

# TEAM TIOGA

we work for you

ECONOMIC DEVELOPMENT & PLANNING

INDUSTRIAL DEVELOPMENT AGENCY

LOCAL DEVELOPMENT CORPORATION

August 18, 2021

Meg Gilbert, Secretary  
Village of Owego DPW  
20 Elm Street  
Owego NY 13827

Patrick Gavin  
Owego Hose Team  
103 North Ave  
Owego NY 13827

RE: County Case # 2021-020  
Site Plan Review and Floodplain Special Use Permit

Local Case No. 08062021-1&2

Pursuant to Article 12B, Section 239m of NYS General Municipal Law, the Tioga County Planning Board has reviewed the cited case at their July 21<sup>st</sup> meeting and provided a finding and recommendation for **Approval of the Site Plan Review and Floodplain Special Use Permit with the conditions noted.** It is therefore requested that the appropriate Village of Owego Board(s) consider the information presented in the attached documents, "Staff Analysis and Recommendation, Section 239 Review" when rendering a decision on this case.

Please notify this office of your Board's decision.

Sincerely,



Elaine D. Jardine  
County Planning Director

CC: Jeff Soules, Village of Owego Superintendent of Public Works

File:239/2021-020N



**TIOGA COUNTY DEPT OF ECONOMIC DEVELOPMENT & PLANNING**  
**STAFF ANALYSIS AND RECOMMENDATIONS**  
**SECTION 239 REVIEW**

**COUNTY CASE:** #2021-020

**MUNICIPALITY:** Village of Owego

**REQUESTING BODY:** Village of Owego Planning Board and Zoning Board of Appeals

**LOCAL CASE NO.:** 08062021-1&2

**APPLICANT:** Owego Hose Team

**DATE RECEIVED:** 8/6/2021

**REQUEST:** Site Plan Review and Floodplain Special Use Permit

**LOCATION:** 105 North Ave (State Route 96), Tax Map # 128.08-7-14.15

**ZONING:** High Density / Mixed Use (HD/MU)

**General Information:** The applicant is requesting site plan approval and a floodplain special use permit to construct and operate a 720 square foot, one-story building called the “Steamer House”, with grounds, to house their restored 1866 Amoskeag Harp-Frame Steam Pumper, the restored bell from the fire station (which can no longer structurally support the bell), as well an eternal flame memorial. It will look almost exactly like the Marathon steamer house picture attached to the applicant’s narrative. This new structure will be located directly adjacent to the north of the current Owego Fire Department fire truck garage. The Village is currently in the process of acquiring this property via land swap with Applied Technology Manufacturing Corporation.

This proposed structure is to be located within FEMA’s 1% annual chance Special Flood Hazard Area. The first floor elevation is proposed to be elevated to Base Flood Elevation at 813 feet above mean sea level, which is the first floor elevation of the adjacent fire department garage. The walls, which are to be comprised entirely of wood frame and glass, will have flood vents at ground level up to 2 feet above BFE, making the structure flood-friendly.

This facility has been designed for visitation by pedestrians only, and not as a destination. Visitors and locals alike, who are in the area for other reasons, will visit the facility by foot.

**ANALYSIS:**

***Local Zoning Code:***

**Charter and Code of the Village of Owego**

**Chapter 117**

**FLOOD DAMAGE PREVENTION**

**ARTICLE V**

**Construction Standards**

**§ 117-15. Standards for all structures.**

**B. Construction materials and methods.**

- (2) New construction and substantial improvements to structures shall be constructed using methods and practices that minimize flood damage.

**§ 117-17. Standards for nonresidential structures.**

The following standards apply to new and substantially improved commercial, industrial and other nonresidential structures located in areas of special flood hazard, in addition to the requirements in § 117-14A, Subdivision proposals, and § 117-14B, Encroachments, and § 117-15, Standards for all structures.

- A. Within Zones A1-A30, AE and AH, and also Zone A if base flood elevation data are available, new construction and substantial improvements of any nonresidential structure shall either:
  - (1) Have the lowest floor, including basement or cellar, elevated to or above two feet above the base flood elevation;
  - (2) Be floodproofed so that the structure is watertight below two feet above the base flood elevation, including attendant utility and sanitary facilities, with walls substantially impermeable to the passage of water. All structural components located below the base flood level must be capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy

**Chapter 195  
ZONING**

**ARTICLE VII  
Special Use Permits**

**§ 195-32. Areas subject to flooding.**

All applicants for building and use permits in areas ascertained by the Superintendent of Public Works as subject to flood conditions shall obtain from the Zoning Board of Appeals a special use permit, provided that the following standards and controls are complied with:

- B. Wherever desirable or necessary, the first floor level of any structure not used for residential purposes shall be equal to or higher than the elevation of the high water level as determined by the Superintendent of Public Works in accordance with previous flood records.
- C. No storage in tanks of liquid fuel or any other combustible material shall be permitted;
- D. Any other controls or restrictions which are deemed necessary to minimize or eliminate damage to buildings and structures from floodwaters shall be required by the Zoning Board of Appeals.

⇒ *This proposal does not comply with either relevant Village of Owego Code stated above – §117-17 or §195-32. Therefore, variances from the Village Zoning Board of Appeals are required regarding the non-residential floodplain construction requirements contained in these two laws.*

**ARTICLE XXI  
High-Density/Mixed-Use Overlay District (HD/MU)**

**ARTICLE XXII  
Site Plan Review  
[Added 12-20-2010 by L.L. No. 3-2011]**

**§195-139. Site plan review. [Amended 10-20-2014 by L.L. No. 4-2014; 2-5-2018 by L.L. No. 1-2018]**

- A. Site plan approval. The Planning Board shall review the site plan and supporting data and shall hold a public hearing within 62 days of submittal before approval or approval with stated conditions is given, and shall take into consideration the following objectives:
  - 1) Harmonious relationship between proposed uses and existing adjacent uses.

- 2) Maximum safety of vehicular circulation between the site and the street network.
- 3) Maximum adequacy of interior circulation, parking and loading facilities with particular attention to vehicular and pedestrian
- 4) Adequacy of landscaping and setbacks in regard to achieving maximum compatibility and protection to an adjacent residential district. Should changes or additional facilities be required by the Planning Board, final approval of the site plan shall be conditional upon the satisfactory compliance by the applicant to the changes or addition. An applicant wishing to make changes to an approved site plan shall submit a revised site plan to the Planning Board for review and approval before making application for a building permit.

**Comments:** This proposed use is in harmony with the neighborhood, which is comprised mainly of mixed-use, religious, and commercial uses, and also the original fire station and the newer fire truck garage. The new structure will add to the aesthetics of the entire area, and provide a logical transition to the new and adjacent Village Park, which is now in design, as part of the Downtown Revitalization Initiative.

However, this proposal is not in compliance with requirements of the Village's Zoning Code or Flood Damage Prevention Law in terms of elevation and construction of non-residential structures within FEMA's 1% Annual Change Flood Hazard Area.

**Conditions:**

1. That the applicant obtain all required state, county and local permits, licenses and registrations.
2. That the Village Zoning Board of Appeals consider and grant the applicant variances from requirements for construction of non-residential structures within the floodplain contained in both the Village Zoning Code §195-32 and the Village Flood Damage Prevention Law §117-17.

**RECOMMENDATION:** After thorough consideration of the above, Staff advises the County Planning Board recommend **Approval of the Site Plan Review and Floodplain Special Use Permit with the conditions noted.**

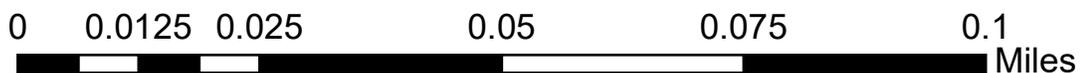
# Village of Owego DRI

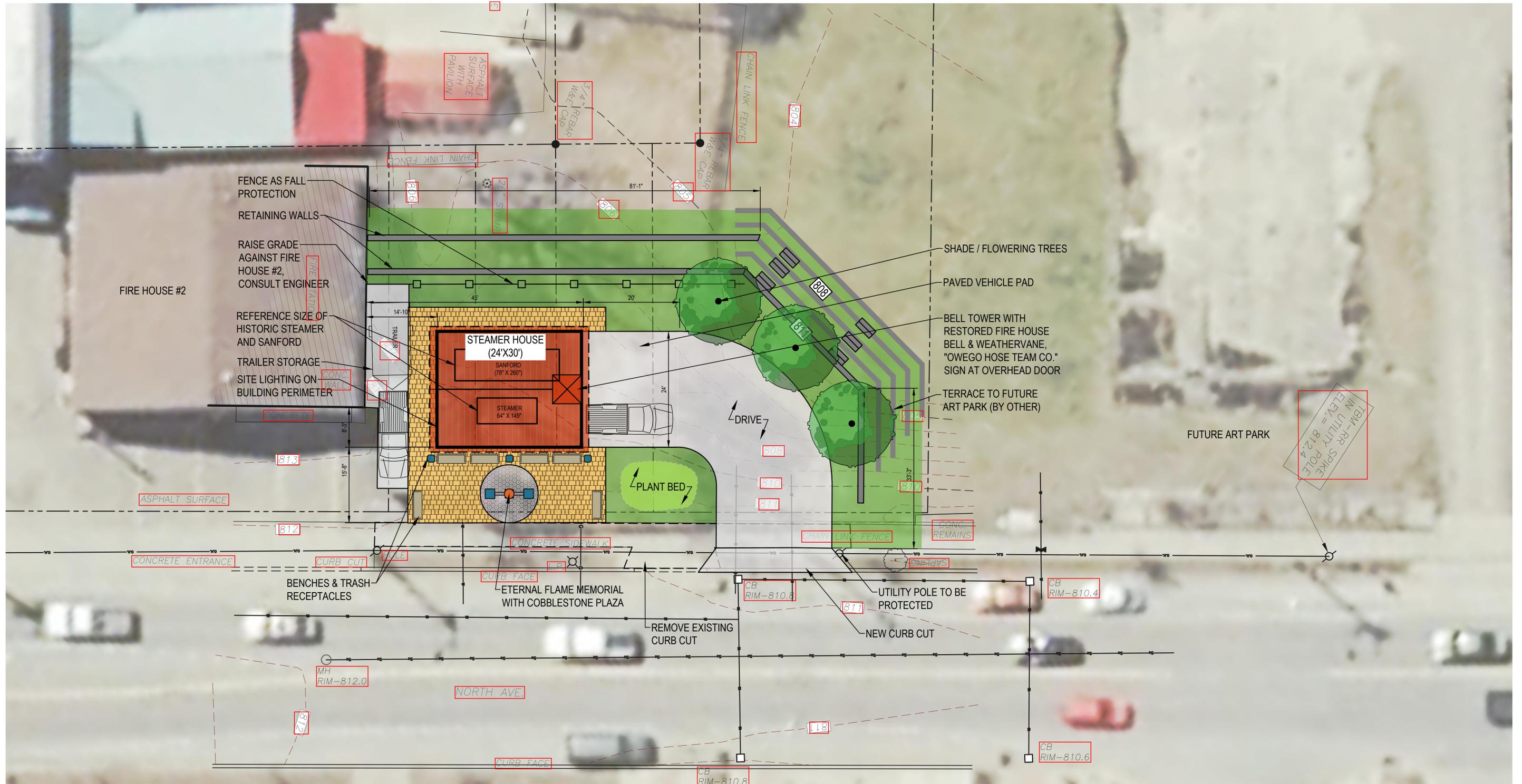
## North Ave Art Park Proposed Boundaries



NYS ITS GIS Program Office, Westchester County GIS

- Legend**
- Steamer House Location
  - Art Park Boundary
  - Parcel Properties 2020

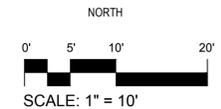


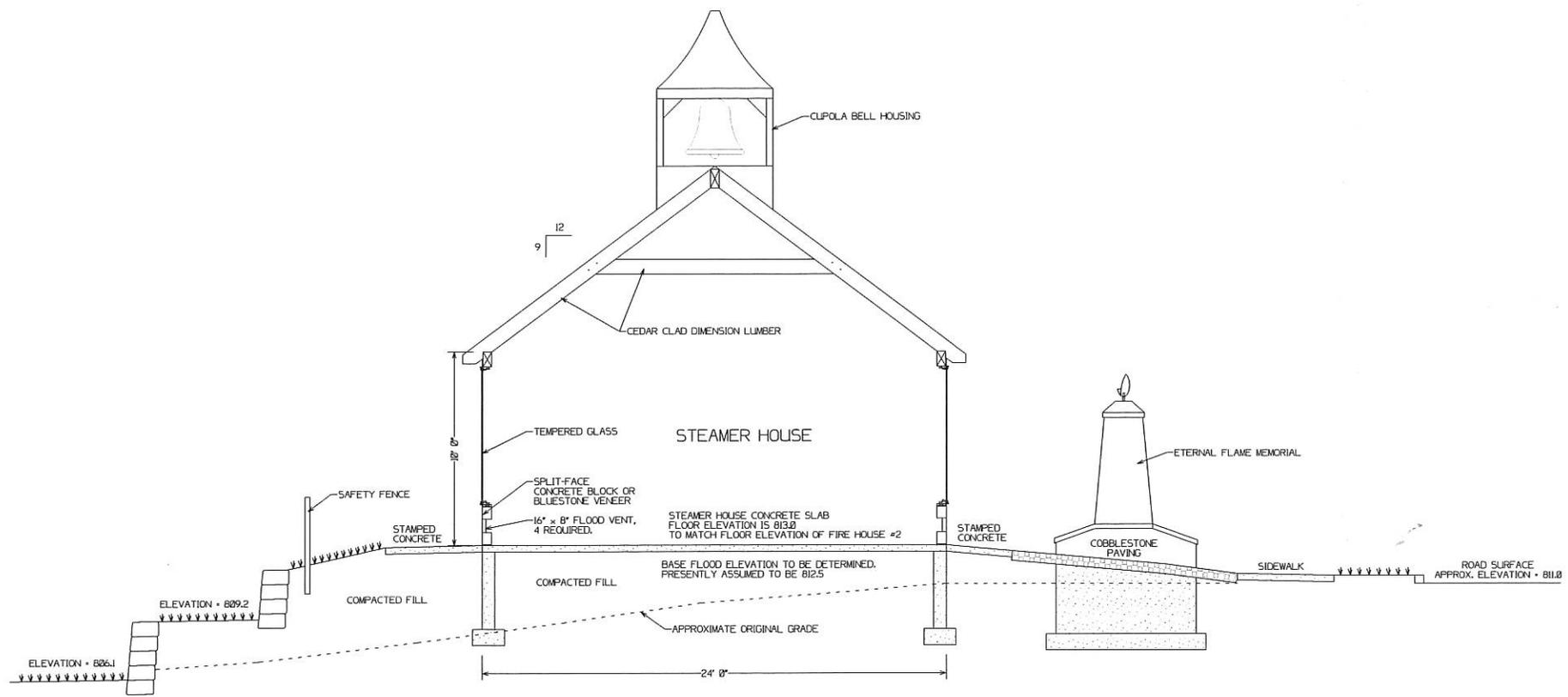


# OWEGO STEAMER HOUSE

## SCHEMATIC SITE PLAN

NOT FOR  
CONSTRUCTION





BUILDING AND SITE CROSS SECTION

PRELIMINARY DRAWING  
 NOT FOR CONSTRUCTION

GENERAL NOTES  
 1. UNAUTHORIZED ALTERATION OR REVISION TO A DRAWING VIOLATES A LICENSED ENGINEER'S SEAL & A VIOLATION OF HIS EDUCATION LAW 16, SECTION 730b, SUBSECTION 2.  
 2. THIS DRAWING AND DESIGN ARE THE PROPERTY OF ALLIANCE ENGINEERING. THE STAMP AND/OR SIGNATURE MUST CONTRAST IN COLOR FROM THE DRAWING FOR THIS TO BE AN OFFICIAL DESIGN.  
 3. PLOTTING AND REPRODUCTION PROCESSES DO NOT ALWAYS MAINTAIN DIMENSIONAL ACCURACY. DO NOT ATTEMPT TO SCALE DIMENSIONS FROM THE DRAWING.

# OWEGO STEAMER HOUSE

NORTH AVENUE  
OWEGO, NEW YORK 13827  
DELTA PROJECT NO. 2021.051.001  
JULY 07, 2021  
PLANNING BOARD SUBMISSION

## INDEX OF DRAWINGS

### GENERAL

TS TITLE SHEET

### LANDSCAPE ARCHITECTURAL

L-110 DEMOLITION AND EROSION & SEDIMENT CONTROL PLAN  
L-120 LAYOUT PLAN  
L-130 GRADING AND UTILITY PLAN  
L-500 EROSION & SEDIMENT CONTROL DETAILS  
L-501 SITE DETAILS  
L-502 SITE DETAILS

## ARCHITECT/ENGINEER



860 Hooper Road  
Endwell, New York 13760  
Tel: 607.231.6600  
Fax: 607.231.6650  
Email: mail@delta-eas.com  
www.delta-eas.com

## PROJECT LOCATION



## OWNER

OWEGO HOSE TEAM INC.  
PATRICK GAVIN  
(CAPTAIN/PRESIDENT)

TS



Key Plan

SCALE: X" = XX'-X"

NOT FOR CONSTRUCTION

No.	Revision	Date

Project Name  
**OWEGO HOSE TEAMS**  
**STEAMER HOUSE**  
 OWEGO, NEW YORK

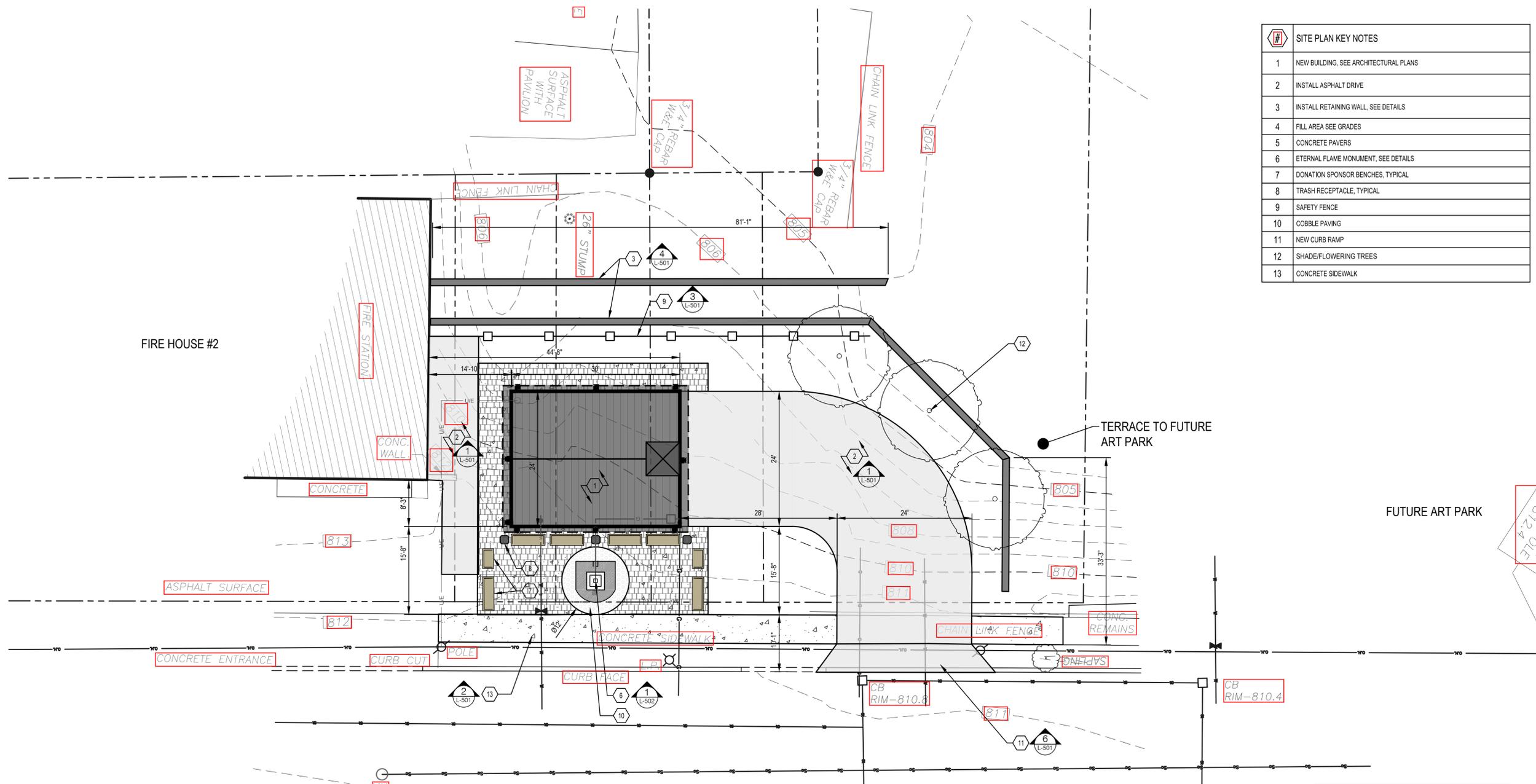
**DELTA**  
 ENGINEERS, ARCHITECTS, & SURVEYORS  
 860 Hooper Road  
 Endwell, New York 13760  
 Tel: 607.231.6600  
 Fax: 607.231.6650  
 Email: mail@delta-eas.com  
 www.delta-eas.com

Seal	Phase PLANNING BOARD
	Project No. 2021.051.001
Date	2021.07.07

Drawing Title  
**SITE PLAN**

Drawing No.  
**L-120**

#	SITE PLAN KEY NOTES
1	NEW BUILDING. SEE ARCHITECTURAL PLANS
2	INSTALL ASPHALT DRIVE
3	INSTALL RETAINING WALL. SEE DETAILS
4	FILL AREA SEE GRADES
5	CONCRETE PAVERS
6	ETERNAL FLAME MONUMENT. SEE DETAILS
7	DONATION SPONSOR BENCHES. TYPICAL
8	TRASH RECEPTACLE. TYPICAL
9	SAFETY FENCE
10	COBBLE PAVING
11	NEW CURB RAMP
12	SHADE/FLOWERING TREES
13	CONCRETE SIDEWALK



**GENERAL GRADING & DRAINAGE NOTES**

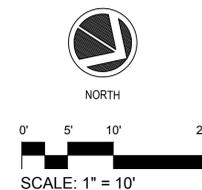
- CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHY WITHIN THE PROJECT LIMITS. INFORM LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES WITH EXISTING CONDITIONS TOPOGRAPHY IS FOUND.
- IT IS IMPORTANT THAT THE CONTRACTOR HAS THE PROPER EQUIPMENT ON SITE TO ESTABLISH DESIGN GRADES DURING CONSTRUCTION.
- ALL INVERT ELEVATIONS SHALL BE FIELD CHECKED BEFORE STARTING TO WORK.
- ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
- ALL DIVERSIONS OR SWALES TO HAVE STAKED HAY-BALE FILTERS INSTALLED FOR EROSION CONTROL THE SAME DAY THEY ARE GRADED.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
- AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 4" PRIOR TO PLACEMENT OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE, OR OTHER RELATED PROBLEMS.
- ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8" IN THICKNESS UNLESS NOTED OTHERWISE.
- FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- IN SUBGRADE AREAS WHERE UNSUITABLE SOILS EXIST, CONTRACTOR TO EXCAVATE AND REPLACE PER SPEC.
- SPOT ELEVATIONS AND SLOPE ARROWS ARE PROVIDED TO SHOW PROPOSED SURFACE DRAIN PATTERNS ON THE PROJECT SITE.
- ANY EXCESS EXCAVATED SOILS AT THE END OF THE JOB SHALL BE REMOVED FROM THE SITE & DISPOSED OF IN AN APPROVED MANNER AT NO ADDITIONAL COST.

**GENERAL LAYOUT NOTES**

- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY. FIELD CHANGES MUST BE APPROVED LANDSCAPE ARCHITECT.
- DIMENSIONS NOTED WITH A +/- ALLOW CUSHION FOR DISCREPANCY. ALL DIMENSIONS ARE PERPENDICULAR TO OUTSIDE FACE OF OBJECT THEY INTERSECT.
- WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE OFF DRAWINGS.
- SEE DETAILS FOR ADDITIONAL LAYOUT INFORMATION.
- CONTRACTOR TO FIELD LOCATE AND STAKE-OUT MAJOR SITE ELEMENTS FOR APPROVAL PRIOR TO EXCAVATION.
- FINAL PAVER AND HARDSCAPE ELEMENTS COLORS TO BE DETERMINED BY LANDSCAPE ARCHITECT AND APPROVED BY OWNER. CONTRACTOR TO PROVIDE 5x5' MOCK UP OF PATTERN TO BE APPROVED.

**LEGEND:**

CONCRETE CURB	
PAVEMENT	
CONCRETE SIDEWALK	
STAMPED CONCRETE	
COBBLESTONE PAVING	
BENCH	
TRASH RECEPTACLE	
ETERNAL FLAME MONUMENT	
SAFETY FENCE	
RETAINING WALL	





Key Plan

SCALE: X" = XX'-X"

NOT FOR CONSTRUCTION

No.	Revision	Date

Project Name  
**OWEGO HOSE TEAMS**  
**STEAMER HOUSE**  
 OWEGO, NEW YORK



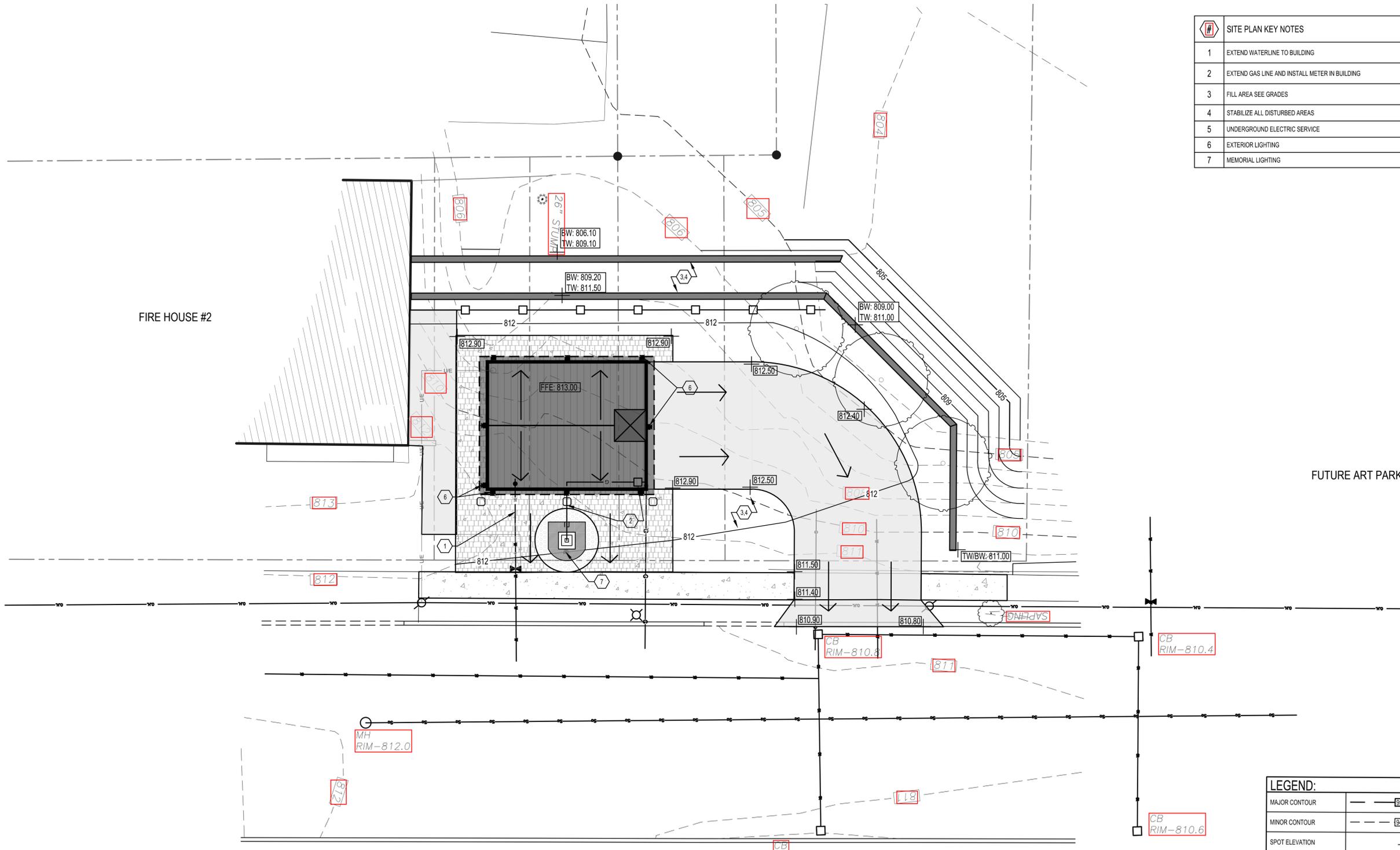
860 Hooper Road  
 Endwell, New York 13760  
 Tel: 607.231.6600  
 Fax: 607.231.6650  
 Email: mail@delta-eas.com  
 www.delta-eas.com

Seal	Phase PLANNING BOARD
	Project No. 2021.051.001
Date	2021.07.07

Drawing Title  
**GRADING AND UTILITY PLAN**

Drawing No.  
**L-130**

#	SITE PLAN KEY NOTES
1	EXTEND WATERLINE TO BUILDING
2	EXTEND GAS LINE AND INSTALL METER IN BUILDING
3	FILL AREA SEE GRADES
4	STABILIZE ALL DISTURBED AREAS
5	UNDERGROUND ELECTRIC SERVICE
6	EXTERIOR LIGHTING
7	MEMORIAL LIGHTING

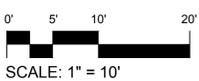


**GENERAL UTILITY NOTES**  
 1. ALL ELECTRICAL WORK SHALL BE COMPLETED IN ACCORDANCE WITH STATE AND LOCAL CODES.  
 2. ALL UTILITY WORK TO BE COMPLETED BY A QUALIFIED INDIVIDUAL, LICENSED TO PRACTICE IN THE LOCAL STATE/MUNICIPALITY

LEGEND:	
MAJOR CONTOUR	— 85 —
MINOR CONTOUR	- - - 84 - - -
SPOT ELEVATION	+ 84.55
UNDERGROUND NATURAL GAS	— G —
UNDERGROUND ELECTRIC	— U/E —
UNDERGROUND WATER	— W —
DRAINAGE ARROW	→



NORTH



SCALE: 1" = 10'



Key Plan

SCALE: X" = XX'X"

NOT FOR CONSTRUCTION

No.	Revision	Date

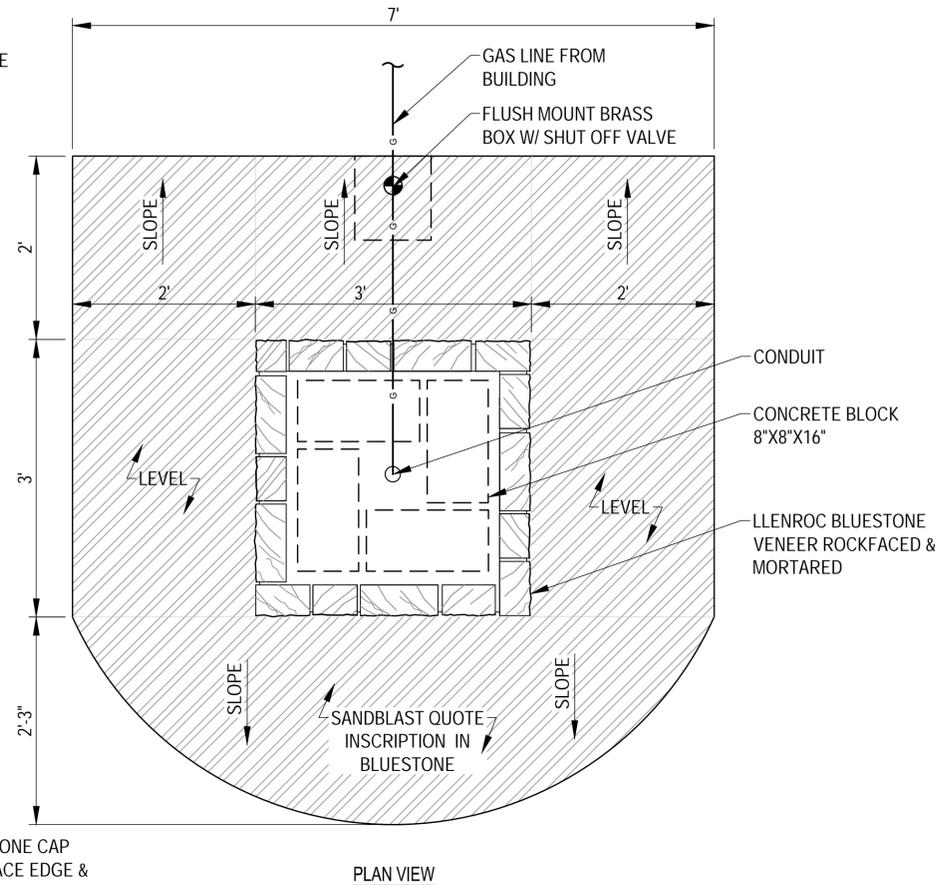
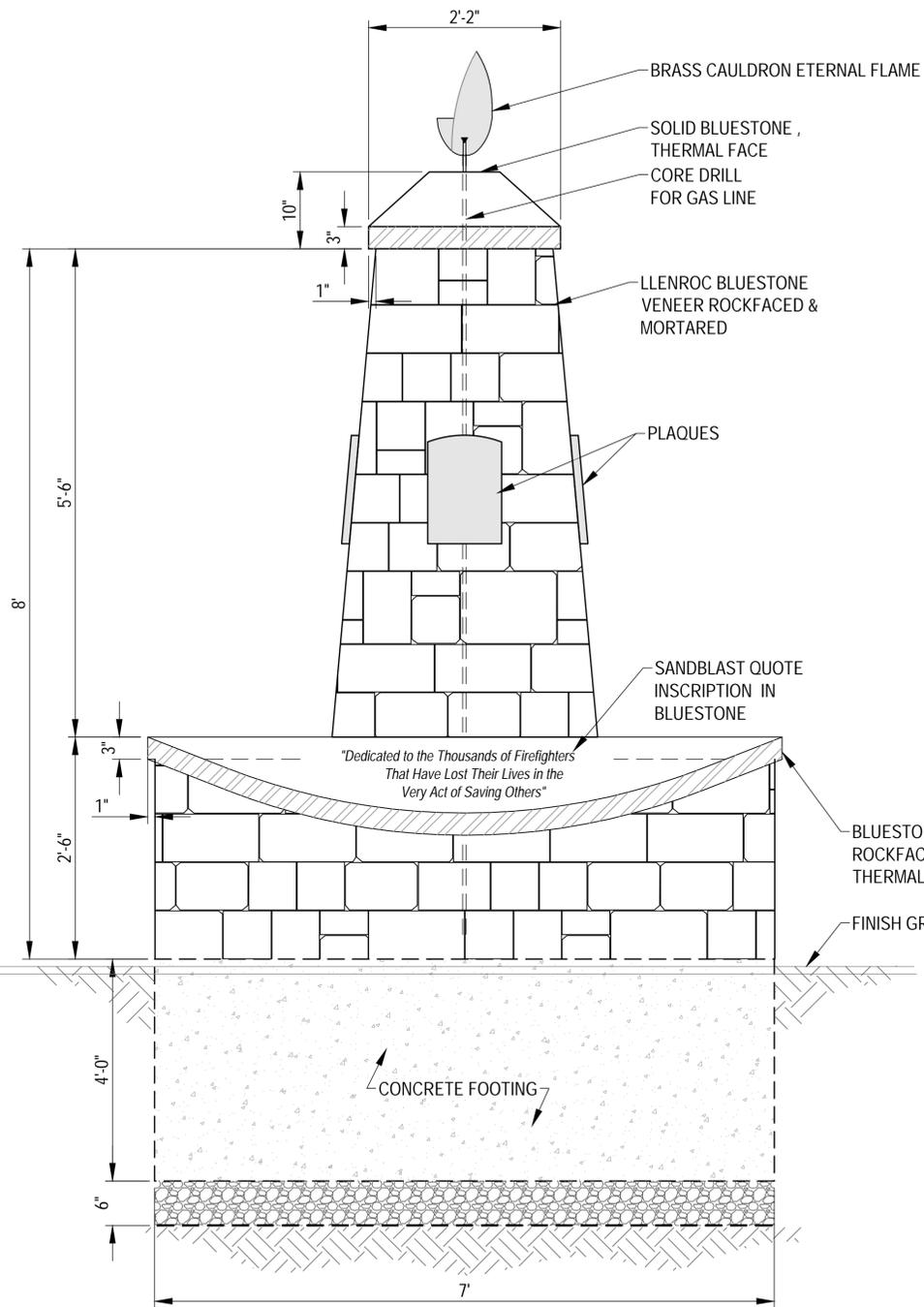
Project Name  
**OWEGO HOSE TEAMS**  
**STEAMER HOUSE**  
 OWEGO, NEW YORK

**DELTA**  
 ENGINEERS, ARCHITECTS, & SURVEYORS  
 860 Hooper Road  
 Endwell, New York 13760  
 Tel: 607.231.6600  
 Fax: 607.231.6650  
 Email: mail@delta-eas.com  
 www.delta-eas.com

Seal	Phase PLANNING BOARD
	Project No. 2021.051.001
	Date 2021.07.07

Drawing Title  
**SITE DETAILS**

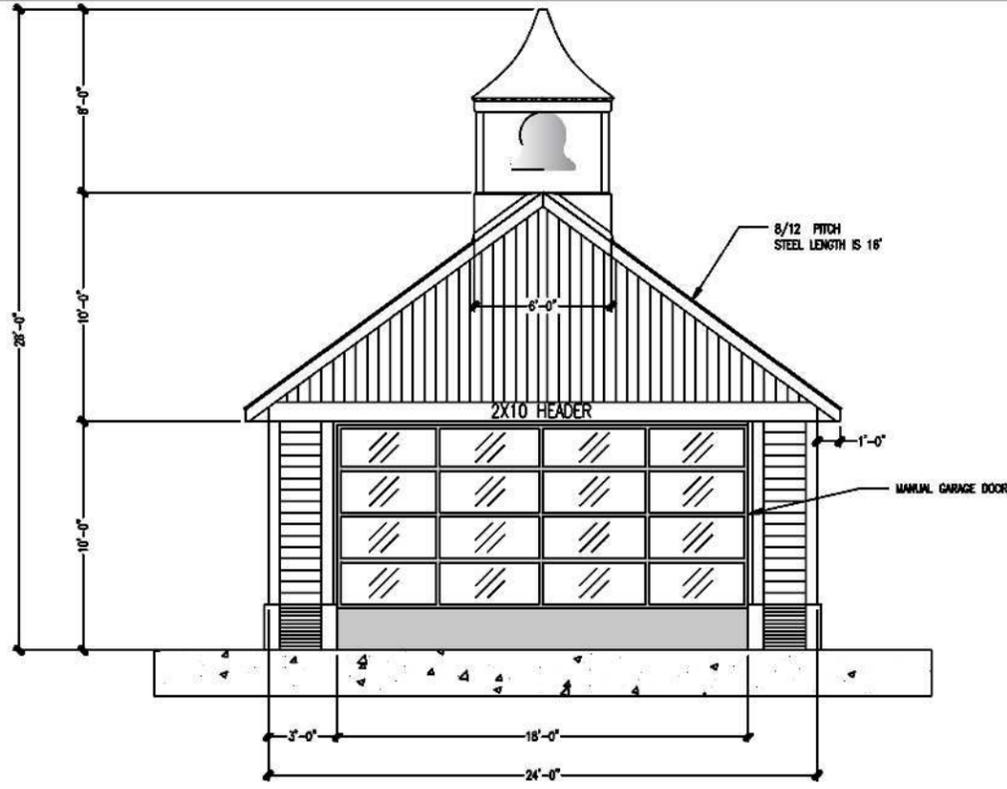
Drawing No.  
**L-502**



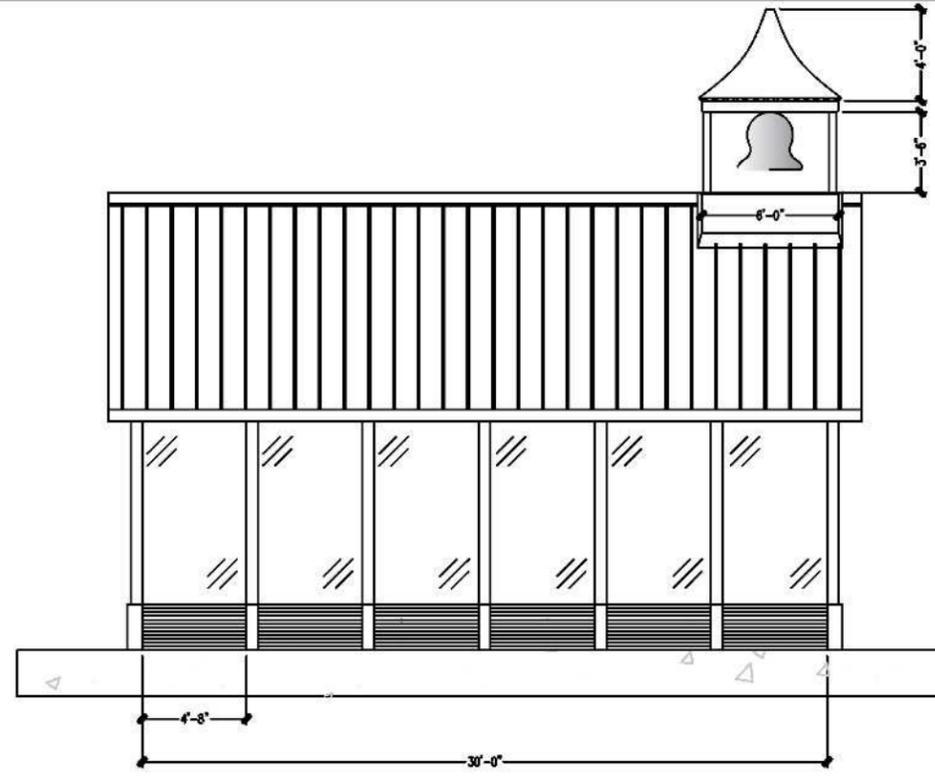
**NOTES**

1. DETAIL TO BE REVIEWED BY ENGINEER, NOT FOR CONSTRUCTION.

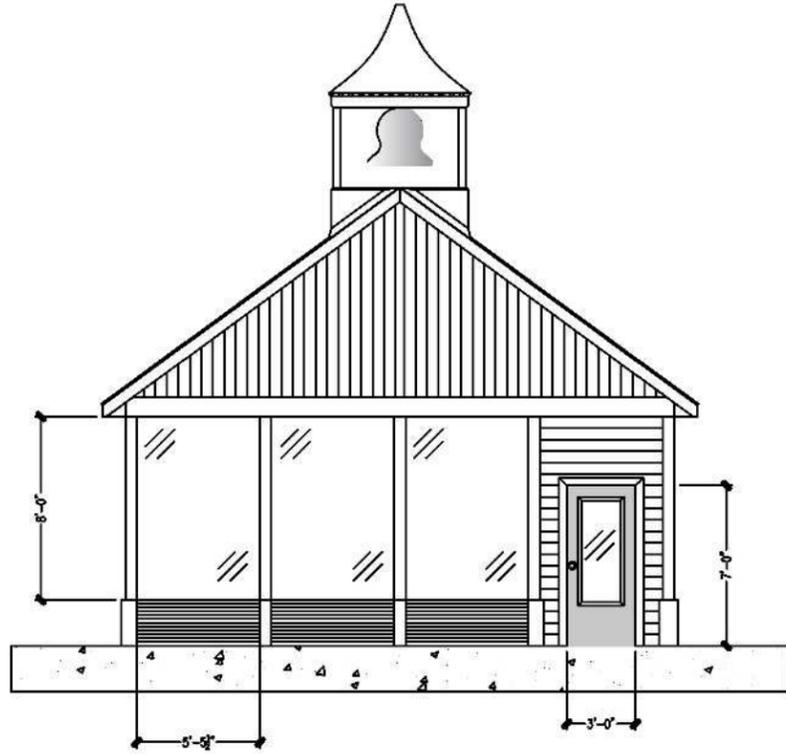
**1**  
**L-502**  
**ETERNAL FLAME MEMORIAL**  
 SCALE: NONE



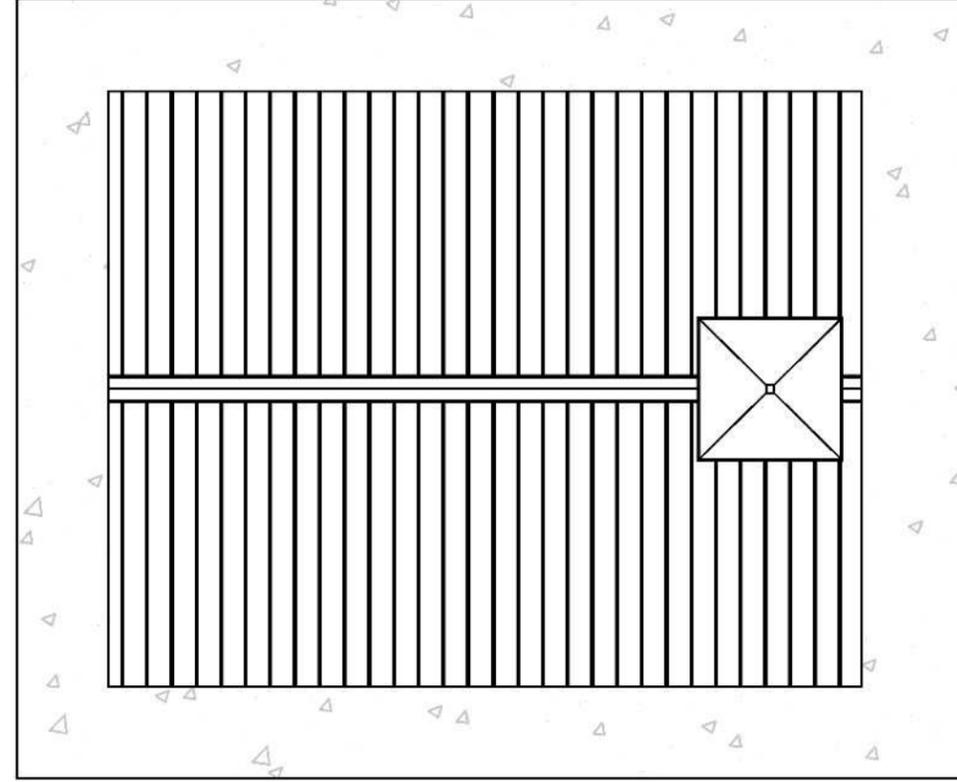
FRONT VIEW



SIDE VIEW



REAR VIEW



TOP VIEW

SHEET TITLE

ELEVATION VIEW

PROJECT

STEAM HOUSE



REV: 1  
 PROJECT NO: -----  
 DATE: 10/26/20  
 SCALES: FLOOR PLAN ELEVATION  
 1/8" = 1'  
 DRAWN BY: CODY BROWN  
 CHK'D BY: BYRON WORTHING

DRAWING

1 OF 1