

**Town of Dix
Planning Board
Meeting Minutes**

Town Hall
Watkins Glen, NY
July 30, 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. Warner Special use permit @ 2425 CR 16
 1. Open 7:00 PM
 2. No public input
 3. Closed 7:01 PM

 2. Open regular meeting 7:01 PM
 - a. Meeting minutes
 1. Motion Made: P Barnes , 2nd M Pierce

 - b. Special use permit final vote on Warner @ 2425 CR 16
 1. County planning approval
 2. No comments from the Board
 3. Motion made P Barnes, 2nd M Pierce
 4. Passed Unanimously

 - c. Wallenbeck @ 2536 Beaver Dams – Moreland Road
 1. Application submitted
 2. Additional dwelling- residential dwelling only
 3. Soil & Water statement septic and well approval
 4. No Comments from the Board
 5. Send to County Planning for approval
 6. Motion Made: P Barnes , 2nd P Bartolomeo
 7. Passed Unanimously
 8. Schedule for public hearing next month

 - d. Crane Solar Farm 2625 CR 16
 1. Developer background Delaware River Solar
 2. Owner/ Operator
 3. 30 year lifespan
 4. Project summary
 5. 3.7 MWAC system
 6. NY State development ONLY
 7. Community solar farm
 8. 3-4 month construction timeframe

9. Minimal traffic
10. Site plan review
 - a. Visual screening- natural trees
 - b. Wetland mitigation- temporary impacts
 - i. Possible site plan adjustment to avoid wetland impact
 - ii. Nationwide DEC permit
 - c. Stormwater management
 - i. Access road
 - ii. Limited impact- roadside ditch
 - iii. Bioretention pond
 - iv. Limited impact development
 - d. Distribution line – connection on CR 16 (3 phase)
 - e. Site is fully fenced.
 - f. Panels are glare retardant
 - i. No impact on flight travel
 - g. Can use for sheep grazing
 - h. Electricity – underground to CR 16 then above ground to poles
 - i. SEQR- Type 1 coordinated review
 - i. Town to send letters
 - i. Long form as submitted with map
 - j. Town to take lead for SEQR process
 - i. Motion P Barnes 2nd M Pierce
 - k. Referred to County Planning for review
 - l. Schedule public hearing Aug 28, 2019
 - m. Motion P Barnes 2nd M Pierce
- e. Training
 - a. Info for a future training

Motion to adjourn: M Pierce
Second: P Bartolomeo

Meeting Adjourned 07:50 PM

Next official meeting date changed

Next Meeting: Aug 28, 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