

Town of Dix  
Regular Board Meeting  
September 11, 2023

Present: Supervisor Dominick Smith  
Councilman Jeff Meehan  
Councilman Brian Ervay  
Councilman Dave Hertel – 5:30 pm  
Code Enforcement Officer Dennis Tremblay – 6:00 pm  
Town Clerk Naomi C. Kingsley  
Highway Superintendent Scott Yaw

Supervisor Smith opened the Public Hearing regarding the proposed Planned Unit Development at 1889 Meads Hill Road Watkins Glen at 5:30 pm followed by the Pledge of Allegiance. Supervisor Smith stated that this hearing was just to explain what the board knows about the project so far, no vote is being taken, this informational only. Fourteen members of the public were in attendance to voice their concerns regarding the project which were traffic, cost to residents, environmental impact and noise.

Supervisor Smith closed the hearing 6:00 pm and opened the public hearing on short term rental 4 members of the public were in attendance. There being no comments Supervisor Smith left the hearing open until 6:30 pm.

Supervisor Smith closed the public hearing at 6:30 pm and opened the regular board meeting followed by the Pledge of Allegiance.

Supervisor Smith had one addition to the agenda, to move the topic of the open board seat to the top of the agenda.

Supervisor Smith stated that with the passing of F. Joe Hammond there is one empty seat on the board. Three candidates expressed interest and were interviewed and Alec Moore is willing to take on the position.

RESOLUTION #79: - offered by Ervay, seconded by Meehan  
Resolve to have Alec Moore appointed to the open seat until it can be voted on in the November election. Ayes 3, nays 0

Alec Moore was sworn in as the new councilmember.

Reports:

- a. Supervisor Smith reported that he worked on the short-term rental law and reviewed the Meads Hill development project. Budget season is here, doesn't look good, inflation is real, fuel costs are up along with health insurance up 10% and dental up 7%

general liability and workers comp insurance are up 6%. He will have a preliminary budget by the end of the month. Should we have meetings every Monday month of October? What about Columbus Day? Working through the water and sewer issues, finding errors on the village behalf, meters were wrong on their side. They are now around 7% which is within tolerances. Talked to Dennis on code stuff, planning board has a lot going on, working with Mike. Have to come to a close on solar next month, the moratorium runs out the end of November. Some suggested changes are to set back to houses and roads be 500' and developers pay for engineering and attorneys fees in advance.

- b. Deputy Supervisor -
- c. Bookkeeper – spoke with Rebekah and fiscal year 2022 is closed and filed. 2023 is in good shape should be done the end of next week.
- d. Superintendent of Highway – Last 30 days of August: Sealed town hall parking lot and oil stoned parking lot; Hedden Road is completed gravel, fog sealed, oil and stone; Mowing third round, rental boom mower arrived and we are doing backsides of ditches; Worked with Harley from Hunt Engineers on water meter on Wedgewood; Started hauling 1st stone from Seneca stone to replenish what we have been using this year; Ordered contractual salt for the 23-24 OGS bid; Shared service with Hector, Catlin, Reading; Civil service has posted fulltime job for MEO; working with Supervisor on budget stuff; Hedden road done for now, 2<sup>nd</sup> coat next year. Was asked by Supervisor about striping the parking lot. Councilman Meehan commented about low, wet spot in front of doors, nothing to be done. F600 working on it – international only one that has the bigger chassis 10 wheel freightliner in one year instead of 2, needs set back axle
- e. Code Officer – 39 total permits issued since last report; 35 building permits of all types now open; 1 demolition permit issued for a house; 0 certificate of occupancy issued for single family homes completed; many building permit inspections completed; 13 tent permits; 4 fireworks permits; 2 violation notices issued; 0 fire calls. Total fees collected \$14,578.10. Two large projects have kicked off recently, the Beaver Dams-Moreland Solar Farm and the new WGI Ticke Office Building. This accounts for the large amount of fees collected. There are two new houses in the works Allen Road and Gano Road. Working on an application for administrative warrants that may be needed. Looking at citations from other townships, how they use them.
- f. Planning Board – report from Mike DeNardo applications for a Special Use permit on Hornby Road, a sub-division on State Route 414, and proposed projects on Old Joe Road and Meads Hill Road.
- g. ZBA - nothing
- h. Town Court - none
- i. Dog Shelter – two dogs on report that belong to Reading not Dix.
- j. Committee Reps:

- i. EMC - none
- ii. FD – need to set up meeting for budget process
- iii. Landfill – tomorrow night meeting
- iv. Short Term Rental- held public hearings on 8/14/23 and 9/11/23 – more later
- v. Solar -review possible changes 500’ set backs from road and house and fees up front for attorney & engineers. Add property line to set back

RESOLUTION #80 – offered by Ervay, seconded by Hertel

Resolve to approve the July and August 2023 meeting minutes, the July and August 2023 clerk’s report and the audit. Ayes 3, nays 0

AUDIT 10 – 09/11/23

General Fund-Town Wide	2838-2853	\$ 11,382.60
General Fund-Outside Village	2843-2852	\$ 394.60
Highway Fund-Town Wide	1850-1856	\$ 5,058.38
Highway Fund Outside Village	1857-1858	\$ 20,390.45
Special Sewer Fund	515-516	\$ 23,378.43
Special Water Fund	515-516	\$ 24,113.32
Trust & Agency	401-404	\$ 6,154.19

Approve Supervisors Report for December 22 & January 23, Feb 23, March 23, April 23, May 23, June 23, July 23, Aug 23 tabled

Correspondence:

Old Business:

- Resolution to Approve Foil Request Form from Attorney Halpin - later
- Solar Moratorium-What are we doing? Ends 11/30/23. Already spoke
- Appointment of Clerk instead of Elected tabled till 1/1/24.
- 2022 Year end closing as of today filed with accountants
- Water and Sewer update - lost water closing the gap in a hurry will know the numbers on the 15<sup>th</sup>.

New Business:

- Open Board seat’s – thank you Alec
- 2024 Budget and needs, talk to Dominick
- Planned Unit Development
- Maintenance Mechanic Position, waiting, maybe laborer is the way to go, have position available 1 meo application received
- New Truck for Highway – talked about funds through chips, paveny and others

- Meter at WGI water tank, talked about secondary meter, didn't work will be dug up tomorrow
- Insurance review – talked about, Workers Comp stays the same as of now
- October Meeting should the date be changed to Tuesday because of Columbus Day or stay on Monday? We need a public hearing at 5:30 pm for the PUD and 6:00 pm for the zoning law change regarding seqr review.
- Set hearing for Fees for Inspection for short term rental and fire inspections

RESOLUTION #81 – offered by Ervay, seconded by Hertel

Resolve to approve Local Law #1 of 2023 regulating Short Term Rentals. Ayes 3, nays 0  
Law will take effect January 1, 2024, will set fees for inspections next month, be thinking about it, Dennis' time involved, mileage and such

Superintendent Smith adjourned the meeting at 7:38 pm.

Respectfully Submitted,

Naomi C. Kingsley  
Town Clerk