

Town of Dix Planning Board
Monthly meeting agenda/ Minutes

August 28, 2019

7:00 pm

- Public hearing on Wallenbeck special use permit @ 2536 Beaver Dams-Moreland Road

Public hearing was opened at 7:00 pm. No comments from the public or applicant. Hearing was closed @ 7:04.

- Public hearing on 2625 CR 16 special use permit

Public hearing was opened @ 7:04. 11 people in attendance not including the board. Dave Plante from Bergman and Peter Dolgos from Delaware solar presented the project and helped in answering questions or concerns. Questions asked included. The original farm was 100 acres not 73.73. It was pointed out this hearing is related to the proposed 73.73 acres parcel only and other properties are not included in this project. Questions were asked about site of visions form the road or adjoining properties. It was stated that the panels them selves would not be visible from the road. They may be visible from some surrounding properties. Question was asked if this project was going to request a PILOT. The answer was yes. However, this board does not decide on a PILOT. The town board does that and questions to be directed to the town board thru Kristi Pierce at the town office. Question was asked what happens when the company ends the use of the solar array. It was explained that the law requires a decommissioning plan with a bond or money in place to guarantee removal of the entire system if not operated for 18 months. Question was raised on work hours during construction. It was discussed and will be part of the permit that work hours are 8:00 am – 6:00 pm.

Hearing closed @ 7:26.

- Call regular August Planning Board meeting to order
Meeting called to order @ 7:26 pm
- Approval of minutes from previous meeting
Motion by PB seconded by MP to approve minutes. Voted on approve unanimously
- Special use permit final vote on Wallenbeck 2536 Beaver Dams-Moreland Road
*Motion made by PB seconded by MP to approve special use permit.
Permit to include second residence can only be used as a residential dwelling. Voted on and approved unanimously.*

- Special use permit final vote on 2625 CR 16
Parts 2 and 3 of the SEQRA form were completed by the board. Motion by PB seconded by MP for a negative declaration for the SEQRA. Voted on and approved unanimously. Discussion on special use permit followed. Motion by MP seconded by PB for special use permit with the following conditions. 1. Timeframe for construction 18 months. 2. Construction phase work hours 8:00 am – 6:00 pm. 3. A construction fence is to be installed along the entire west boundary of the project neighbor's property line where the access road is being built and shall remain in place during the entire construction phase. 4. Dust control material must be applied and maintained during the entire construction phase for the first 500 feet from CR 16 into the project site on the road to control dust into neighboring properties.
Voted on and approved unanimously.
- Training opportunities
No new opportunities at this time
- Other
- Next meeting September 24, 2019.

Meeting adjourned @ 7:57 pm.
- Adjournment