

NOTICE OF MEETING & PUBLIC HEARING OF THE VIRGIL PLANNING BOARD

NOTICE IS HEREBY GIVEN that a meeting will be held by the Town of Virgil Planning Board on Monday, September 28th, 2026, at 7:00 p.m. at the Virgil Town Hall, 1176 Church Street, Virgil, New York 13045.

1. A public hearing will be held to consider the following subdivision application concerning property located at 2102 Walker Road, Dryden New York, within the Town of Virgil, and identified as Tax Map No. 125.00-01-32.200. The applicant and property owner, Joseph Pierson Bakos, proposes to subdivide an existing 67-acre parcel into three separate parcels, with two new parcels of approximately 6 acres each and the remaining acreage retained as the main parcel. The two new parcels will not have direct road frontage and will be accessed by a shared existing driveway that was previously used when the property operated as a campground. The existing driveway is approximately 12 feet wide with 13 feet 6 inches of vertical clearance and includes two areas suitable for vehicle turnaround and/or pull-off purposes. An area variance will be applied for from the Zoning Board of Appeals on the same day at 6:00PM.
2. A Conditional Permit and a site plan review was held on July 27th, 2026; however National Grid would like to come before the Planning Board once again to discuss the conditions of the approved Conditional Permit. The following application for the property is located at 2363-2362 Clute Road, Town of Virgil, New York, and is identified as Tax Map No.'s 127.00-09-17.000 & 127.00-09-16.200 will once again come before the Planning Board. Applicants Bond, Schoeneck & King on behalf of National Grid are proposing to construct an electrical utility substation.

The applications and materials are available for review at www.virgilny.gov or by contacting the Office of the Town Clerk at (607) 835-6174, Ext. 2.

All interested persons will be heard at the public hearing. Interested parties may appear in person, by attorney, or by another representative. Written communications relating to the application may be submitted to the Virgil Planning Board prior to the hearing or at the time of the public hearing.

Alane Van Donsel
Virgil Town Clerk
On behalf of the Virgil Planning Board