



MEETING AGENDA
TIOGA COUNTY PLANNING BOARD
June 21, 2023 at 7:00 PM
Tioga County Health and Human Services Building, Room #2139
1062 State Route 38, Owego NY 13827

- I. CALL TO ORDER
 - A. Introductions

- II. ATTENDANCE
 - A. Members:
 - B. Ex Officio Members:
 - C. Local Officials:
 - D. 239m Review Applicants:
 - E. Guests:

- III. APPROVAL OF AGENDA

- IV. APPROVAL OF MINUTES
 - A. May 17, 2023

- V. PRIVILEGE OF THE FLOOR

- VI. NEW BUSINESS
 - A. 239 Reviews
 - 1. County Case 2023-015: Town of Owego, Site Plan Review, Style Edit
 - 2. County Case 2023-016: Village of Newark Valley, Site Plan Review, Peyper Fields

- VII. REPORTS
 - A. Local Bits and Pieces
 - B. Staff Report

- VIII. OLD BUSINESS
 - None

- IX. ADJOURNMENT
 - A. Next Regular Meeting July 19, 2023 at the HHS Building
 - B. Adjourn

**TIOGA COUNTY PLANNING
BOARD MEETING MINUTES**

May 17, 2023

Tioga County Health & Human Services Building, Room #2139

I. CALL TO ORDER AND INTRODUCTIONS

- Chairman D. Chrzanowski called the meeting to order at 7:04 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: Art Cacciola, Doug Chrzanowski, Georgeanne Eckley, Pam Moore, Chelsea Robertson, Grady Updyke

Excused: John Current, Bryan Goodrich, Matt Tomazin

B. Ex Officio Members: none

C. Local Officials: none

D. 239m Review Applicants: Hayden Woods, Bohler Engineering; Paul D'Arpino, Apalachin Land Development, LLC

E. Guests: none

F. Staff: Elaine Jardine, Karen Warfle

III. APPROVAL OF AGENDA

- Approval of agenda as presented.

G. Eckley/C. Robertson/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of April 19, 2023 minutes with the correction of John O'Brien's comment on page two "... they gave me other spots, but they were **not** suitable..."

P. Moore/C. Robertson/Carried
None Opposed
No Abstentions

V. PRIVILEGE OF THE FLOOR

- None

VI. NEW BUSINESS

A. 239 Reviews

- 1. County Case 2023-012: Town of Barton, Site Plan Review, Waverly DNYP, LLC**

The applicant is requesting site plan approval to construct and operate a 10,640 square foot retail store, along

with associated parking, lighting, signage and landscaping. The applicant states these stores typically will have hours of operation 8:00 AM to 9:30 PM daily, six to ten employees per day, and one truck delivery per day at night.

The proposed general retail store will serve this rural area of the Town of Barton. It will provide basic staples of life for those who now must travel to Waverly or Spencer.

Staff advises the County Planning Board recommend approval of the Site Plan Review with the conditions noted:

1. That the applicant obtains all required federal, state or local permits, licenses and registrations.
2. That the applicant complies with NYS DOT Region 9 Site Plan Review’s comments and requirements.

C. E. Jardine – It’s a swampy, wet area. I have spoken with the Town Clerk/Town Planning Board Secretary who informed me there will be under-drainage systems in the parking lot to accommodate storm water runoff.

C. H. Woods – We’ve received NYS DOT Stage 2 approval. No Stage 3 approval until a contractor has been assigned. The site is completely surrounded by a regulated wetland and is prone to flooding, but we’re working with the geotechnical engineers and outside civil engineers to come up with the solution of using the series of under drains, foundation drains that lead to our proposed storm water practices recently submitted to be reviewed by NYS DEC.

Q. C. Robertson – There’s no flood plain here? **A. E. Jardine, D. Chrzanowski** – No.

C. H. Woods – We’re also constructing the store on 3.5 feet of fill to account for that high ground water.

Q. C. Robertson – What would it take to get some awnings, gooseneck lighting and fake windows on the side?

A. H. Woods – I can ask. I can’t say for sure.

C. D. Chrzanowski – Clerical correction on prints we received on the C-101 cover page, the location reads “State Route 24”, it should be State Route **34**.

Q. C. Robertson – No variances are required? **A. E. Jardine** – No, there’s no zoning.

C. D. Chrzanowski – The DEC will handle the wetland issues. It currently has a house on it, correct?

A. E. Jardine – Correct. **A. H. Woods** – Our property is a little over 9 acres, but the usable, buildable area is less than 2 acres. The rest of the property will be forever wild/undeveloped forever.

Motion to recommend approval of the Site Plan Review, with the conditions noted above:

G. Eckley/D. Chrzanowski/Not Carried	
Yes	5
Opposed	0
Abstentions	1 (G. Updyke)

2. County Case 2023-013: Town of Owego, Site Plan Review, Apalachin Land Development, LLC

The applicant is requesting site plan review to construct a new parking lot that will accommodate vehicle traffic during peak events. Many parking spaces will be added, and the golf driving range pad will be removed, giving the impression that the driving range will no longer be in operation. There is another driveway at the western end of the new parking lot that will be used, in addition to the existing driveway in the existing parking lot. There is plenty of space to accommodate the addition of these parking spaces on site. Everything flows in a logical direction.

Staff advises the County Planning Board recommend approval of the Special Use Permit with the conditions noted:

1. That the applicant obtains all required state, county and local permits, licenses and registrations.

2. That the applicant complies with the NYS DOT Region 9 Site Plan Review Committee’s comments and requirements.

C. E. Jardine – The western driveway is out of service now and does not conform to NYS DOT standards so the applicant will need to get a highway permit for that.

Q. D. Chrzanowski – Did DOT say anything about entry/exit signs? **A. E. Jardine** – They said please provide details outlining the proposed traffic patterns at the western driveway, specifically between the parking lot and access to the proposed solar project on the southern property.

C. D. Chrzanowski – (to P. Darpino) You’ll need to work with DOT regarding the traffic pattern that you want. And be sure to include arrows indicating the traffic flow on your print. Also, the western driveway needs to be improved to NYS DOT standards.

C. P. Darpino – Ok, will do.

Motion to recommend approval of the Site Plan Review, with the conditions noted above:

G. Eckley/C. Robertson/Carried	
Yes	6
No	0
Abstentions	0

VII. REPORTS

A. Local Bits and Pieces

1. **Town of Candor** (A. Cacciola)
 - The Daffodil Festival was very successful.
 - The Town Planning Board is reviewing and revising their comprehensive plan.

2. **Town of Tioga** (D. Chrzanowski)
 - The solar project at the junkyard has started. The road is cut in and the fencing is going up.

3. **Town of Berkshire**
 - No report.

4. **Town of Newark Valley** (M. Tomazin)
 - Not in attendance.

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

6. **Town of Owego** (J. Current)
 - Not in attendance.

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

8. **Village of Waverly**
 - No report.

9. Village of Owego (G. Eckley)

- No report.

10. Alternates (B. Goodrich, C. Robertson)

- No report.

B. Staff Report:

- E. Jardine reported that County Case 2023-014 was for a one-dog kennel and, therefore, a nonaction.

VIII. OLD BUSINESS

E. Jardine requested that any board member who has not completed the Ethics Renewal and Financial Affidavit Disclosure forms and returned to her to please do so ASAP. They were due May 15th.

IX. ADJOURNMENT

- A. Next Meeting June 21, 2023, @ 7:00 PM at HHS Building Room #2139.
- B. Motion made to adjourn at 7:26 PM. P. Moore/C. Robertson/Carried.

Respectfully submitted,

Karen Warfle, OSII

Tioga County Economic Development and Planning

**Economic Development and Planning
Legislative Committee Report
June 6, 2023
Prepared By: Elaine Jardine**

Meetings

- Tioga County Planning Board meeting
- Village of Owego Climate Smart Communities Taskforce meeting
- BMTS Planning Committee meeting
- Veteran's Office Open House
- HMP Update Jurisdictional Team Meeting
- HMP Update County Mitigation Action Roundtable
- NYS broadband listening session meeting
- ITCS Steering Committee meeting
- NYS Association of County Planning Directors meeting

Active Projects

- Gateway beautification project in Waverly with school students to paint murals at strategic gateway locations. Students have painted the mural on panels. The mural is now going to be a free-standing sign at the intersection of Chemung Street and US Route 220. Estimate now is that the mural will be erected in springtime 2023.
- Town of Richford – Assisting the Town Planning Board with developing a solar energy law. The Town is taking a second turn on this and rewriting the entire proposed law.
- Assisting Ec Dev with environmental compliance and local approvals for five new Village of Owego DRI projects. Additionally, became Project Manager for 231 Main, LLC project
- Assisting with local approvals for a proposed housing project in the Village of Waverly.
- Assisting Ec Dev with environmental compliance for two of three TCPDC demolition projects.
- Evaluated four new E911 towers for SEQR purposes. Legislature needs to make negative declarations (see resos F05, F06, F07 and F27).

Grants

Active

- DOS Local Government Efficiency Program – All County ITCS shared services work is complete.
- ESD Planning and Feasibility Study Program – Village of Waverly downtown economic market analysis (\$50,000) – The Village provided the final MRB Group report to ESD, who reviewed it and provided the Village with grant closeout paperwork. Assisting the Village with this paperwork.
- FEMA HMGP DR 4567 – Tioga County IDA stream crossing in Town of Richford preliminary engineering services – FEMA awarded this grant. Work will begin after the subrecipient contract is executed between NYS DHSES and the IDA.
- FEMA HMGP DR 4480 – Grant to update the County's Hazard Mitigation Plan has been awarded to NYS by FEMA.
- Appalachian Regional Commission FY2022 for Strategic Plan – ARC awarded the grant.
- Appalachian Regional Commission FY2022 – Assisted TCIDA Executive Director with grant application to fund 50% of consultant cost to develop preliminary engineering to make the Lounsberry Industrial Park site shovel ready. ARC has now approved this application.

Pending

Potential

Plans/Studies

- Strategic Operations Plan – The Steering Committee received six proposals and interviewed two of those firms and selected TransPro. In contract negotiations with TransPro.
- Hazard Mitigation Plan Update – Held the Jurisdictional Team (municipalities) first meeting and held the County Mitigation Action Roundtable. Now the Consultant (Barton & Loguidice) is holding meetings individually with the municipalities to gather all their information.

Reviews (239)

- County Case 2023-012: Town Barton, Site Plan Review, Waverly DNYP, LLC – Applicant proposed to construct and operate a 16,400 square foot Dollar General store on State Route 34. Staff advised the County Planning Board recommend approval, and the County Planning Board voted to recommend approval of the site plan review with the condition that the applicant complies with NYS DOT Region 9 Site Plan Review Committee's comments and requirements. The County Planning Board could not carry the approval vote due to attendance issues.
 - County Case 2023-13: Town of Owego, Site Plan Review, Apalachin Land Development, LLC – Applicant proposed to add an entire parking lot to their Farmer Brown facility on State Route 434 in Apalachin. Staff advised that the County Planning Board recommend approval with the condition that the applicant complies with NYS DOT Region 9 Site Plan Review Committee's comments and requirements. The County Planning Board voted unanimously for approval of the site plan review with the condition noted.
 - County Case 2023-014NA: Town of Owego, Special Use Permit, Klatt – Applicant proposed to establish and operate a dog kennel with just one dog. The County Planning Board waived their recommendation on this case due to no intermunicipal or countywide impacts.
- **Resolutions –**
 F05 – SEQR Determination for 911 telecommunications tower 110 C Babcock Road
 F06 – SEQR Determination for 911 telecommunications tower 246 Davis Road
 F07 – SEQR Determination for 911 telecommunications tower South Apalachin Road
 F27 – SEQR Determination for 911 telecommunications tower 54 Dodge Road