

**Town of Dix Planning Board**  
**Monthly meeting agenda /Minutes**

**March 19, 2019**

**7:00 pm**

- Public hearing on 2582 CR 17 sub division  
*Hearing was opened @ 7:00 pm. No public comment, hearing closed @ 7:05*
- Public hearing on 1380 King Hill Road sub division  
*Public hearing was opened @ 7:05. NO public comment, hearing closed 7:10*
- Call regular March Planning Board meeting to order  
*Meeting called to order @ 7:10*
- Approval of minutes from previous meeting  
*Board members received the minutes for review prior to the meeting. Motion by Barnes second by Pierce to approve minutes as presented, approved unanimously*
- Sub division final vote on 2582 CR 17  
*County review came back approved with no provisions, motion by Barnes second by Bartolomeo, approved unanimously*
- Sub division final vote on 1380 King Hill Road  
*County review came back approved with no provisions, motion by Barnes second by Pierce, approved unanimously*
- Minor Sub division application for Pruden; Beaver Dams – Moreland Road  
*Application reviewed all documents required were in order, vote for preliminary approval and forward to County Planning motion made by Bartolomeo second by Barnes, approved unanimously*
- Minor Sub division application for Fisher 2655 Van Zandt Hollow Road  
*Application reviewed all documents required were in order, vote for preliminary approval and forward to County planning motion made by Barnes second by Bartolomeo, approved unanimously*
- Special use permit application review for Aprile (Glamping) CR 16  
*Application for phase 1 special use permit was reviewed. All required documents were in place. Applicant gave a presentation on phase one project. Phase one will not be opened to the public for use, a portable RV type trailer or a small building will act as a restroom facility. Parking will be created for (4) camping spaces in this phase. The 2,500 square feet per site was waived for this phase since it is somewhat experimental until phase 2 plans are developed. These tent platforms (maximum size of 20' diameter) will not have direct road access and people will be shuttled to them. Therefore part of the 2,500 square feet requirement will be applied to the parking area created since this is not a "typical" camp site. The existing structure on site will not be used for phase 1. Approval will be needed from the County highway for driveway access. Code enforcement will need to issue permits for any building or utility development on site. A presentation on phase 2 was given and a conceptual design was shown. Phase 2 is hopeful to be*

*planning was made by Barnes seconded by Pierce, approved unanimously*

- Executive session to discuss legal matters with Town Attorney.  
*Motion by Pierce second by Barnes to enter executive session to review legal matters. Approved unanimously. Went into executive session @ 8:05. Returned to regular session @8:19*
- Special use permit application review for Watkins Glen international CR 16.  
*Reviewed application package from WGI for special use permit of car / tent camping. This includes four parcels. Two in mixed use area and two in LDR areas. All documents required were in place. SEQRA review will be contingent on approval. The County will be the lead agency since the SEQRA includes all areas in the mass gathering permit process. The minimum of 2,500 square feet per site was waved in favor of complying totally with the NYSDOH standards for agricultural fairground code. This documentation is required in order to issue the special use permit. A presentation was given for the project. It was stated by the board that this would be temporary permit for a six day period only. WGI will develop the sites prior to the six day period but, no public use would take place until the official start and end date of the period is established. Motion to approved preliminary plan and forward to the County was made by Pierce seconded by Barnes, approved unanimously.*
- Training opportunities  
*Last call for training at CCC in April. See Kristi with questions*
- Other  
*MD received a request from property owner on 2870 CR 16 to state existing use was in compliance with zoning. A campground was approved on that site in 2011. MD will respond accordingly.*
- Next meeting April 23, 2019.
- Adjournment  
*Meeting adjourned 8:43 pm.*
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