**Town of Lexington Planning Board Meeting September 14, 2021**

 The Planning Board meeting 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, Vice Chair, Beverly Dezan, & Board Member Daniel Davern Sr.

**Absent:** Board Member Casey Scieszka

**Others Present:** Will Sperling, Caitlin Williams, Joseph Vanucchi, & Stephen Cherpelis

**Review and Approve Minutes from August 10, 2021**

On a motion by Vice Chair Beverly Dezan and seconded by Taris Charysyn the following was,

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

 Nays - 0

 Absent-1- Scieszka

Therefore the Planning Board approved the minutes from the August 10th meeting as presented.

**Stepehen Cherpelis – Subdivision Tax Map # 161.00-2-75**

Joseph Vanucchi from Vanucchi Associates provided the Planning Board Members with maps to look at. Mr. Cherpelis has 187.502 acres and he wold like to make 3 lots out of the one. There was some discussion about a shared driveway and a right of way as well as road frontage and whether or not vehicles could actually drive on the road. The Board Members were in agreement that the subdivision does not meet the criteria for 35 feet of road frontage and therefore Mr. Cherpelis would need to appear in front of the Zoning Board.

**Will Sperling & Caitlin Williams– BTMA LLC special use permit – General Store**

Will said that they had a sign permit and that Carl had met with them. They have an engineer Rex Sanford working with the DOH regarding the septic and the well. The septic is more than 200 feet away from the well. There will be 2 access ramps for handicap and the space is 11”x18 “and 5 feet across. There will be 2 handicap spots and 5 regular spots across the front of the building and then

there would be more down along the one side but not along the side of the Post Office since that is

where the delivery trucks and mail truck travel. The floor plan was downsized a bit. Chair Cawein said

that she would submit the special use permit to the Greene County Planning Board for next months meeting. Will said that as soon as the construction is finished then Ag & Markets can come in and they should be able to open the store and once everything is set with the DOH the rest will follow.

**Public Hearing**

On a motion by Board Member Beverly Dezan, seconded by Board Member Taris Charysyn the following was,

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

 Nays - 0

 Absent–1- Scieszka

Therefore the Planning Board will hold a Public Hearing for the special use permit for the General Store on October 12, 2021 at 6:30pm followed by the regular planning board meeting.

 **Adjourn**

On a motion by Taris Charysyn seconded by Vice Chair Beverly Dezan and with none opposed Chair, Cawein adjourned the meeting at 7:17 pm..

 Respectfully Submitted,

 Charlotte Jaeger, Planning Board Secretary