charysyn made a motion to accept the Lot Line Adjustment as a sketch plan assuming there are no changes and pending the Mylar and signatures, seconded by Jenni Cawein.


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. Taris Charysyn made a motion to adjourn the Planning Board Meeting, seconded by Jenni Cawein. All in favor. Carried. Aye – 5.

Chairman Robert Hermance adjourned the Planning Board Meeting at 7:15 PM.

Respectfully Submitted,

Debora Kappel, Secretary

Town of Lexington Planning Board