

**TIOGA COUNTY PLANNING BOARD  
MEETING MINUTES  
September 16, 2015  
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**

- Vice-Chairman W. Dimmick, III called the meeting to order at 7:03 PM.

**II. ATTENDANCE**

A. Planning Board Members:

**Present:** Tim Pollard, John Current, Dave Mumbulo, William Dimmick III, Pam Moore, James Tornatore, Gary Henry, Jr., Georgeanne Eckley

**Excused:** Doug Chrzanowski, Jason Bellis

**Absent:**

B. Ex Officio Members:

C. Local Officials:

D. 239m Review Applicants: Robert J. Cerra, Jr.

E. Guests: None

F. Staff: Elaine Jardine

**III. APPROVAL OF AGENDA**

- Approval of agenda

G. Henry, Jr./T. Pollard/Carried  
None Opposed  
No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of August 19, 2015 minutes

G. Henry, Jr./P. Moore/Carried  
None Opposed  
No Abstentions

**V. PRIVILEGE OF THE FLOOR**

- None heard.

**VI. CORRESPONDENCE**

Folder passed. E. Jardine distributed Tioga County insert to the Legislative Gazette from their June edition.

**VII. NEW BUSINESS**

**A. 239 Reviews**

**1. County Case 2015-015: Town of Owego, Special Use Permit, Classic Knights**

The applicant is requesting a special use permit to establish and operate a used auto sales facility at 70 Kinney Road, off State Route 17C in the Campville area. The site is a total of 5.5 acres and the existing commercial building is 10,000 square feet. The building on site has been used in the past as some type of vehicle repair facility and a tile retail business. The applicant does not plan on altering or making any modifications to the building.

Intended uses will be automotive sales, service and restoration. The applicant would like to have a maximum of six display cars on site at one time. The hours of operation will be Monday through Friday 10:00 AM to 10:00 PM. There will be five or less total employees. Anticipated traffic volume is expected to be low as most of the work will be restoration. Appropriate arrangements have been made for disposal of oil, antifreeze and tires.

No signage plans were included in the project package. Parking on the site plan does not meet Town of Owego regulations. Staff suggests using the spot designated on the site plan as Overflow be use for employee parking so as to not conflict with customer parking.

The surrounding neighborhood contains commercial (Hanafin Marine and Jackson’s Pumpkin Farm are to the north) and a few residential uses. Staff recommends approval of the special use permit with the conditions that if the applicant plans on signage in the future that it comply with the Town of Owego sign regulations and that the applicant and town officials mutually agree on the specifics of the parking arrangement.

**Q. T. Pollard** – What are the requirements for disposal of antifreeze? **A. R. Cerra** – I’m not sure but I contract with a company to pick it up and they properly dispose of it.

**Motion to recommend approval of special use permit:**

<b>G. Henry, Jr./J. Current/Carried</b>	
<b>Yes</b>	<b>8</b>
<b>No</b>	<b>0</b>
<b>Abstention</b>	<b>0</b>

**VIII. REPORTS**

**A. Local Bits and Pieces**

**1. Town of Candor – G. Henry**

- Town Planning Board decided to not add natural gas support statement in the draft Comprehensive Plan, as the Town Board requested, before passing it on to the Town Board for review.

**2. Town of Nichols – P. Moore**

- Vicki Nuzzo informed Pam that Victoria Nuzzo informed her that the Town of Richford Comprehensive Plan update is just about at the point of Town Board adoption.

**3. Town of Berkshire – T. Pollard**

- Planning Board working on Table of Contents for Comp Plan update.

**4. Town of Tioga – D. Chrzanowski**

- Not in attendance.

**5. Village of Waverly – W. Dimmick III**

- Nothing to report

**6. Village of Owego – G. Eckley**

- Nothing to report

**7. Town of Newark Valley – vacant**

**8. Village of Newark Valley – J. Tornatore**

- No report.

**9. Town of Owego – J. Current**

- No report.

**10. Town of Barton – D. Mumbulo**

- No report.

**11. Town of Richford - vacant**

**12. Spencer – vacant**

**B. Staff Report**

- E. Jardine covered the following topics:
  - J. Tornatore inquired about the county's Natural Gas Coordination Team and why that has been revived. E. Jardine reported it is because of the new and potential LPG gas drilling activity occurring in the Town of Barton. She explained that the NGCT is committee of mainly county department heads that some type of expertise related to the drilling of a well pad, plus municipal representation from the municipality in which a proposed well pad is located.
  - E. Jardine announced that Tioga County now has a completely new website that looks and functions much better than the old one.

**IX. OLD BUSINESS**

- A. Tioga County Planning Board By-Laws – Members discussed possible changes. E. Jardine said she would like to firm up the circumstances under which a board member can be removed for repeated absences, since it has been a perennial problem, especially during the wintertime, to achieve majority votes and even quorums due to absenteeism. Board decided to modify Item A,3. B, iii, regarding this subject. E. Jardine will make the changes and e-mail back out to members for review, then the TCPB will vote on them at next regular meeting.

**APPROVED**

**X. ADJOURNMENT**

- A. Next Meeting October 21<sup>st</sup>, 2015 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:48 PM. J. Tornatore/T. Pollard/Carried.

Respectfully submitted,

Elaine Jardine, Tioga County Planning Director

Economic Development and Planning