

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
April 17, 2019
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 7:06 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: Doug Chrzanowski, Grady Updyke, Mike Reynolds (7:40 PM), Rawley Filbin, Tim Pollard, Pam Moore, Art Cacciola, Chelsea Robertson, Sarah Titus

Excused: Georgeanne Eckley

Absent: John Current

B. Ex Officio Members:

C. Local Officials: None

D. 239m Review: Erik Watson, Watson Engineering; Meghaan and Jorge Velasco, MJ's Bar & Restaurant

E. Guests:

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda.

C. Robertson/S. Titus/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of March 20, 2019 minutes with one correction on page 4.

T. Pollard/P. Moore/Carried
None Opposed
No Abstentions

V. PRIVILEGE OF THE FLOOR

- None heard.

VI. CORRESPONDENCE

- Folder passed.

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2019-004: Town of Owego, Site Plan Review, Watson Engineering

The applicant plans to construct a new 4,000 square foot commercial building and a separate 1,500 square foot storage building on this 3-acre property that is currently vacant land located on the eastern corner of the intersection of State Route 434 with Forest Hill Road. The applicant wants to expand his current professional engineering business, as well as his wife’s certified professional accountant business, and will do so in this proposed new building.

Hours of operation will be 8:00 AM – 5:00 PM weekdays, with traffic generation estimated at approximately 30 vehicles per day. Currently the two businesses employ 10 workers together, with expectations to increase this head count to ultimately 40 people. The Town of Owego has submitted this Site Plan Review proposal to NYS DOT Region 9’s Site Plan Review Committee.

There are no municipal utilities available in this area, so the applicant will be installing a septic system and water well. There should be no problems in this area with either private utility. The site plan also shows a small stormwater detention pond to retain stormwater runoff. It is beneficial that local professional businesses stays in the local area to provide the local property tax and all other spin-off economic benefits resulting from young professionals staying in the area. This particular land has remained vacant for decades, so it is advantageous to see a low-intensity use and productive business locating there.

Staff recommends approval of the site plan review with the conditions that the applicant provides entrance sign detail to the Town of Owego Planning Board and complies with comments provided by the NYS DOT Region 9 Site Plan Review Committee.

Q. D. Chrzanowski - What plan do you have for the drainage swale that runs in back and down the west side of your proposed office building? **A. E. Watson** – We have had discussion with NYS DOT about sharing maintenance of the swale. I will also discuss the potential impact of water flow with our contractor John Chandler (JLC).

Q. A. Cacciola – What type of LED exterior lighting will you be installing? **A. E. Watson** – 4,000K units that will move with the sun (smart technology).

Q. P. Moore – It looks like the septic system will located under the parking lot. Can you tell us about that? **A. E. Watson** – It will be made of pre-cast concrete that can withstand trucks parking over it.

Q E. Jardine – You’ll be able to access the septic tank by a cap? **A. E. Watson** – Yes.

Motion to recommend approval of the site plan review with the conditions noted:

A. A. Cacciola/R. Filbin/Carried	
Yes	8
No	0
Abstention	0

2. County Case 2019-005: Village of Owego, Site Plan Review, MJ’s Bar & Restaurant

The applicant is requesting site plan approval to construct an additional parking area containing 12 more parking spaces on their property adjacent to the west, which the Village Board of Trustees just rezoned from Residential 2 (R2) to Business (B).

The purpose for additional parking is solely to provide more parking for the restaurant, based on complaints from customers regarding the lack of parking. NYS DOT Region 9’s Site Plan Review Committee has already reviewed this proposal and required that the applicant provide and internal

connection between the parking lots to avoid three access points from State Route 17C. The attached updated drawing shows compliance with this requirement. NYS DOT also required a drainage study. The applicant has also complied with that via the attached excerpts from a Watson Engineering study showing that all stormwater runoff will naturally drain southward down the slope toward the Susquehanna River and therefore this minor development will not increase water flow into the State DOT highway system.

It is good for the Owego community that this restaurant’s patronage is growing and has resulted in a sustainable business. The applicant has complied with everything that has been requested of them.

Staff recommends approval of the site plan review.

Q. D. Chrzanowski – The tree drawn adjacent to the south of the proposed new part of the lot, is that a real tree? **A. J. Velasco** – No just shrubbery. **D. Chrzanowski** – Why are you not removing that since it is not a real tree to create even more parking spaces? **A. M. Velasco** – Because we think 12 more parking spaces is enough. We don’t want to overwhelm the restaurant staff and operation.

Q. P. Moore – What about the real tree? **A. J. Velasco** – That will stay.

Motion to recommend approval of the site plan review:

P. Moore/R. Filbin/Carried	
Yes	8
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

- 1. Town of Candor** – A. Cacciola
 - Daffodil Day event is Saturday May 4.
 - Community Park Committee is still working on Town Hall park.

- 2. Town of Nichols** – P. Moore
 - No report.

- 3. Town of Berkshire** – T. Pollard
 - Steve Winkley from the NY Rural Water Association is completing a Source Water Protection Plan.

- 4. Town of Tioga** – D. Chrzanowski
 - Have a new solar company introducing a solar project in the town – Lodestar Energy. TCPB will get the referral in June.

- 5. Village of Waverly** – R. Filbin
 - Planning Board still working on Comprehensive Plan. Held a successful open house last week.

- 6. Village of Owego** – G. Eckley
 - Not in attendance.

7. Town of Newark Valley – S. Titus

- The Town Board has assigned the Planning Board review of the proposed updated Junk Yard code.

8. Village of Newark Valley – M. Reynolds

- No report.

9. Town of Owego – J. Current

- Not in attendance.

10. Town of Barton – G. Updyke

- No report.

11. Town of Richford - vacant

12. Spencer – vacant

B. Staff Report:

- E. Jardine discussed the upcoming municipal officials agricultural training on May 29. There will be a NYS DOS Ag Training Session, brief dinner break, then a BC CCE AFT Grant Team training that will cover different topics such as working with Amish and the Ag District Real Estate disclosure law in practice, except that we still need a realtor. S. Titus offered to do this and E. Jardine will email her the details. Thank you, Sarah!
- T. Pollard requested to know if volunteer boards at the county and municipal levels are required to have Sexual Harassment prevention training. E. Jardine inquired with the County Attorney, and he said that since TCPB's and the AFPB's exposure to the public is so minimal, the County will exempt members of these Boards from this training. It is up to your own local governing boards and municipal attorneys to make this decision about volunteer boards at the town and village level.

IX. OLD BUSINESS

- A. Ethics Renewal Certification and Financial Disclosure Affidavit forms – Chair D. Chrzanowski reminded those members who have not done so already, please complete and submit these forms to Elaine at the May meeting.

X. ADJOURNMENT

- A. Next Meeting May 15, 2019 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 8:00 PM. R. Filbin/T. Pollard/Carried.

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