

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
November 19, 2014
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 7:00 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: Tim Pollard, Doug Chrzanowski, Hans Peeters, John Current, Patty Porter, Pam Moore

Excused: William Dimmick, III, Elaine Jardine, Jason Bellis, Dave Mumbulo, Gary Henry, Jr.

Absent: Georgeanne Eckley

B. Ex Officio Members:

C. Local Officials:

D. 239m Review Applicants: Fred Elias, General Manager, Granite Works

E. Guests:

F. Staff: Linda Sampson, Caroline Quidort

III. APPROVAL OF AGENDA

- Approval of agenda

H. Peeters /T. Pollard/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of October 15, 2014 minutes with a correction on page 9; the removal of #12. The Village of Nichols does not have a representative on the Tioga County Planning Board.

P. Moore/H. Peeters/Carried
None Opposed
No Abstentions

V. PRIVILEGE OF THE FLOOR

- None heard

VI. CORRESPONDENCE

Folder passed around.

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2014-023: Town of Barton, Site Plan Review, Granite Works

The applicant is requesting a Site Plan approval to construct a 60' x 100' pole barn on their 3 acre property. The site is industrial in nature and currently used for a granite manufacturing business. The proposed structure is a pole barn with an attached loading dock for one vehicle. The proposed pole barn will be used to store the stone that is currently stored outside. There will be minimal ground disturbance, roughly the footprint of the proposed structure. The proposed structure will have electricity. No plans are proposed/provided indicating water or septic is planned. The applicant states that the runoff will be directed to a dry storm tank.

The neighborhood contains a mix of commercial, residential and industrial uses nearby.

The project site is with 500' of State Route 17C.

Staff Comments:

- The applicant's proposal to construct a 60' x 100' pole barn will have little if no impact from a planning perspective to the surrounding area.
- This project is scheduled to be reviewed by the NYS DOT Site Plan Review Committee on Thursday, November 20, 2014.

Staff recommends approval of the special use permit with the following conditions:

- That the applicant obtain all required state, county and local permits, licenses and registrations.

Q: H. Peeters – Why does this project have to go before the NYS DOT Site Plan Review Committee?

A: C. Quidort – Because it is within 500' of a State Route.

Q: T. Pollard – The run off going in the dry well, is that just from the gutters on the building or the grading of the area?

A: J. Vandyke - The land has been leveled, so the run off will be from the gutters.

Q: Doug C. - 20' is what they have for minimum set back?

A: C. Quidort - Yes.

Q: T. Pollard - Looking at the diagram, the stone being stored outside will be inside now?

A: F. Elias – No, this is for new material. We have a commercial division; getting involved in commercial properties; hotels, apartment rentals and we are getting granite in from overseas in bulk crates. We started last year and they were sitting outside in the snow and ice. They are packed very tight so, when we tried to separate them they were breaking. This building is to keep weather off palletized granite from China that has been cut to size, so they don't freeze and break.

Q: P. Porter - So this building is to keep the granite cleaner and free from breaking before installing it.

A: F. Elias – Yes, with 50-60 sheets of granite on a pallet and they freeze together, it is expensive to replace. The building keeps the pallets protected.

Q: Doug C. – Are the driveways black top, dirt or gravel?

A: F. Elias – They are hard packed gravel.

With no further discussion, motion to recommend approval of the site plan:

P. Porter/T. Pollack /Carried

Yes 6

No 0

Abstention 0

VIII. REPORTS

B. Local Bits and Pieces

1. Town of Candor – G. Henry

- Not in attendance

2. Town of Nichols – P. Porter

- The Planning Board of Nichols continues to talk about the trash and refuse ordinance. It has come back twice and it is being presented it again. Some people think it is too strict.
- The drone project is on a back burner

Q: T. Pollard: When you say refuge are you referring to junk on properties? Example: junk yards? **P. Porter:** Yes. We have had a problem with one particular property. They kept saying there was no ordinance for miscellaneous car parts that are not in a whole vehicle. There are tires, engines, carburetors, various parts all over. There is an ordinance on the books in Town of Nichols under junk vehicles stating you can't have them in public view. They are trying to get a code/ ordinance to address this and are trying to work with this person to clean it up.

Q: P. Moore: Are they creating a new ordinance because of one person? **P. Porter:** No, there are a couple like this, but this is the worst. A code officer has been hired to work on this.

P. Porter asked **L. Sampson** if there is a TING Manual in the Economic Development & Planning Office. **P. Porter** is specifically looking for a reference to the Production Brine Law. **L. Sampson** will check on this.

- **P. Porter** announced they have a new Planning Board member, **Ken Snowden**.

3. Town of Berkshire – T. Pollard

- Town of Berkshire has been trying to clean up junk trailers for years. One in particular that has been problematic. A trailer was brought in on a property and was then sold to a Russian Immigrant Church; people from Ithaca bought the property and it is now their church. The trailer sat there for years because nobody could figure out who was responsible. You couldn't charge the property owner to dispose of the trailer because the church is tax exempt, so there's no way to tack it on the tax bill. Someone recently cleaned it up and took it for salvage rights and will work on the others in town. So there has been progress.
- T. Pollard also announced that their long time CEO, Joseph Ceurter, passed away recently.

Q: P. Moore – Looking at the 239 Site Review presented, it sounded like the Town of Barton has a Comprehensive Plan?

A: C. Quidort – Their ordinance says it has to comply with the plans, but C. Quidort believes they have a Master Plan.

Q: P. Moore – Is it possible to find out which municipalities in the County have a Comprehensive Plan or a Master Plan? T Pollard is also interested in this information.

A: C. Quidort - Will provide this information.

4. Town of Tioga – D. Chrzanowski

- Site Plan Review goes the first part of December, week of the 8th. The 9th is the Town Board Meeting. Hoping to close out at a public hearing

5. Village of Waverly – W. Dimmick III

- Not in attendance

6. Village of Owego – G. Eckley

- Not in attendance

7. Town of Newark Valley – H. Peeters

- The Town of Newark Valley Board will be voting on the sign code at the next town meeting. The issue was that the sign code was not being enforced. The new code will comply with the town and state regulations.

8. Town of Richford - vacant

9. Town of Owego – J. Current

- No Report

10. Town of Barton – D. Mumbulo

- Not in attendance

11. Spencer – (N. Clark) - vacant

- Not in attendance

B. Staff Report

- C. Quidort reported that E. Jardine may return to work in December.
- Hans Peeters reported he will be out of town for the next 3 months, so asked to be excused from the next 3 meetings.

IX. OLD BUSINESS

A. None

X. ADJOURNMENT

A. Next Meeting December 17th, 2014 @ 7:00 PM in the Legislature Conference Room.

B. Motion made to adjourn at 7:45PM. P. Porter/H. Peeters/Carried.

Respectfully submitted,
Linda Sampson, Administrative Assistant
Economic Development and Planning