Chairman, Ralph Albino, called the regular monthly meeting of the Town of Lexington Planning Board to order on July 10, 2018 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 Ralph Albino, Deputy Chairman Jenni Cawein, Robert Hermance, Taris Charysyn, and Beverly Dezan.

Also present were Secretary, Debora Kappel, John Berger, Casey Sczieska, Brenda Fields and Clifton Rabuffo, Michael Barcone, Colleen Kortendick, Rozann Marsi, Jim Roach, Jamie Donnelly, Reuben Sack, Andrea Searcy, Natalie Kirby, Beverly Thayer, R. Knapp, Jamie Barcone, and Charlotte Jaeger.

Minutes

Chairman, Ralph Albino, asked the Planning Board Members if there were any changes or omissions to the minutes from the June 12, 2018 Planning Board Meeting. Deputy Chairman Jenni Cawein, stated that she needed the sentence, “Cawein stated that she doesn’t foresee any issues,” to add “from the County Planning Board” to that. Taris Charysyn stated that the section in the minutes that said, Patti Brooks – “Residential Care Facility,” needed to be corrected to say “Rehabilitation Facility.” Charysyn said Patti Brooks called it a Rehabilitation Center, not a Residential Care Facility. Secretary Debora Kappel provided the email from Patti Brooks to Chairman, Ralph Albino, which shows that she used the term in her subject in her email dated 05/25/18 “Residential Care Facility.” Kappel did agree that in her presentation she had also referred to the residential care facility as a “Rehabilitation Center” as well.

Chairman, Ralph Albino, asked for a motion to accept the minutes from the June 12, 2018 Planning Board Meeting with the necessary corrections to be made.

Taris Charysyn, made a motion to accept the minutes from the June 12, 2018 Planning Board Meeting after the corrections have been made, seconded by Beverly Dezan. All in favor.


Chairman, Ralph Albino, asked the Planning Board Members if they thought the two Public Hearings that were on the Agenda for tonight’s meeting could be held at the same time since they are both right next door to each other for similar permits. A discussion was held and it was decided that the Public Hearings should be heard separately.

Special Use Permit Application: Tom & Brenda Fields – 178.00-1-22

Chairman, Ralph Albino, gave the floor to Deputy Chairman, Jenni Cawein, regarding the Public Hearing scheduled for Tom and Brenda Fields’ request for a Special Use Permit due to he had a conflict of interest. Deputy Chairman Cawein stated that she spoke with the Greene County Planning Board and stated that they approved the Special Use Permit from a County stand point because it is on a county road. She stated that it does not mean it is a recommendation to approve it. A discussion was held. Cawein stated that the EAF was filled out by Fields and the Planning Boards’ job is to talk about it. The Town Residents in attendance had concerns and wanted to know their plans. Chairman, Ralph Albino, explained to all in attendance that they would have a chance to speak during the Public Hearing. John Berger asked the Planning Board if they had opened the Public Hearing yet. Chairman, Ralph Albino, replied to Mr. Berger and said that they were still in the regular meeting.
Deputy Chairman, Jenni Cawein, went over the questions on part 2 of the EAF Form together with the Planning Board Members and it was determined that there was no negative impact on approving the Special Use Permit.

Chairman, Ralph Albino, asked for a motion to close the regular Planning Board Meeting and to open the Public Hearing.

Taris Charysyn made a motion to close the regular Planning Board Meeting, seconded by Robert Hermance. All in favor.


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

Chairman, Ralph Albino asked for a motion to open the Public Hearing.

Robert Hermance made a motion to open the Public Hearing seconded by Beverly Dezan. All in favor.


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

Public Hearing: Special Use Permit Application: Tom & Brenda Fields – 178.00-1-22

Chairman, Ralph Albino, asked if there was anyone from the Public who had any questions or concerns.

John Berger requested to speak on the record, that he is in complete support of this establishment. Mr. Berger spoke of the history of this establishment prior to WWII. He stated that it is a fine idea to reestablish the business and he sees no problem with it.

There was a lot of discussion by the public in attendance against the Special Use Permit request. Many people expressed their concerns, and asked many questions.

Brenda Fields spoke of her intentions in detail. She stated that she is not advertising and not planning to expand. She said she just wants a little hometown place. She said she doesn’t want to cause traffic. She stated that she and her husband have an income, but they are bored. She just wants to serve a little food and a couple of drinks. She said she does not want to cause mayhem or destruction. She said she just wants it to be a place for us all to get together. She said she would be open Thursday through Sunday.

Chairman, Ralph Albino, stated to Mr. Berger that he knew he was familiar with the comprehensive plan of the town. Mr. Berger spoke about the comprehensive plan of the town in detail. Deputy Chairman, Jenni Cawein, also discussed the history of Lexington. Michael Barcone also gave some insight on the history of Lexington. He also gave some of his knowledge and information to the people in attendance. Discussions were held.

Deputy Chairman, Jenni Cawein, stated that there could be conditions placed on the Special Use Permit such as 11:00 pm closing, after 10:00 pm no one outside, or no spillover into the street. More Discussions were held.
Chairman, Ralph Albino, asked for a motion to close the Public Hearing. Taris Charysyn made a motion to close the Public Hearing, seconded by Beverly Dezan. All in favor.


Chairman, Ralph Albino, closed the Public Hearing at 8:19 PM.

Chairman, Ralph Albino, asked for a motion to open the regular meeting. Beverly Dezan made a motion to open the regular meeting seconded by Taris Charysyn. All in favor.


Chairman, Ralph Albino, opened the regular meeting at 8:19 PM.

Special Use Permit Application: Casey Scieszka – SBL: 178-1-54

Deputy Chairman, Jenni Cawein, went over the second part of the EAF with the Planning Board Members and answered all the questions for the Special Use Permit. She stated that the County Planning Board, from the County Perspective, made the recommendation to approve it. She stated this does not mean that the Town Planning Board has to approve it.

Deputy Chairman, Jenni Cawein, stated that she wanted to read a letter from Casey Scieszka who is requesting a Special Use Permit for the Spruceton Inn. She said she thought it would be good to hear. Cawein read her letter aloud. In her letter, Scieszka stated that her intentions are to convert their existing barn into an “Events Barn.” They would like to have retreats, art exhibitions, weddings, etc. there.

Casey Scieszka also spoke a few words about her intentions. She stated that she wanted to bring the events she already hosts outside under tents into the events barn. She said she wanted to limit their big events to six per year. A small discussion was held. Scieszka stated that there would be no cooking, everything would be catered, everyone has to be packed up at out and gone by 11:00 pm, and no amplified music after 10:00 pm, it’s in their contract. A small discussion was held.

Chairman, Ralph Albino, asked for a motion to close the regular Planning Board Meeting to open the Public Hearing. Taris Charysyn made a motion to close the regular Planning Board Meeting, seconded by Beverly Dezan. All in favor.


Chairman, Ralph Albino, closed the regular Planning Board Meeting at 8:30 pm.

Chairman, Ralph Albino, asked for a motion to open the Public Hearing. Robert Hermance made a motion to open the Public Hearing seconded by Taris Charysyn. All in favor.


Chairman, Ralph Albino, opened the Public Hearing at 8:30 PM.

Public Hearing: Special Use Permit Application: Casey Scieszka – SBL: 178-1-54
Chairman, Ralph Albino, asked if there was anyone from the public who had any questions or concerns. There were some people from the public who asked some questions and voiced their concerns. They were addressed by Casey Scieszka and the Planning Board Members.

Chairman, Ralph Albino, asked for a motion to close the Public Hearing.

Robert Hermance made a motion to close the Public Hearing seconded by Beverly Dezan. All in favor.


Chairman Ralph Albino closed the Public Hearing at 8:39 PM.

Chairman Ralph Albino asked for a motion to open the regular Planning Board Meeting.

Taris Charysyn made a motion to open the regular Planning Board Meeting, seconded by Robert Hermance. All in favor.


Chairman, Ralph Albino, opened the regular Planning Board Meeting at 8:39 PM.

**Return to Regular Planning Board Meeting**

A discussion was held by the Planning Board members as to the approval for both Special Use Permits. It was determined that conditions should be placed on both Special Use Permits.

Chairman, Ralph Albino, asked for a motion to approve the Special Use Permit with special conditions for Brenda Fields.

Robert Hermance made a motion to approve the Special Use Permit with special conditions, seconded by Taris Charysyn. All in favor.


Chairman, Ralph Albino, asked for a motion to approve the Special Use Permit with special conditions for Casey Scieszka (Spruceton Inn).

Taris Charysyn made a motion to approve the Special Use Permit with special conditions for Casey Scieszka, seconded by Robert Hermance. All in favor.


Robert Hermance left the Planning Board Meeting at 8:45 pm because he had a prior obligation.
Correspondence

Chairman, Ralph Albino, read a letter written by Planning Board Secretary, Debora Kappel. Debora Kappel stated in her letter that she regretted to inform the Town of Lexington Planning Board that she needed to resign from her position of Planning Board Secretary at this time due to personal reasons. She thanked the Planning Board for their support they gave her these eight years she served as their Secretary. She also stated that should things change, she would love to serve again as their Secretary in the future. Chairman, Ralph Albino, thanked Debora for her service and said a few words on behalf of the Planning Board. He also stated that a new Planning Board Secretary would be appointed at the next Town Board Meeting.

Other Business

Chairman, Ralph Albino, stated that he wanted to make a statement about what was said by the Code Enforcement Officer, Carl Giangrande, at the Retreat Meeting that was held on June 20, 2018. Albino stated that it was said by the Code Enforcement Officer that there was a file left in the Planning Board mailbox for four to five weeks and no one ever retrieved it. Albino stated that he was offended and unhappy with that statement, which was made in front of the Town Supervisor, the Town Board, the Planning Board, and the Zoning Board, because he checks the mail box once a week when he comes to the Fire Commissioner Meetings. Secretary, Debora Kappel stated that she also checks the mail box at least once per week or at least every other week.

Adjourn

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 – 5.

Chairman, Ralph Albino, adjourned the Planning Board Meeting at 9:10 PM.

Respectfully Submitted,

Debora Kappel, Secretary
Town of Lexington Planning Board