

**Town of Dix
Planning Board
Meeting Minutes**

Town Hall – ZOOM Meeting
Watkins Glen, NY
February 23, 2021

Present

Absent

Guests

Mike DeNardo
Phil Barnes
Susan Cook
Kristie Pierce
Tim Hudson

- 1) Public hearing call to order 7:03 PM
 - a) Public Hearing 2586 Townsend Road - Storage Units
 - i) No public comments
- 2) Close Public Hearing 7:04 PM
- 3) Regular Meeting Call to order 7:04 PM
 - a) Approval of minutes from previous meeting
 - i) Motion P Barnes 2nd S Cook Passed unanimously
- 4) 2586 Townsend Road – Special Use Permit
 - i) County Planning approval
 - ii) Motion to approve: P Barnes 2nd S Cook
 - iii) Passed Unanimously
- 5) 1239 Duvall Road- Solar Farm
 - i) Received information concerning firetruck size
 - ii) Roadway redesigned to reflect this information
 - iii) Updated site plan information submission – SWPP, Ag Data Statement, Lot Line adjustment, Decommission plan
 - iv) Added two (2) staging areas
 - v) Array size increased by 0.44 Acres
 - vi) Developer has met with NYSEG and Town Highway Supervisor Scott Yaw
 - (1) NYSEG requires the road to become a fully maintained Town road
 - (2) Project is incur the costs of the upgrade.
 - vii) SWPP submitted
 - (1) Information also included on site plan
 - (2) Information completes DEC permit requirements

- viii) Decommissioning plan initial submission
 - (1) Reviewed by Town Attorney
 - (2) Revisions in progress
- ix) Host Community Agreement needs to be completed
 - (1) Developer setting a meeting with Town Supervisor
- x) Operations and maintenance Plan submitted
 - (1) Qualified O&M - specialized for solar farms
 - (2) May subcontract to local companies for mowing and snow removal
 - (3) List of local companies to be submitted to Developer by Town
- xi) SEQR Type I
 - (1) Lead Agency letters sent
 - (2) Waiting for DEC response
- xii) Preliminary Approval
 - (1) Motion to approve: P Barnes 2nd S Cook
 - (2) Passed Unanimously
- xiii) Forward to County Planning for approval
- xiv) Public Hearing to be scheduled for March meeting

6) Training

- a) 4 hours per year
- b) Online classes available

7) Motion to adjourn: P Barnes 2nd S Cook Passed unanimously

8) Meeting adjourned 7:54 PM

Next Meeting: March 23, 2021 7 PM

Respectfully submitted,
Susan Cook