

**Town of Dix  
Planning Board  
Meeting Minutes**

Town Hall

VIRTUAL ZOOM MEETING  
Watkins Glen, NY  
April 21, 2020

<u>Present</u>	<u>Absent</u>	<u>Guests</u>
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Mike DeNardo

J.M. Pierce

Phil Barnes

Susan Cook

Patty Bartolomeo

See Attached

1) Public Hearing Call to order at 7:00 PM

a) Bonham sub division SR 414 Beaver Dams

i) No public comments

b) Bauman subdivision

c) I) No public comments

d) Hollenbeck sub division CR 17

i) No public comments

e) Cornell Building and development Inc. Special use permit, 2374 SR 414

i) Comments by legal representation

ii) Good faith effort by property owner

iii) Mixed use zone

iv) No public comments

2) Close public hearing at 7:12 PM

3) Open Regular Meeting Call to order 7:14 PM

a) Approval of minutes from previous meeting

i) Motion M Pierce 2<sup>nd</sup> P Barnes Passed unanimously

b) Bonham sub division SR 414 Beaver Dams

1 County approval

2 Motion to approve: M pierce 2<sup>nd</sup>: P Barnes

3 passed unanimously

4 Need a drawing to M DeNardo

c) Bauman sub division discussion and vote (CR 17)

- 1 Simple subdivision
- 2 Public water/ sewer
- 3 Motion to approve : P Barnes 2<sup>nd</sup> M Pierce
- 4 Passed Unanimously

d) Hollenbeck sub division CR 17

- 1 Send to County Planning for approval
- 2 Public water/ Sewer
- 3 Motion to approve: P Barnes 2<sup>nd</sup> M Pierce
- 4 Passed unanimously

e) Cornell Building and development Inc. Special use permit discussion and vote

1. Approved under outdoor recreation in mixed use area
2. All paperwork submitted
3. Noise concern Mr Philburn
4. Review of drawings for sound study – provided by Mr Cornell
5. For recreational use only- no camping, restaurants
6. Public water/ sewer
7. Laser tag area- concern for neighbors. 8’ berms are built
8. May need to extend berms on the southeast side- property owner agreed to extend the berm
9. Specific operating hours 10 AM to 11PM seasonally
10. Area within berms staging area temporary
11. Noise issues- performance standard. Continually reviewed and subject to change. Code Enforcement Officer will review
12. Meet the neighbors and be a good neighbor. Give the phone number to property owners in neighborhood. Property Owner agrees
13. Motion to approve: P Barnes 2<sup>nd</sup> S Cook
14. Passed 4 – yes, M Pierce – lost connection

ii.

f) 2870 CR 16 SEQRA negative declaration review and vote, site building review with owner

1. Building drawings to all Board members
2. |Same site plan
3. Pavilion – Elevation views
  - a. Multipurpose building
4. Bathhouse
  - a. Individual bathrooms

- b. Blends with the surroundings
- 5. Tent platforms
- 6. Winners Circle- in tent bathrooms
- 7. Same site plan- may need to proceed in stages
- 8. Part II Part III SEQRA Form- Negative declaration
  - a. All questions answered
  - b. Motion to approve:P Barnes 2<sup>nd</sup> P Bartolomeo
  - c. Passed unanimously

8 Motion to adjourn P Barnes 2<sup>nd</sup> P Bartolomeo Passed unanimously

9 Meeting adjourned 8:11 PM

***Next Meeting: May 26, 2020 7 PM***

Respectfully submitted,  
Susan Cook