Town of Dix Planning Board Meeting Minutes

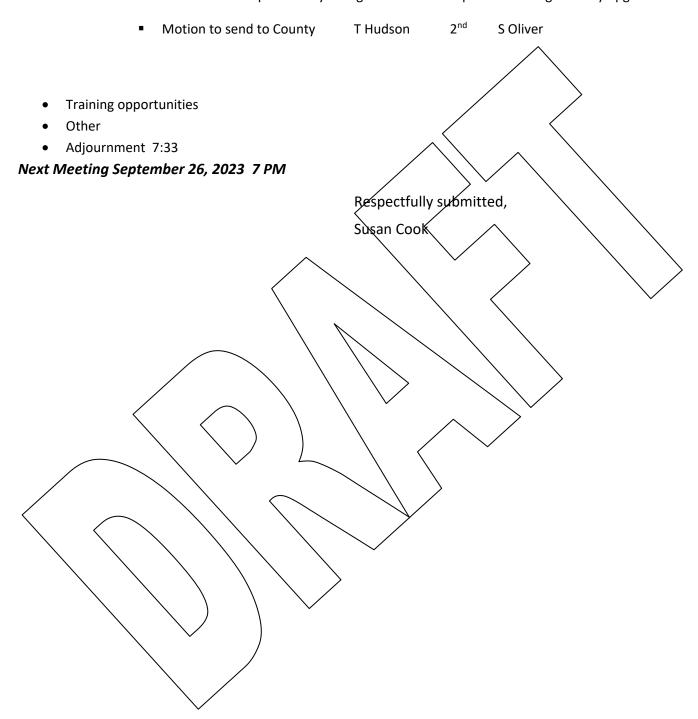
Town Hall Watkins Glen, NY August 22 2023

Present **Absent** Guests Mike DeNardo Susan Cook Tim Hudson Steve Oliver Rick Reisinger Public hearing for 2254 Hornby road SUP Call to order7:00 No comments from the public 0 Call regular August meeting to order 7:04 Approval of minutes from previous meeting. 2 d S Olive Motion T Hudson Passed unanimously SUP vote for 2254 Hornby Road. 2nd ₹ Hudson Motion to approve S Oliver Passed unanimously with special conditions Sub division preliminary review for 2468 Rte 414 Preliminary approval Conditions Road must weight bear 30 tons 2 way road must be a minimum of 16' wide Cal de sac must be large enough to turn around a 24'wheel base vehicle Drawng supplied must increase the size of the Cal de sac 2nd S Oliver Motion T Hudson Passed unanimously

- Special use Permit preliminary review for 2517 Old Joe road.
 - o Eight units to be built in two phases
 - o Applicant to discuss seasonal road usage with town Highway Superintendent
 - o If approved te portion of the property with the units are situated shall never be divided into individual parcels. All eight units will forever be treated as one parcel

- Motion T Hudson 2nd S Oliver
- o Preliminary approval passed unanimously
- Send to County for review
- Schedule public hearing
- Development proposal and possible planned unit development consideration for 1889 Meads Hill Road.
 - o 1889 Meads Hill Road- Planned unit development
 - Concept intent
 - High end houses, cottages
 - Community clubhouse
 - Storage garages
 - RV/ Trailer parking
 - Open wooded space for nature trails
 - Link to public sewer/ water facilities
 - o 160+ acres
 - Planned unit development area is requested
 - Developer on sight
 - Bøard requested a summary from the Developer/ Interested Parties
 - This group has interest in the Watkins Glen area.
 - Desire to be good neighbors
 - This will be a planned community based in car racing interests
 - Summary interrupted by public expressing their doubts
 - Needs public utilities an expansion of the public utilities will be provided in the development
 - Public questions/concerns
 - Current Zoning -Special Entertainment
 - Number of homes? 50 homes plus storage facility for cars and possible RV hookups
 - Public feels this type of development will not "fit in" to the existing neighborhood
 - Will the application be public? Yes
 - Has the property been sold? Unknown by board members at this time. Schuyler County Real Property office may be able to answer.
 - Board explained the steps necessary to go forward

- There will be a need for a zoning change a zoning Amendment will be necessary
- Plans will be developed as/ if the project moves forward all available for public inspection
- Public input will be heard at Public Hearnigs
- MD explained steps for approval... nothing will be decided tonight
- Ben SCOPED plan is very thoughtful and a solid plan. Will bring in utility upgrades



TOWN OF DIX PLANMING BOARD 8-25-23

ATTENDANTE:

KRISTIN VANHORIY MANCY DICKERSON Stephen Swarthout Benjamin Stamp

James Squeeci Tom Laught Bomie /Loughton

Alex Wolenski

Tim Clart

David Juess

Josti BRODA Victoria Holumb

JOHN G FRANZAGE