

Public Hearing
*Restore NY Communities Initiative Round 8 Application for Temple &
Liberty Street Reconstruction and North Ave. Rehabilitation*
April 18, 2024

The Public Hearing on Restore NY Communities Initiative Round 8 Application for Temple & Liberty Street Reconstruction and North Ave. Rehabilitation was called to order by the Chair at 10:00 A.M. Legislators Brown, Ciotoli, Flesher, Mullen, Roberts, and Sauerbrey were in attendance with Legislator Monell arriving at 10:01 a.m. and Legislator Standinger being absent.

There were eight people in attendance.

The Clerk read the legal notice as published in the official newspapers.

Megan Schnabl, Economic Development Specialist, of the Economic Development & Planning Department spoke. "Tioga County Economic Development & Planning (ED&P) is preparing an application to the Restore NY Program where Tioga County will be the applicant and the Tioga County Property Development Corporation (Land Bank) will be the developer. The funds will be used to reconstruct five (5) single-family homes on Temple and Liberty Streets in the Village of Owego and rehabilitation for 81 North Ave. in the Village of Owego for first floor commercial space with residential apartments on the second and third floors."

Mark Trabucco, Village of Owego resident and Chair of the Zoning Board of Appeals spoke. "I have a couple of questions. First, is the tax base of Owego ever taken into account by the County when you purchase buildings and take properties off the tax rolls?"

Chair Sauerbrey spoke. "I do not believe that we have. I believe the 81 North Ave. property could end up in private hands. The other properties will be single-family homes and I believe they will be privately owned so they will go back on the tax rolls."

Megan Schnabl spoke. "The intent of the Land Bank is to sell the single-family homes and to transfer the 81 North Ave. property into a for-profit, therefore, all of the properties going back on the tax rolls."

Mark Trabucco spoke. "Are the five (5) single-family homes presumably destined to have retail on the first floor or are they just single-family homes?"

Megan Schnabl spoke. "The five (5) single-family homes will just be single-family homes and the property located at 81 North Ave. is currently a mixed-use building putting commercial use back on the first floor and residential on the two above floors."

Mark Trabucco spoke. "That would be wonderful, but you cannot touch the front windows."

Megan Schnabl spoke. "We have to go through the State Historic Preservation Office (SHPO) process, and we are working with them on all the historic elements of the building."

Mark Trabucco spoke. "The area around the new construction of the Neighborhood Depot across from Home Central is there anything there still on the tax rolls? That is the last buildable spot, to my knowledge, this side of the river and it is not on the tax rolls, and it is huge. That is my concern. We need to provide services for all these people who do not pay taxes and we have to have some tax base to do that."

There being no further comments, the hearing was adjourned at 10:05 A.M.