

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
June 17, 2016
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

- Chairman D. Chrzanowski called the meeting to order at 7:01 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: John Current, Doug Chrzanowski, Georgeanne Eckley, Sarah Titus, James Tornatore, William Dimmick III, Pam Moore, Grady Updyke

Excused: Jason Bellis, Tim Pollard, Chris Curry

Absent:

B. Ex Officio Members:

C. Local Officials:

D. 239m Review Applicants: Joseph Alig, Nick and Linda Giammarino for Waterman’s Distillery, LLC

E. Guests:

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda, switching order of 239 Review cases.
P. Moore/S. Titus/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of April 20, 2016 minutes.
J. Tornatore /G. Eckley /Carried
Yes 7
No 1 (P. Moore)

V. PRIVILEGE OF THE FLOOR

- None heard.

VI. CORRESPONDENCE

- Folder passed around.

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2016-014: Town of Owego, Area Variances and Special Use Permit, Waterman’s Distillery, LLC

The applicant previously requested and was successfully granted by the Owego Town Board a rezoning from Residential B to General Business earlier this year. The applicant is now moving forward with the establishment and operation of a distillery and tasting room in the existing barn on site. Access to the business will be from State Route 434. The facility will have two stories with the top floor being the retail and tasting area (1,260 square feet), and the lower floor divided between the distilling area (420 square feet) and the employee break room/storage (280 square feet). Construction is to be completed and business opened by January 2017.

Applicant states that hours of operation will be Monday through Friday 4:00 PM – 8:00 PM, Saturdays Noon – 8:00 PM and Sunday Noon – 5:00 PM. There will be no more than two employees, working 9:00 AM to 5:00 PM weekdays, plus retail tasting hours. No more than 10 visitors are expected at any one time. All materials will be delivered by pick-up truck.

One existing pole light will provide exterior lighting for parking, plus some building-mounted lighting. This lighting will not spill over into neighboring properties. Additionally, landscaping and a privacy fence will provide barriers to surrounding homes. The applicant is contemplating options for signage at this time, but has no definitive plan.

Area variances are needed for both side yard setbacks and number of parking spaces. Neither variance request is substantial and should pose impacts.

Staff recommends approval of the site plan review with the condition of review and approval of NYS DOT Region 9 Site Plan Review Committee, and that finalized plans for signage comply with the Town of Owego Zoning regulations.

Q. G. Eckley – Could not see building from Route 434 due to overgrown brush and trees. Will this be removed? **A. N Giamarino** – Yes.

Q. D. Chrzanowski – Where is the fencing going? **A. N Giammarino** – On the back side of the building where the parking will be located. **D. Chrzanowski** – Might want to rethink your business model as you could possibly get more customers than 10 per day due to close proximity of the Dug Out.

Motion to recommend approval of the Site Plan Review:

J. Current/J. Tornatore/Carried	
Yes	8
No	0
Abstention	

2. County Case 2016-013: Town of Owego, Zoning Amendments, Local Laws #3 and 4 of 2016 – Keeping Livestock

There has been a demand in the Town of Owego from residents to be able to keep minimal livestock in residential areas. Therefore the applicant is requesting to add the attached Chapter 70 to the Town of Owego code, plus amend Chapter 125 (Zoning), Section 5 to add pertinent definitions. This code will apply to only Residential A, Residential B, and Residential C zoning districts.

As the demand for locally grown food has increased, there has also been a growing trend for residents in urban and suburban areas to have small livestock, mainly chickens. This zoning amendment will accommodate both the requests from town residents and be in alignment with this growing trend. The residential areas in the Town of Owego are appropriate for this limited agricultural venture.

Staff recommends approval of the Zoning Amendments.

There was discussion among TCPB members that the five-acre parcel minimum is too large a threshold. E. Jardine asked if the TCPB members wanted to make a recommendation of Approval with Modification and a smaller minimum lot size, but the consensus was a clear no.

Motion to recommend approval of the Area Variances with the updated condition noted:

S. Titus/W. Dimmick, III /Carried	
Yes	8
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. Town of Candor – J. Bellis

- Not in attendance.

2. Town of Nichols – P. Moore

- The Town of Nichols ZBA did not approve the area variances needed for the Tioga Downs billboard last month. As Tioga Downs was not notified of the meeting and therefore not in attendance, a rehearing will take place soon.

3. Town of Berkshire – T. Pollard

- Not in attendance.

4. Town of Tioga – D. Chrzanowski

- Comprehensive Plan committee having first public hearing for input.
- Solar array project will come before TCPB for recommendation next month.

5. Village of Waverly – W. Dimmick III

- No report.

6. Village of Owego – G. Eckley

- No report.

7. Town of Newark Valley – S. Titus

- NV Town Board approved training credits for the solar trainings. Discussion ensued on the topic of solar. E. Jardine will be arranging for Jessica Bacher’s Zoning for Solar training session in Tioga County.

8. Village of Newark Valley – J. Tornatore

- Volunteers and Cornell students planted trees along the East Branch of Owego Creek at Trout Ponds Park through the Upper Susquehanna Coalition’s Trees for Tribes Program. E. Jardine will e-mail program flier to mayors, supervisors and TCPB members.
- First draft of updated master plan should ready later this month.

9. Town of Owego – J. Current

- No report.

10. Town of Barton – G. Updyke

- No report.

11. Town of Richford - vacant

12. Spencer – vacant

B. Staff Report

- E. Jardine reported on executed TCPB membership changes – Jason Bellis switched from an Alternate position to the Town of Candor representative. , Chris Curry from Apalachin, appointed to the Alternate position. Grady Updyke appointed to Town of Barton representative, replacing David Mumbulo.
- P. Moore inquired about hiring status of CCE Ag Development Position. E. Jardine stated that she knew a second interview was conducted last Friday with the only candidate left in contention, but have not gotten updated on this issue any further. E. Jardine will gather this information and report back to Pam.

IX. OLD BUSINESS

None.

X. ADJOURNMENT

- A. Next Meeting July 20th, 2016 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 8:15 PM. J. Current/ W. Dimmick, III /Carried.

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