

**Town of Dix
Planning Board
Meeting Minutes**

Town Hall – ZOOM Meeting
Watkins Glen, NY
January 26, 2021

Present

Absent

Guests

Mike DeNardo
Phil Barnes
Susan Cook
Kristie Pierce
Tim Hudson

- 1) Public hearing call to order 7:00 PM
 - a) Second St Extension (V Watkins Glen) subdivision
 - i) No public comments
 - b) 2870 CR 16 subdivision
 - i) No public comment

- 2) Close Public Hearing 7:03 PM

- 3) Regular Meeting Call to order 7:03 PM
 - a) Approval of minutes from previous meeting
 - i) Motion P Barnes 2nd S Cook Passed unanimously

- 4) Sub division application review for village of Watkins Glen Second Street Extension
 - i) ZBA Approved lot size variance
 - ii) County Planning approval
 - iii) Motion to approve: P Barnes 2nd S Cook
 - iv) Passed Unanimously

- 5) Sub division application review for 2870 CR 16
 - i) County Planning approval
 - ii) Drawings submitted
 - iii) Utilizing existing well and septic
 - iv) Motion to approve: P Barnes 2nd S Cook
 - v) Passed unanimously

- 6) 2586 Townsend Road – Special Use Permit
 - i) Storage Unit proposed
 - ii) Layout in phases (4 total)
 - iii) Pole barn (RV Storage) and storage units
 - iv) Entire application submitted

- v) Motion to approve: P Barnes 2nd S Cook
- vi) To County Planning for approval
- vii) Schedule Public Hearing for February 23, 2021

7) 1239 Duvall Road- Solar Farm

- i) Sketch plan review
- ii) New 5 MW community Solar Farm
- iii) Powering 300-400 homes
- iv) 26 acre development
 - (1) Need lot line adjustment to turn two (2) parcels into one (1) parcel
 - (2) Need survey showing two parcels and then one parcel
- v) Site plan review
 - (1) Entrance on DuVall Road
 - (2) Interconnect on NE corner of property
 - (3) Enclosed by a 7' tall chain link fence
 - (4) Units are antireflective coated – 12' tall
 - (a) 16,000 panels are to be installed
 - (5) Visual Impact analysis – submitted for review
 - (6) Questions:
 - (7) M DeNardo
 - (a) Host Community agreement in place with the Town of Dix
 - (b) SWPP plan with presentation- disturbance over 1 acre
 - (c) Full SEQRA review necessary
 - (i) This meeting initiates the SEQR process
 - i) Town of Dix is the Lead Agency
 - a. Motion to approve: P Barnes 2nd S Cook
 - b. Passed unanimously
 - ii) Letters to be sent out – Mike DeNardo to work with County Planner
 - (ii)
 - (d) Decommissioning plan for the Town of Dix in effect for Special Use Permit
 - (i) Needs to be in place prior to approval
 - (8) DuVall Road is a seasonal road- will need access for emergency vehicles
 - (a) Developer in negotiation with the Town of Dix for upgrades.
 - (b) Need current weight rating from S Yaw
 - (c) May need to widen the road
 - (d) Developer requesting information
 - (9) Minimal tree clearing is planned
 - (10) Most of existing vegetation remains in place – Town may request additional vegetation
 - (11) No wetlands are impacted
 - (12) Maps are the last few pages of the submission
 - (13) Coordination with NYSEG for interconnection

8) Training

- 9) Motion to adjourn: P Barnes 2nd M DeNardo Passed unanimously

10) Meeting adjourned 8:00 PM

Next Meeting: February 23, 2021 7 PM

Respectfully submitted,
Susan Cook