

**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 order 7:00
 - No comments from the public
 -
- Call regular August meeting to order 7:04
- Approval of minutes from previous meeting.
 - Motion T Hudson 2nd S Oliver
 - Passed unanimously
- SUP vote for 2254 Hornby Road.
 - Motion to approve S Oliver 2nd T Hudson
 - 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
 - Drawing supplied must increase the size of the Cal de sac
 - Motion T Hudson 2nd S Oliver
 - Passed unanimously
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- Special use Permit preliminary review for 2517 Old Joe road.
 - Eight units to be built in two phases
 - Applicant to discuss seasonal road usage with town Highway Superintendent
 - 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
- 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.
 - 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
 - 160+ acres
 - Planned unit development area is requested
 - Developer on sight
 - Board 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
 - Motion to send to County T Hudson 2nd S Oliver

- Training opportunities
- Other
- Adjournment 7:33

Next Meeting September 26, 2023 7 PM

Respectfully submitted,
Susan Cook

DRAFT

TOWN OF DIX PLANNING BOARD

8-25-23

ATTENDANCE:

KRISTIN VAN HORN

NANCY DICKERSON

Stephen Swarthout

Benjamin Stamp

~~SEAN BURNSIDE~~

James Szecci

Tom Laughlin

Bonnie Laughlin

Alex Wolenski

Tim Clark

David Juss

JOSHI BRODA

Victoria Holcomb

JOHN G. FRANZKE
