**Town of Lexington Planning Board Meeting January 12, 2021**

The Planning Board meeting was held via Zoom and was opened at 6:30PM by Chair, Jenni Cawein followed by the Pledge of Allegiance to the American Flag.

**Planning Board Members Present:** Chair, Jenni Cawein, Board Member, Taris Charysyn, Board Member, Daniel Davern, & Board Member, Beverly Dezan

**Others Present:** Rob Allison, Eric Roggie, Stephen Yanoff, Elyse Yanoff, Harley Yanoff, Nancy & Matt Jordan, Neville Wakefield, and Regina

**Review and Approve Minutes fromNovember10, 2020**

On a motion by Beverly Dezan and seconded by Daniel Davern the following was,

ADOPTED: Ayes – 4- Cawein, Charysyn, Dezan, and Davern

 Nays - 0

Therefore the Planning Board approved the minutes as presented.

**Minor Subdivision - Impennato**

Rob Allison had supplied the Planning Board Members with an application for Subdivision of Land for Antonio and Jacqueline Impennato. The Property is located on Grinnell Road, tax map # 128.00-1-2.

The preliminary plat covers 92.4 +/- acres of which the Impennatos would like to make one more lot from for a total of 2 lots.

The Planning Board Members did not see any problem with this and said that there would be a Public

Hearing at the February meeting for this.

**Special Use Permit – Neville Wakefield**

Eric Rogge from Hudson Land Design presented the Planning Board with a Special Use permit for Neville Wakefield who is looking to build a garage with a 2 bedroom accessory apartment. Mr. Neville said that he has 2 adult sons and wanted to create more space and storage. DEP is OK with the preliminary design. The property is located off of Tumbleweed Ranch Road and the tax map # is 161.00-2-6. Planning Board member Taris Charysyn voiced some concerns.

On a motion by Chair Jenni Cawein and seconded by Planning Board member Beverly Dezan and with none opposed, Chair Jenni Cawein said that there would be a Public Hearing for this at the February meeting.

**Special Use Permit – Revere & Yanoff**

Stephen Yanoff presented the Planning Board with a Special Use Permit for property located at 1154 State Route 23A which is presently The Farm. Harley Yanoff and Claudine Revere would be partners and would re-image the Farm as a year round destination for things like fitness/wellness retreats, live acoustic music performances, local arts & crafts market, farm to table cooking classes, corporate clients for team building and a wedding venue. The Farm is not in the Hamlet so it is zoned rural residential. Planning Board member Taris Charysyn wanted to know if the Farm House would be used for occupancy during events. It already meets the codes and only has 4 bedrooms so the number of guests would be limited to 12. The Barn has 2 floors. There would be conditions on things like parking, lighting, and noise. Planning Board member Daniel Davern has some reservations but Planning Board member Beverly Dezan is thrilled to see young people come into the are with such good ideas. Upon reviewing the application is was found that some more information was needed like a clear site plan describing where utilities would be located and parking. DEP and DEC would need to approve the septic. CWC has programs in place to help with septic systems. Planning Board member Taris Charysyn believes this would be an assett to the community and Planning Chair Jenni Cawein and Planning Board member Beverly Dezan agreed. Since more information is needed a Public Hearing could not be scheduled at this time.

**Adjourn**

On a motion by Daniel Davern, seconded by Beverly Dezan and with none opposed Chair, Cawein adjourned the meeting at 7:43PM.

 Respectfully Submitted,

 Charlotte Jaeger, Planning Board Secretary