

**Town of Dix
Planning Board
Meeting Minutes**

Town Hall
Watkins Glen, NY
February 28, 2017

| <u>Present</u> | <u>Absent</u> | <u>Guests</u> |
|--|---------------|---------------|
| J.M. Pierce Phil Barnes Mike DeNardo Susan Cook Patty Bartolomeo | | See Attached |

1. The Planning Board meeting was called to order by Chairman Mike Pierce at 7:01 PM
 - a. Motion to waive the reading of the January Meeting Minutes
 - i. Motion: S. Cook
 - ii. Second: M. DeNardo
 - b. Public Hearing
 - c. SCOPED (2017-0001)
 1. Opened at 7:03 PM
 2. No public comments or questions
 3. Closed 7:04 PM
 - ii. Blanchard Subdivision (2016-0011)
 1. Opened at 7:04 PM
 2. Mr Blanchard is increasing the amount of acreage to be sold
 3. Mr. Blanchard submitted the required Ag statement
 4. Survey to be completed prior to March 2017 meeting
 5. No public comments or questions
 6. Closed at 7:09 PM
 - iii. RJCF Subdivision
 1. Opened at 7:14 PM
 2. No public comments or questions
 3. Closed at 7:15 PM
2. Closed all public hearings at 7:16 PM
3. Opened Regular Meeting at 7:16 PM
 - a. SCOPED (2017-0001)
 - i. Site plan review
 - ii. Board needs a Construction schedule
 - iii. Site plan approval tonight, Building plan approval will be at a later date.
 - iv. County Planning: approved with MINOR modifications.
 1. Skin waste to a recycle center/ holding area
 2. Request the use of permeable asphalt
 3. Approval contingent upon SEQR and construction schedule
 4. Motion to approve: M. DeNardo
 5. Second P. Barnes
 6. Passed unanimously
 - b. Blanchard Subdivision (2016-0011)
 - i. Survey is in progress
 - ii. Question if County approval is necessary.
 - iii. Mr. LaFever questioned the 50' setback in regards to mining permits.
 1. Mr. Pierce to review the laws and review with Mr. LaFever

- c. RJCF Subdivision
 - i. Revision to original plan.
 - ii. The plan is to sell Parcel A and eventually develop Parcel B
 - 1. Additional information is needed concerning the roadway and utilities.
 - 2. Mr. Westervelt will connect to public utilities
 - 3. Clarification is needed concerning Major/ Minor subdivision
 - iii. Simple subdivision tonight
 - iv. Review of Simple Subdivision requirements
 - 1. All ok
 - 2. Main house is on public utilities
 - v. Mr. Franzese to speak to Mr. Westervelt concerning road name
 - vi. Need an Ag Data Statement
 - vii. Motion to approve CONTINGENT upon Ag Data Statement: M. DeNardo
 - viii. Second: P. Barnes
 - ix. Passed unanimously with Contingent condition
- d. Corwin Subdivision
 - i. Need Ag data statement
 - ii. Need to go before County Planning
 - iii. Need SEQR form
 - iv. Schedule Public Hearing for March 28, 2017

Motion to adjourn: M. DeNardo
Second: P Barnes
Meeting Adjourned 08:20 PM

Next Meeting: March28 , 2017

Respectfully submitted,
Susan Cook