

Town of Lexington
Zoning Board of Appeals
Regular Monthly Meeting

Date:	July 26, 2022
Time:	6:00pm
Place:	Main Room, Lexington Town Hall Lexington, NY

Agenda

Name	SBL	Reason
None		

1. Meeting Called to Order at __6:08____pm by Sarah
2. Pledge of Allegiance
3. Roll Call

Sarah Pellizzari, Chair	(x) Present () Absent
Nancy Wyncoop-Bower	(x) Present () Absent
Ron Lipton	(x) Present () Absent (joined at 6:13)

Quorum of ____3____ members present

4. Minutes from previous meeting were amended to add Nancy Orr as an attendee at the last meeting. Nancy motioned, Sarah Seconded
5. New Business
Dan Hunyady was referred to the board by Carl. He was told in that in order to get a STR permit, he needed to change the zoning of his property since there are 2 residences on it. One is a house with a small micro apartment 233 sq ft. that he rents with a small kitchen and bathroom and a separate entrance. He's been renting that for 3 years. The micro cottage was built 12 years ago but didn't get building permit.

Carl filled out paperwork but did not forward the paperwork to zoning.

It is a multi unit dwelling. In the zoning, a 2 family building is allowed in rural residential, but not more than 2 family. Accessory apartment is allowed with a special use permit. He will need to go through the planning board to get the special use. Nancy got in touch with Beth from planning board to see if they got the paperwork from Carl. They did not.

Sarah made the motion that 166 Todd Hill is 60.00-1-19.2 is a rural residential zone and therefore can only have 2 family residences, not 3.

Ron seconded the motion.

All in favor.

It was suggested that Dan should go to Carl and discuss what is needed for the permit for the unpermitted unit so he can rent it.

The ZBA is going to refer the issue of the 3rd unit to the planning board. Nancy will email the planning board secretary and ask her to contact Dan directly.

The Zoning Board will send him a short letter stating that he visited and that we made the determination that he is in the rural residential district. The current zoning allows 2 units in 1 building.

6. Communications

- Summary of relevant issues raised at Planning Board meeting
Regarding the Timberlake solar project, the solar company didn't get the connectivity with the central Hudson so the project has not gone forward.

There continues to be an issue with ZBA not having notice that someone has been told by the building inspector to come to the ZBA meeting without having any notice. Discussion of sending a letter to the town board that communication issues are still a problem.

7. Old Business

- None discussed

8. New Business

- None discussed

9. Other Business

- None discussed

10. County Liaison Report

- None discussed

Nancy motions to adjourn

Sarah seconds

All in favor.

11. Meeting Adjourned at __7:23_____pm