

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
November 16, 2022**

Tioga County Health & Human Services Building, Room #2139

I. CALL TO ORDER AND INTRODUCTIONS

- Chairman D. Chrzanowski called the meeting to order at 7:02 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: Doug Chrzanowski, Rawley Filbin, John Current, Georgeanne Eckley, Matt Tomazin, Bryan Goodrich, Art Cacciola, Pam Moore, Grady Updyke

Excused: Chelsea Robertson

Absent: Tim Pollard

B. Ex Officio Members:

C. Local Officials: none

D. 239m Review: Brian Doak, Sukhwinder and Gagandeep Singh

E. Guests: None

F. Staff: Elaine Jardine, Karen Warfle

III. APPROVAL OF AGENDA

- Approval of agenda as amended with striking County Case 2022-032 due to withdrawal by applicant.

R. Filbin/J. Current/Carried

None Opposed

No Abstentions

IV. APPROVAL OF MINUTES

- Approval of October 19, 2022 minutes.

J. Current/M. Tomazin/Carried

None Opposed

No Abstention

V. PRIVILEGE OF THE FLOOR

- None

VI. CORRESPONDENCE

- On file at the EDP Office

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2022-031: Town of Owego, Site Plan Review and Special Use Permit, Harry's Expressway

The applicant is proposing to construct and operate an eight-pump gas station on their property that was the former Lawler's grocery store. The property contains an existing grocery store and liquor store.

Hours of operation will not change from the current 6:00 AM to 9:00 PM for the convenience store. Employees will increase from the current five to seven. Traffic trips will increase from the current 40 vehicles per day to 80 vehicles per day. Traffic circulation is shown on the site plan. There will be one defined access driveway with both entry and exit.

Lighting plans have not been provided.

The addition of this new gasoline station will add another option for traffic to take, decreasing the traffic at the current two gasoline stations in the area. It is hoped that nighttime lighting will not be too bright and will not impact adjoining properties.

Staff advises the County Planning Board to recommend approval of the site plan review and special use permit.

Q. D. Chrzanowski – What type of lighting are you planning? I suggest lighting that is shielded and downward directed to prevent light from spilling onto adjacent properties and the highway, because LED lighting can be very bright. **A. B. Doak** – We will consider using downward directed light under the gas station canopy.

Q. D. Chrzanowski – Will you be blocking other parts of the driveway between the guard rails? **A. B. Doak** – Yes, with temporary concrete barriers.

B. Goodrich – What about the pass through to the adjoining property to the south, are you going to block off that? **A. B. Doak** – I can contact the property owner and check into that.

Q. M. Tomazin – How does the parking work on that property with the three different uses? **A. D. Chrzanowski** – They are all owned by this applicant – the same owner, so there is no issue.

Q. P. Moore – Do you have a lighting plan? **A. B. Doak** – Yes, the lighting under the canopy will be downward directed. We are happy to do that. **A. Cacciola** – Can you also consider using green or brown tinted LED lighting instead of blue? **A. B. Doak** – We can look into that.

Q. B. Goodrich – On the second site plan, why are there so many parking spots blocked off? **A. E. Jardine** – Because this is the amount of parking spaces required by Town of Owego Code, so they had to prove they could fit that number of spaces on the property. They will never be used.

Motion to recommend approval of the site plan review and special use permit:

P. Moore/R. Filbin/Carried	
Yes	9
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. **Town of Candor** (A. Cacciola)
 - The Village municipal water project will be complete next spring.
2. **Town of Tioga** (D. Chrzanowski)
 - No report.
3. **Town of Berkshire** (T. Pollard)
 - Not in attendance.

4. **Town of Newark Valley** (M. Tomazin)
 - As a REAP Board member, there is USDA REAP funds available for municipalities who could take advantage of it.
5. **Town of Barton** (G. Updyke)
 - Not in attendance.
6. **Town of Owego** (J. Current)
 - No report.
7. **Town of Nichols** (P. Moore)
 - No report.
8. **Village of Waverly** (R. Filbin)
 - There are now seven marijuana stores now on Broad Street in Waverly.
 - I will no longer be serving on this Board as of January and wanted to thank everyone for this great experience and opportunity.
9. **Village of Owego** (G. Eckley)
 - No report.
10. **Alternates** (B. Goodrich, C. Robertson)
 - No report.

B. Staff Report:

- P. Moore asked about industrial park in Lounsberry being just one parcel. E. Jardine answered yes, one parcel about 10 acres.

IX. OLD BUSINESS

- None.

X. ADJOURNMENT

- A. Next Meeting December 21, 2022, @ 7:00 PM at HHS Building Room #2139.
- B. Motion made to adjourn at 7:34 PM. R. Filbin/M. Tomazin/Carried.

Respectfully submitted,
 Elaine Jardine, Tioga County Planning Director
 Economic Development & Planning