

**Town of Dix  
Planning Board  
Meeting Minutes**

Town Hall  
Watkins Glen, NY  
May 28 , 2019

Present

Absent

Guests

Mike DeNardo  
J.M. Pierce  
Phil Barnes  
Susan Cook  
Patty Bartolomeo

See Attached

1. Planning Board Public Hearing called to Order 7:00 PM
2. Burge sub division 1465 Russell Hill Road
  - a. Public hearing open 7:00 PM
    1. No public input
    2. Closed 7:01 PM
  - b. Open regular meeting 7:01
  - c. Burge sub division 1465 Russell Hill Road
    1. County Approval
    2. No comments from the Board
    3. Motion made P Barnes 2<sup>nd</sup> M Pierce
    4. Passed Unanimously
    - 5.
  - d. Clark 1416 State Route 414 Special Use Permit
    1. Permitted use
    2. Owner plans to move a trailer onto the property
    3. Owner has applied for well/ septic
    4. Code Enforcement working with the Owner
    5. Ag Data Statement on file
    6. No Comments from the Board
    7. Voting for Preliminary approval
    8. Motion Made: M Pierce, 2<sup>nd</sup> M DeNardo
    9. Passed Unanimously
    10. Referred to County Planning
    - 11.
  - e. 1916 Price Road Subdivision
    1. Subdividing property into 5 lots
    2. Ag Data Statement on file
    3. Environmental statement on file
    4. Drawings for subdivision submitted.
    5. No comment from the Board
    6. Motion Made: Barnes, 2<sup>nd</sup> M Pierce
    7. Passed Unanimously
    8. Referred to County Planning
    - 9.
  - f. Warner 2425 CR 16 Special Use Permit
    1. Powder Coating business
    2. Zoning- Mixed use Permissible use per Zoning

3. Application complete
4. Questions or comments from Board
  - a. Noise concerns- no added noise from this application
5. Motion Made: P Barnes 2<sup>nd</sup> M Pierce
6. Passed Unanimously
7. Referral to County Planning for approval
8. Schedule Public Hearing

Motion to adjourn: P Barnes  
Second: M Pierce  
Meeting Adjourned 7:26 PM  
Passed unanimously

***Next Meeting: June 25 2019 7 PM***

Respectfully submitted,  
Susan Cook

#### Public Hearing

1. CR 16 Solar Farm to order 7:02
  - a. Renovous Solar overview of solar farm

- b. NYSEG territory
- c. 13 farms built to date
- d. Coop structure of farm. Panels are sold to individuals
- e. 2 Acre/ 4 Acre (Russell Hill Road)
- f. No plans for expansion
- g. How will it benefit landowners?
  - i. The property owners you can buy in.
- h. Property owners shown location of solar farm. Panels facing south.
- i. Range of service? Anyone in NYSEG Territory can buy in.
- j. Credit from NYSEG? Sort of..Renovous distributes credit.
- k. Corning is not involved with this project
- l. What are the affect on the land?
  - i. Not much. I beams into the ground. Still grass covered
- m. Warranty timeframe? 25 years by warranty
- n. How long have you been in business? Since 2003
- o. Comment from a property owner that has worked with Renovous in the past
- p. If panels are owned then is the property
- q. Fenced? 7'high Chain link
- r. Are the panels accepted across the country? Yes, Tier 1 solar panels
  - i. Warrantied by a third party
  - ii. Industry standard
- s. Who is responsible for decommission
  - i. Renovous is responsible for decommission
  - ii. Decommissioning costs are bonded
  - iii. 125% of costs to decommission.
- t. Will there be additional farms?
  - i. No.. Limited by power lines.

- u. Battery storage?
  - i. No, direct inverter
    - a. no battery storage
  - ii. Inspected by third party and NYSEG
- v. Setback from CR 16?
  - i. Setback as per Town standards
  - ii. Where to get a custom buy in? Does it save over NYSEG
    - a. RenovousSolar .com for quotes
      - a. Tax Credits available
      - b. Subscription – save 10% over NYSEG
- w. Covered for natural disasters ?
  - i. Farm is fully insured
- x. No negative declarations

## 2. Russell Hill

- a. Is there capacity for new individual homes in the power lines? Yes
- b. Farm location passed around
- c. Fence questions
  - i. Fabricated fence
- d. Fire safety?
  - i. Fenced in, gated and locked
  - ii. Fire dept is trained for this type of farm
  - iii. Open house for Fire, EMS
  - iv. Fire Dept will have a key
  - v. Very little plastic – no gases
- e. Are there other solar companies that do this type of farm? No

f. Will you ever sell? No Coop owned

g. No negative declarations

h. Public Hearing Closed 7:42