

**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