

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
February 18, 2015
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 Doug C. called the meeting to order at 7:03 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: Tim Pollard, Doug Chrzanowski, John Current, William Dimmick III, Jason Bellis, Gary Henry, Jr.

Excused: Dave Mumbulo, Hans Peeters, Pam Moore, Georgeanne Eckley

Absent:

B. Ex Officio Members:

C. Local Officials:

D. 239m Review Applicants:

E. Guests:

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda

G. Henry/J. Current/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of January 21, 2015 minutes

J. Current/G. Henry/Carried
None Opposed
No Abstentions

V. PRIVILEGE OF THE FLOOR

- None heard.

VI. CORRESPONDENCE

Folder passed. J. Bellis added some material from STERPDB.

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2015-002: Town of Tioga, Local Law #1-2014, Site Plan Review Ordinance

The applicant is requesting a review of the Town of Tioga Site Plan Review Local Law according to New York State Town Law §130. The Town of Tioga’s 2014 Long Term Community Recovery Strategy funded by the NYS DOS recommended that the town develop and adopt Site Plan Review regulations for industrial and commercial uses only, integrating attention to future development within the floodplain. The LTCRS consultants then developed a model SPR ordinance, the Planning Director simplified it, and passed it along to the Town of Tioga Planning Board. Since then The Town Planning Board and Town Board have been working on the Site Plan Review Local Law for the past few months. Now both parties are agreeable to its’ content and ready to officially go through the approval process to adopt the regulations.

The Town of Tioga has complied with all New York State Town Law requirements on developing and adopting a Site Plan Review Ordinance which are to schedule a public hearing with at least 10 days public notice (notice was published on 11/29/2014 and public hearing was on 12/9/2014) and to make a referral to the Tioga County Planning Board under GML §239 for recommendation before adoption.

The proposed ordinance is simple and focused. The Town will benefit from this type of discretionary review, especially on review of new industrial and commercial development located within the floodplain and in the hamlet of Tioga Center. The only condition is that for the Tioga Planning Board create a Town of Tioga Site Plan Review Application, based on the *Formal Application Content* and *Criteria For Site Plan Review* sections.

Staff recommends approval of the Tioga of Tioga Site Plan Review Ordinance.

Motion to recommend approval of the local law:

G. Henry/J. Current/Carried	
Yes	6
No	0
Abstention	0

B. Election of 2015 Officers

- 2015 Officer slate is as follows after nominations:

- Chair – Doug C.
- Vice-Chair – William Dimmick III
- Secretary – Pam Moore

Motion to approve 2015 TCPB Officer Slate:

J. Bellis/G. Henry/Carried	
Yes	6
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. Town of Candor – G. Henry

- Older portion of Town Barn caught on fire earlier in the week. They lost 4 plow trucks and a loader.
- The survey sent out for the Comprehensive Plan update resulted in a successful return rate of 15%. PB is now compiling the responses.

2. Town of Nichols – P. Moore

- Not in attendance.

3. Town of Berkshire – T. Pollard

- The Town Board and Planning Board will hold another joint meeting next month to further outline their Comprehensive Plan update. Last month's joint meeting was a successful effort.

4. Town of Tioga – D. Chrzanowski

- Kevin Smith is petitioning the USPS to re-establish the Tioga Center 13845 ZIP code.

5. Village of Waverly – W. Dimmick III

- Nothing to report

6. Village of Owego – G. Eckley

- Not in attendance.

7. Town of Newark Valley – H. Peeters

- Not in attendance.

8. Town of Richford - vacant

9. Town of Owego – J. Current

- Nothing to Report

10. Town of Barton – D. Mumbulo

- Not in attendance

11. Spencer – vacant

B. Staff Report

- E. Jardine covered the following 3 topics:
 - Inquired if TCPB members are in favor of approaching Jim Tornatore, Mayor of the Village of Newark Valley and a former TCPB member, to be a candidate for the Alternate position that is vacant. He has expressed his interest in this more than once. TCPB members approved by consensus. E. Jardine reported that she also has calls into Towns of Spencer and Barton Supervisors to discuss TCPB membership from their respective towns.

- Municipal Land Use Matrix – E. Jardine handed out the new version that has been updated with information received since last month. She stated it was a work in progress, and encouraged TCPB members to present to their municipal boards to see if more changes are needed, particularly in those municipalities where the local laws are not codified.
- Update on Planning and Zoning Board visits – To date E. Jardine has scheduled visits with the town planning boards of Nichols, Berkshire, Richford and Newark Valley. There is a bottleneck on the first Tuesday of the month, as 5 planning boards meet that same night. It will take a while to get to those. The purpose is for an introductory exchange. T. Pollard asked about the implications if a town has a site plan review ordinance, but new development projects have not gone through this approval process – is the Town liable in the event of a law suit? E. Jardine responded yes.

IX. OLD BUSINESS

- A. Municipal Land Use Matrix – discussed above in Staff Report.

X. ADJOURNMENT

- A. Next Meeting March 18th, 2015 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:35 PM. G. Henry/J. Bellis/Carried.

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