

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES**

June 16, 2021

~~Ronald E. Dougherty County Office Building
Legislative Conference Room — Main Floor
56 Main Street, Owego, NY~~

7:00 PM

I. CALL TO ORDER AND INTRODUCTIONS

- Chairman D. Chrzanowski called the meeting to order at 7:02 PM.
- Note - this meeting was conducted via Zoom and recorded as allowed by Governor Cuomo Executive Order and extensions regarding COVID-19 spread prevention. These minutes also serve as a transcript of the meeting.

II. ATTENDANCE

- A. Planning Board Members:
Present: Doug Chrzanowski, Grady Updyke, Tim Pollard, Art Cacciola, Pam Moore, Matt Tomazin, John Current, Rawley Filbin, Chelsea Robertson
Excused: Mike Reynolds, Georgeanne Eckley,
Absent: Tim Goodrich
- B. Ex Officio Members:
- C. Local Officials: None
- D. 239m Review: Kory Rosati and Lee Ward of Nikos Automotive
- E. Guests:
- F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda (flipping order of 239 review cases).
R. Filbin/C. Robertson/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of May 19, 2021 minutes.
M. Tomazin/D. Chrzanowski/Carried
None Opposed
No Abstention

V. PRIVILEGE OF THE FLOOR

- None

VI. CORRESPONDENCE

- On file at the EDP Office

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2021-015: Town of Owego, Special Use Permit, Nikos Automotive

The applicant is requesting a special use permit to expand their existing automobile sales and detail garage business, started in July of 2015, located at the corner of Main Street and Pennsylvania Avenue in Apalachin. The applicant plans to construct a 30’x30’ square foot addition that contains two service bays to conduct automobile mechanical and warranty work.

Current hours of operation are Monday through Friday 9:00 AM to 7:00 PM and Saturdays 10:00 AM to 2:00 PM. These hours of operation will remain the same. Applicant states they now have five service customers a day and two to six sales customers. They expect this to increase to 10 to 20 total customers per day with these new services. They also plan to increase number of employees from the current three to a total of seven.

The applicant’s attached concept drawing shows the proposed two added garage bays to the north side of the existing building. Customers for the mechanical and warranty work will enter from the Pennsylvania Avenue side of the property, proceed around the new addition, and enter a garage from the rear of the new addition.

The proposed use is in character with this main intersection and commercial area in the hamlet of Apalachin. Again, it is beneficial to the town and community that another small business is willing to expand their operations during this difficult financial time. The Owego Town Board has already approved the applicant’s Well Head Permit, which is required before other local approvals commence.

Staff recommends approval of the special use permit with the condition that the applicant return for further required local approvals at a future date.

Q. D. Chrzanowski: Elaine, have you referred this to County DPW for comment? **A. E. Jardine** – I am going to wait until the site plan review stage, when there are actual site plans to look at. Gary Hammond will want real site plans to review. I know that Joann did send this proposal to Gary and she did not receive feedback from him.

Motion to recommend approval of the special use permit with the condition noted:

C. Robertson/P. Moore/Carried	
Yes	9
No	0
Abstention	0

2. County Case 2021-014: Town of Berkshire, Local Law #3 of 2021, Site Plan Review LL Amendment

Staff recommends approval of the Town of Berkshire Site Plan Review Local Law Amendment with the conditions that the Town Board holds a public hearing and address SEQR as a Type I Action with the Full EAF before adoption.

Q. D. Chrzanowski: What is meant in section D item 11 by prime farmland from the County Ag & Farmland Protection Plan? **A. E. Jardine** – USDA Soil Classes 1-4 for food production. **P. Moore**

commented that probably better wording for that, which is more consistent with the 2015 County Ag & Farmland Protection Plan, is Agricultural Preservation Priority. E. Jardine will provide that language to Tim Pollard to facilitate this change by the Town Planning Board.

Motion to recommend approval of the site plan review local law amendment with the conditions noted:

C. Robertson/R. Filbin/Carried	
Yes	9
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. **Town of Candor** (A. Cacciola)
 - Candor Town Board held a public meeting last Saturday to inform residents on the request of the Candor Ambulance Squad for town funding for one year.

2. **Town of Tioga** (D. Chrzanowski)
 - No report.

3. **Town/Village of Spencer** (T. Goodrich)
 - Not in attendance.

4. **Town of Berkshire** (T. Pollard)
 - No report.

5. **Village of Newark Valley** (M. Reynolds)
 - The Village Board approved the final draft of the Comprehensive Plan Update to send through the local approvals process.

6. **Town of Newark Valley** (M. Tomazin)
 - No report.

7. **Town of Barton** (G. Updyke)
 - No report.

8. **Town of Owego** (J. Current)
 - No report.

9. **Town of Nichols** (P. Moore)
 - No report.

10. **Village of Waverly** (R. Filbin)
 - No report.

11. **Village of Owego** (G. Eckley)
 - No report.

B. Staff Report:

- E. Jardine informed Board members Megan Griffiths was on vacation this month when she was putting the TCPB meeting packet together, so the Agricultural Development Report was not included just for this month.

IX. OLD BUSINESS

- Future virtual TCPB meetings – E. Jardine informed members that the Governor’s Executive Order to allow virtual government meetings expires June 25. C. Robertson then updated the Board that the Governor extended this until July 5. P. Moore is the only Board Member who will need some type of accommodation. Since the Board voted last month to continue virtual Zoom meetings even after pandemic restrictions are lifted, she and E. Jardine will work on this between now and next meeting.

X. ADJOURNMENT

- A. Next Meeting July 21, 2021, @ 7:00 PM via Zoom.
- B. Motion made to adjourn at 7:35 PM. T. Pollard/M. Tomazin/Carried.

Respectfully submitted,
Elaine Jardine, Tioga County Planning Director
Economic Development and Planning