

**Town of Dix
Planning Board
Meeting Minutes**

Town Hall
Watkins Glen, NY
April 23, 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
 - a. Pruden Beaver Dams- Moreland Road Subdivision
 - a. Public hearing open 7:00 PM
 - a. No public input
 - b. Closed 7:02 PM
 - b. Fisher 2655 VanZandt Hollow Road Subdivision
 - a. Public hearing open 7:02 PM
 - a. No public input
 - b. Closed 7:04 PM
 - c. Aprile CR 16 Special Use Permit
 - a. Public hearing open 7:04 PM
 - b. No public input
 - c. Board Clarification PHASE I only is discussed here tonight
 - d. Closed 7:10 PM
 - d. WGI Special Use Permit
 - a. Public hearing open 7:10 PM
 - a. Public input
 - a. Public expressed great concern over the planned event
 - b. Parking areas, what to do with extra people, who to contact if there is an issue
 - c. Per WGI- this is the first of many meeting for this event
 - b. Closed 7:20 PM
 2. Open regular meeting 7:21 PM
 - a. Pruden Beaver Dams- Moreland Road Subdivision
 - a. County Approval
 - b. New Survey map needed
 - c. No additional comments from the Board
 - d. Motion made P Barnes 2nd P Bartolomeo
 - e. Passed Unanimously
 - f.
 - b. Fisher 2655 VanZandt Hollow Road Subdivision
 - a. County Approval
 - b. All information submitted
 - c. No Comments from the Board
 - d. Voting for Preliminary approval
 - e. Motion Made: P Barnes 2nd :M Pierce
 - f. Passed Unanimously

- c. Aprile CR 16 Special Use Permit
 - a. County Approval
 - b. All information submitted
 - c. Approval this date for PHASE I ONLY
 - a. Invited guests only
 - d. Driveway permit
 - a. Should start permit process now if changes are to be made to driveway
 - b. No changes to Driveway then no permit is needed.
 - e. No Comments from the Board
 - f. Voting for PHASE I approval
 - g. Motion Made: P Barnes 2nd :M Pierce
 - h. Passed Unanimously
 - i.
- d. WGI Special Use Permit
 - a. County Approval
 - b. Three properties involved
 - a. Meads Hill Road
 - b. CR 16
 - c. Baker Hill Road
 - c. Car/ Tent camping only
 - d. Temporary 4 day permit
 - e. Water/ Sewer capacity is under DOH (NYS Department of Health) control
 - f. Campsite sizes also dictated by DOH
 - g. SEQR County Mass Gathering Permit in process
 - a. Needs approval by Aug 9
 - h. Town needs copies of all temporary driveway permits on file prior to approval
 - i. Approved DOH permit also needs to be on file with the Town
 - j. NO grills/ stoves/ campfires per DOH Restrictions
 - k. Private Properties involved need to be completely restored to original condition by Nov 30, 2019 with the exception of vegetation and silt fence removal. Spring 2020
 - l. All DEC requirements need to be completed
 - m. All paperwork in place for permit
 - n. Motion Made:M Pierce, 2nd P Barnes
 - o. Passed Unanimously
- e. Burge 1465 Russell Hill Road Subdivision
 - a. Application complete
 - b. Ag Data Statement submitted.
 - c. Survey is needed
 - d. Motion Made: P Bartolome 2nd P Barnes
 - e. Passed Unanimously
 - f. Referral to County Planning for approval
 - g. Schedule Public Hearing

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

Next Meeting: May 28, 2019 7 PM

Respectfully submitted,

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