

Town of Dix  
Regular Board Meeting  
July 14, 2025

Present: Supervisor Dominick Smith  
Deputy Supervisor Brian Ervay  
Councilman Jeff Meehan  
Councilman Alan Gregory  
Councilman Alec Moore  
Town Clerk Naomi Kingsley

Others: One member of the public

Supervisor Smith called the meeting to order at 6:30 pm followed by the Pledge of Allegiance.

Additions to Agenda – one under new business - Meads Hill  
Public Be Heard-per policy - nothing – one member

Reports:

- a. Supervisor – working on different things, Town is now compliant with state on financial reports, working on water/sewer stuff. The Village is getting some maintenance done, dealing 3100 Wedgewood Road, they are still experiencing a sewer smell outside the house. Hunt Engineers will do an assessment. The property was smoke tested and everything works properly. The town receives a grant from our Workers Comp company and received a laptop and monitor (which is a 55" television), would like to mount in the board room so it can be used by everyone. It will require an outlet to be installed on the wall behind the bench. Alan asked that a courtesy email be sent to the judge to see if she has any issues since she used the room also. All in all, things are good right now.
- b. Deputy Supervisor – paper on sign, storm damage on roof carl guild fixed temporary needs shingles from room. Signs Jeremy 9400. Other need 3<sup>rd</sup> quote 7904.00 + 2400.00 haven't heard back from 3<sup>rd</sup> person
- c. Council Member Concerns – Gregory asked a few questions for educational purposes. He also stated that he would like to see the highway dept put more effort into finding other providers to find better prices. If they are not trying, how do we know we are getting the best prices. He also asked about the water tank inspection, was it done by a diver or a camera. It was a diver. Could it be done by camera? Need to ask Dept of Health. Meehan asked about the Highway Supt issue elected vs appointed, what happened. No action was taken.
- d. Clerk – no office hours July 31<sup>st</sup> and will be away Sept 15-19<sup>th</sup>. Deputy Clerk will be available her regular hours
- e. Bookkeeper – none
- f. Superintendent of Highway –
  - i. Hauled gravel from Odessa sand and stone
  - ii. Shared service with Town of Reading, Town of Hector. 2 trucks for a total of 7 days
  - iii. Hauled 1<sup>st</sup> stone for oil and stone for town road projects
  - iv. Dump spread 104 loads of gravel on Lawrence Johnson Road for highway project

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- v. Reported to a few trees down calls from dispatch and travelers on roads from high winds
- vi. took a few phone calls for chicken smell on Meads Hill Road
- vii. truck 18, 10 needed a few small repairs (wheel seals, hydraulic hose)
- viii. truck 5, 2019 Ram 5500 has an issue with not starting and not recognizing what gear it's in, I will be hooking my own computer system up to see if I can find anything, if not, I'll have to have it towed to a repair shop
- ix. shared service with Village of Watkins Glen for road sealing, 2 trucks
- x. will be starting second round of mowing road sides in 1 week
- g. Code Officer-Fire and Commercial Inspection Report – June – 10 new permits issued, 4 fire inspections for Short Term Rentals, 5 building permit inspections. Will start commercial inspections next week
- h. Planning Board – meeting 22<sup>nd</sup> for a subdivision
- i. ZBA – requesting approval to appoint Paul Coolican and Rick Campbell

Resolution #44 – offered by Gregory, seconded by Ervay

Resolve to appoint Paul Coolican and Rick Campbell to the ZBA. All in favor.

- j. Town Court – report submitted
- k. Dog Shelter - none
- l. Committee Reps:
  - i. EMC - none
  - ii. FD - none
  - iii. Landfill – Meehan reported that there are problems with testing agency. Looks like there will always be a landfill committee.
  - iv. Solar – Ervay reported that there are drawbacks – need a comprehensive plan to address storage, safety, maintenance, ventilation regarding commercial battery storage. The Town will need to change the local law. Town will hold a Public Meeting August 11<sup>th</sup> at 6:15 pm.
  - v. Short Term Rental – none

RESOLUTION #45 – offered by Gregory, seconded by Ervay.

Resolve to approve the June 2024 minutes, Town Clerk's Report and Supervisor's Report as well as the Audit Abstract #7. Ayes – 4, nays – 0

Audit – Abstract #7

|                              |              |               |
|------------------------------|--------------|---------------|
| General Fund-Town Wide       | 240-253      | \$ 4,768.85   |
| General Fund-Outside Village | 254-258      | \$ 449.14     |
| Highway Fund-Town Wide       | 241, 259-264 | \$ 3,849.18   |
| Highway Fund Outside Village | 266-268      | \$ 101,116.13 |
| Special Sewer Fund           | 39-41        | \$ 42,867.02  |
| Special Water Fund           | 39-42        | \$ 23,119.25  |
| Trust & Agency               | 14-16        | \$ 11,399.36  |

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Correspondence:

Old Business:

- Fagan PUD/Meads Hill updates, nothing as we have no application. nothing
- Water and Sewer Rates and Operations-rate suspended till further notice, pending litigation.
- Zoning Law review – Brian Ervay and Mike DeNardo discussed a couple things to do with str's, camping cabins and tiny homes. How to classify, create a new section? Should the 6-month window for someone living in a camper be bumped to 7, several issues regarding sizes, state has regulations. Noise ordinance, application fee schedule, hearing fee built in, right of ways 25 feet, ag retail sales- roadside versus ag retail, percentage grown on site, livestock birds and fowl in permit process, number animals, lot size. Town Board and Planning Board will hold a workshop Saturday, August 2<sup>nd</sup> at 9:00 AM.
- Battery Storage for Solar-set public hearing for battery storage

New Business:

There have been several complaints from residents in the Meads Hill Road area regarding chicken manure and egg shells that have been dumped in a field. The Town has no law to enforce such things. DEC was called but stated that there were no laws being broken. The complaint was forwarded to the Soil and Water Dept of DEC. An Encon officer showed up and stated that the person hauling the manure is in violation and will have to obtain the proper permits to continue. We need to come up with something to cover ourselves.

- New Code Schedule for fee

|                         | New Fee Schedule |                                   |
|-------------------------|------------------|-----------------------------------|
| Amount                  | Fee              | Fee plus below                    |
| \$0-\$10,000            | \$ 100.00        |                                   |
| \$10,001-\$25,000       | \$ 100.00        | \$3.00 per 1,000 over 10,000      |
| \$25,001-\$50,000       | \$ 150.00        | \$3.00 per 1,000 over 25,001      |
| \$50,001-\$100,000      | \$ 200.00        | \$3.00 per 1,000 over 50,001      |
| \$100,001-\$250,000     | \$ 300.00        | \$3.00 per 1,000 over 100,001     |
| \$250,001-\$500,000     | \$ 700.00        | \$3.00 per 1,000 over 250,001     |
| \$500,001-\$750,000     | \$ 1,500.00      | \$3.00 per 1,000 over 500,001     |
| \$750,001-\$1,000,000   | \$ 2,000.00      | \$3.00 per 1,000 over \$750,001   |
| \$1,000,001-\$5,000,000 | \$ 3,000.00      | \$3.00 per 1,000 over \$1 million |
| \$5,000,000             | to be negotiated |                                   |

| Other Changes    | Old Fee  | New Fee   |
|------------------|----------|-----------|
| Swimming Pools   | \$ 50.00 | \$ 100.00 |
| Wood Stove       | \$ 50.00 | \$ 100.00 |
| Tents            | \$ 50.00 | \$100.00  |
| Roof Replacement | \$ 50.00 | \$ 100.00 |

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|                                                                                                                                                                                     |          |                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|---------------------------------------------|
| Expired Permits                                                                                                                                                                     | 50%      | \$50.00 for 6 months approved in April 2025 |
| Fire/Public Assembly Inspections                                                                                                                                                    | \$ 120   | \$150                                       |
| Demo Permit                                                                                                                                                                         | \$ 50.00 | \$ 100.00                                   |
| *** Work performed without permit subject to fine plus double the cost for the permit and CEO could ask for Engineering report to support work performed without permit/inspections |          |                                             |

RESOLUTION #46 – offered by Ervay, seconded by Meehan

Resolve to approve the new building permit fee schedule. Ayes – 3, Nays - 1

RESOLUTION #47 – offered by Ervay, seconded by Gregory

Resolve to approve the Watkins Glen Fire Company gambling permit for The Spirit of Schuyler Fund Raiser to be held at WGI on Sept 26<sup>th</sup> pending our Attorney’s approval. Ayes – 4, nays – 0.

In conversation with the highway department regarding uniforms. The contract with Unifirst will be up in next couple days. The cost is going up and will be almost \$4000.00 for uniforms for 4 employees. The Handbook says we will provide them uniforms.

RESOLUTION #48 – offered by Gregory, seconded by Meehan.

Resolve to cease the contract with Unifirst and authorize \$420.00 per person to purchase work clothes (boots, pants, shirts, Hi-vis coats) beginning August 1, 2025. Ayes – 4, nays – 0.

There being no further business, Supervisor Smith adjourn the meeting at 8:07 pm.

Respectfully Submitted,

Naomi C. Kingsley, Clerk  
Town of Dix