**Town of Lexington Planning Board Public Hearing & Meeting April 13, 2021**

The Planning Board Public Hearing & Meeting was held via Zoom and was opened at 6:35PM by Chair, Jenni Cawein followed by the Pledge of Allegiance to the American Flag.

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

**Others Present:** Steve Yanoff, Harley Yanoff, John & Susan Gallagher, Regina, Kim Do & Iris Cahn, Matt & Nancy Jordan

Chair Cawein started by saying that the public hearing was for The Farm on route 23A for a special use permit.

**Public Hearing**

Harley Yanoff gave a description of what they want to do with the property. Their vision is to keep it as an airbnb and they would like to utilize the barn for events such as weddings. They want to integrate themselves in the community and work with local vendors. It would not be a party house. They could put up privacy bushes so people realize the property boundaries. If they have a large number of cars that would need parking they would use a shuttle bus. John has had people on his property and they have picked his flowers. He has an issue with intoxicated people and he does not want to look at cars

and port a potties. He sees his peace and quiet being jeopardized. Harley said that they would not have events without staff. John wanted to know how they would control the noise and how long would the events last. Jenni asked how many events would they would have? Harley said that he would follow the lead of the Town. He said maybe 20-30. Casey asked if the barn was insulated and Harley answered no. Casey was thinking the events would be from May through October. Harley said that they could put in temporary heating for the day. Iris had a question about if there was any research done regarding how the noise carries. Stephen thought that Matt and Nancy might be able to answer that but they have not

done any testing. John said that when coyotes howl you can hear them a long ways away. Harley asked

if there was any way for this to happen but if not he does not want to waste anyone’s time. John said as it exists now that is fine but does not want events. Jenni said that with a special use permit, conditions can be put on the permit and if they are not followed the permit can be pulled. Bev asked if the music would be indoors or out? Harley said indoors. Susan said that they can hear when people are just talking at the farm. Taris asked how Harley would police the overflow of vehicles for public events and Harley said that they will not have public events. Taris agrees with Iris and Mr. Gallagher about the noise traveling. Casey asked if they would have weddings every weekend and Harley said that is not feasible. Stephen said that if the events are too limited it would not be feasible for this to happen. Casey asked what the minimum number that they need is and Harley said it depends. He thinks 20 events. Casey asked if they would consider not using amplified music. Iris thinks there should be more information and tests should be done. Stephen said that if sound travels then there is no way to stop that. Jenni said that they don’t make the laws but they have to apply them. The number of events would be a condition. Stephen asked how many people constitutes an event. Susan was worried about the port a potties adjoining her property and also worried about the smell in the summer. The port a potties would be brought in and taken out for each event. Jenni asked what the hours of operation would be.

Casey said that they stop at 10:00 pm and that works out well. Iris was concerned that not everyone knew about the public hearing. It was posted in the newspaper, on the Town website and at the Lexington and West Kill Post offices. Harley said that the events would be about 6 hours and that there would only be one event on the weekend. Jenni suggested that the public hearing be kept open for now but aksed the other members if they wanted close it. Taris would like to keep the public hearing open. Jenni doesn’t think that they will get any new insight from the neighbors. Stephen & Harley said they did not want to tie up the sale of the property or waste anyone’s time. Jenni felt that there still needs to be more discussion but does not want to drag it out too long. Stephen said that they are willing to curtail some things to make it work but there is a point where it will no longer be feasible. Is it going to work or if not then lets get on with our lives. Jenni said that she thinks that they should have another meeting. There was discussion on having a special meeting.

**Special Meeting**

Chair Cawein made a motion seconded by Vice Chair Dezan and with all in favor there will be a special meeting the 27th via zoom at 6:30pm. Written comments will be accepted.

**Close Public Hearing**

On a motion by Member Dan Davern, seconded by Vice Chair Beverly Dezan and with none opposed

Chair Cawein closed the public hearing at 8:30 pm.

**March 9, 2021 Minutes**

On a motion by Chair Cawein seconded by Member Daniel Davern and with all in favor the minutes were accepted as presented.

Beverly Dezan spoke about change and how difficult change can be. She wanted to say that she liked this proposal. Jenni said that they need to weigh the pros and cons.

**Adjourn**

On a motion by Vice Chair Beverly Dezan, seconded by Daniel Davern and with none opposed Chair, Cawein adjourned the meeting at 8:33pm.

 Respectfully Submitted,

 Charlotte Jaeger, Planning Board Secretary