

**Town of Dix
Planning Board
Meeting Minutes**

Town Hall
Watkins Glen, NY
June 25, 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. Clark Special use permit @ 1416 Rte. 414
 1. Open 7:00 PM
 2. No public input
 3. Closed 7:01 PM
 - b. Jackson Special use permit @ 1916 Price Road See below
 1. Open 7:02 PM
 2. No public input
 3. Closed 7:03 PM
2. Open regular meeting 7:03 PM
 - a. Meeting minutes- incomplete
 - b. Special use permit final vote on Clark @ 1416 Rte. 414
 1. Accessory dwelling on one lot
 2. County
 - a. ADVISEMENT : Specify in special use permit structure is a residential dwelling only.
 - b. Added to permit by Board
 3. No comments from the Board
 4. Motion made P Barnes 2nd M Pierce
 5. Passed Unanimously
 - c. Special use permit final vote on Jackson @ 1916 Price Road
 1. County approval- no special conditions
 2. No Comments from the Board
 3. Motion Made: P Barnes, 2nd P Bartolomeo
 4. Passed Unanimously

- d. Application review for special use permit Warner @ 2425 CR 16
 1. Powder coating business
 - a. No smells, no VOC, all dust collected inside
 - b. Common stripper used
 - c. Compressor- minimal noise
 - d. Wet blast system in near future – cleaner process
 2. Performance regulation pointed out to owner
 3. Application complete
 4. Motion Made: P Barnes 2nd M Pierce
 5. Passed Unanimously
 6. Referral to County Planning for approval
 7. Schedule Public Hearing

Motion to adjourn: P Barnes

Second: P Bartolomeo

Meeting Adjourned 07:30 PM

Next official meeting date changed

Next Meeting: July 30, 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