

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
May 15, 2013
Tioga County Office Building
LEGISLATIVE Conference Room – Main Floor
56 Main Street, Owego, NY
7:00 PM**

I. CALL TO ORDER AND INTRODUCTIONS

- Chairman Doug C. called the meeting to order at 7:02 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: William Dimmick III, Patty Porter, Tim Pollard, John Current, Doug Chrzanowski, Georgeanne Eckley, Pam Moore, Arrah Richards, Gary Henry

Excused: Jason Bellis, Nathan Clark

Absent:

B. Ex Officio Members:

C. Local Officials: Kevin Millar, Mayor Village of Owego; Jana Ingalsbe and Mike Mattei, Village of Owego ZBA

D. 239m Review Applicants: None

E. Guests:

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda.

A. Richards/P. Porter /Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of April 17, 2013 minutes as amended.

T. Pollard/W. Dimmick, III/Carried
None Opposed
No Abstentions

V. PRIVILEGE OF THE FLOOR

None

VI. CORRESPONDENCE

Folder passed around

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2013-007: Village of Owego, Randolph Cook, Rezoning and Site Plan Review

The applicant is requesting to rezone his property from Residential (R2) to Business (B).

Once rezoning is granted the applicant wishes to utilize this former doctors' office as a retail store to sell re-packaged bulk dry goods and foods, health foods, and Pride of NY products.

Hours of operation will be Monday – Friday 9:00 AM – 6:00 PM and Saturday 9:00 AM – 4:00 PM. Applicant anticipates 2 – 4 part-time employees depending on the season. The current parking lot has a capacity of 30+ cars, plenty for the small amount of customers and vehicle trips typically associated with this type of business.

The property is pending purchase right now, dependent on the outcome of these requests. The new owner will then establish and operate this retail store.

The neighborhood contains several residences and a commercial use.

Rezoning this parcel is appropriate since the two parcels to the east are already zoned business. But further rezoning to the west is not recommended to retain the integrity of the remaining residential neighborhood along this strip of Route 17C. The site plan meets all the requirements of the Village of Owego Zoning ordinance and the use is of an appropriate low-intensity commercial, similar to the previous doctor office which existed for decades without problems.

Staff recommends approval of the rezoning and site plan review.

Q. A. Richards – Will deliveries be done by truck? **A. E. Jardine** – Unsure, this specific information was not provided. It can be added as a condition that the local Village of Owego Boards address delivery method to ensure that deliveries are made in appropriately sized vehicles, not tractor trailers, to avoid traffic impacts. All members agreed by consensus.

Q. T. Pollard. – Is this the same owner as the one close to the Barleycorn that we reviewed a few months ago? **A. E. Jardine** – No, that was the Brown's and they were selling health supplements, not dry bulk goods or health foods.

Motion to recommend approval of the rezoning.

G. Henry/P. Porter/ Carried	
Yes	8
No	0
Abstention	1 (G. Eckley)

Motion to recommend approval of the site plan review.

G. Henry/P. Porter/Carried	
Yes	9
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. Town of Candor – G. Henry

- Town is constructing an addition to the highway barn as well a salt storage facility.
- Critical Environmental Area to protect the Village wellhead still in development.
- Town Board has noise ordinance and Planning Board is developing light ordinance.

2. Town of Nichols – P. Porter

- Nothing to report.

3. Town of Berkshire – T. Pollard

- Construction of new fire station is progressing.
- Updating Consolidated Plan

4. Town of Tioga – D. Chrzanowski

- No report.

5. Village of Waverly – W. Dimmick III

- No report.

6. Village of Owego – G. Eckley

- No report.

7. Town of Newark Valley – vacant

8. Town of Richford - vacant

9. Town of Owego – J. Current

- No report.

10. Town of Barton – A. Richards

- Wilcox Estates, a 32-lot subdivision off State Route 434 near Circle Drive, is finally under construction.

11. Spencer – N. Clark

- Not in attendance.

B. **Staff Report** – *March 2013 sent in mailing.* E. Jardine updated TCPB on status of recruitment process for new EDP Director.

IX. OLD BUSINESS

A. Please complete and submit your Ethics and Financial Disclosure Affidavit if you haven't done so already. They are past due.

X. ADJOURNMENT

- A. Next Meeting June 19th, 2013 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:45 PM. P. Porter/G. Henry/Carried.

Respectfully submitted,
Elaine D. Jardine
County Planning Director