

**Town of Dix
Planning Board
Meeting Minutes**

Town Hall
Watkins Glen, NY
February 19 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. 2400 SR 414 Special Use Permit Public hearing open 7:00 PM
 1. Winners Circle Ice Cream
 2. No public input
 3. Closed 7:02 PM
 - b. 3130 CR 16 Special Use Permit Public Hearing Open
 1. See below
 2. Closed 7:30 PM
 - c. 1550 Russell Hill Road Special Use Permit Public Hearing Open
 1. See below
 2. Closed 7:42

2. Open regular meeting 7:45
 - a. 2400 SR 414 Special Use Permit
 1. No public input
 2. Closed 7:04 PM
 - b. 3130 CR 16 Special Use Permit
 1. County approval- no special conditions
 2. No Comments from the Board
 3. Motion Made: M Pierce, 2nd M DeNardo
 4. Unanimously passed.
 - c. 1550 Russell Hill Road Special Use Permit Public
 1. County approval- no special conditions
 2. No comment from the Board
 3. Motion Made: Barnes, 2nd M Pierce
 - d. Hallenback Minor Subdivision
 1. 2582 CR 17
 2. Application complete
 3. No questions or comments from Board
 4. Motion Made: P Barnes 2nd M Pierce
 5. Unanimously passed
 6. Referral to County Planning for approval
 7. Schedule Public Hearing
 - e. Lynn Subdivision
 1. 1380 King Hill Road 1 lot (B lot) subdivided into 2 lots (B1& B2)
 2. Application complete
 3. No questions or comments from board
 4. Referral to County Planning for approval

5. Motion P. Barnes, 2nd S Cook
6. Unanimously passed
7. Schedule
- f. Training Opportunities April 4
- g. Woodstock vs. Town issues
 1. parking in areas that may not be zoned for this use
 2. Town is hiring Cornell to review road conditions
 3. Campgrounds require a Special use permit
 4. Town needs additional guidance from Town Attorney
 - 5.

Motion to adjourn: M DeNardo

Second: M Pierce

Meeting Adjourned 08:30 PM

Next Meeting: March 19, 2019 7 PM

Respectfully submitted,

Susan Cook

Public Hearing

CR 16 Solar Farm to order 7:02

1. Renovous Solar overview of solar farm
2. NYSEG territory
3. 13 farms built to date
4. Coop structure of farm. Panels are sold to individuals
5. 2 Acre/ 4 Acre (Russell Hill Road)
6. No plans for expansion
7. How will it benefit landowners?
 - a. The property owners you can buy in.
8. Property owners shown location of solar farm. Panels facing south.
9. Range of service? Anyone in NYSEG Territory can buy in.
10. Credit from NYSEG? Sort of..Renovous distributes credit.
11. Corning is not involved with this project
12. What are the affect on the land?
 - i. Not much. I beams into the ground. Still grass covered
13. Warranty timeframe? 25 years by warranty
- 14 How long have you been in business? Since 2003
14. Comment from a property owner that has worked with Renovous in the past
15. If panels are owned then is the property
16. Fenced? 7'high Chain link

17. Are the panels accepted across the country? Yes, Tier 1 solar panels

- i. Warrantied by a third party
- ii. Industry standard

18. Who is responsible for decommission

- i. Renovous is responsible for decommission
- ii. Decommissioning costs are bonded
- iii. 125% of costs to decommission.

19. Will there be additional farms?

- i. No.. Limited by power lines.

20. Battery storage?

- i. No, direct inverter
- ii. no battery storage
- iii. Inspected by third party and NYSEG

21. Setback from CR 16?

- i. Setback as per Town standards
- ii. Where to get a custom buy in? Does it save over NYSEG
 - 1. RenovousSolar .com for quotes
 - a. Tax Credits available
 - b. Subscription – save 10% over NYSEG

22. 1covered for natural disasters ?

- i. Farm is fully covered

Russell Hill

- 1. Is there capacity for 8 individual homes? Yes
- 2. Farm location passed around

3. Fence questions
 - a. Fabricated fence
 4. Fire safety?
 - a. Fenced in, gated and locked
 - b. Fire dept is trained for this type of farm
 - c. Open house for Fire, EMS
 - d. Fire Dept will have a key
 - e. Very little plastic – no gases
 5. Are there other solar companies that do this type of farm? No
 6. Will you ever sell? No Coop owned
- b. Public Hearing Closed 7:42