

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
April 18th, 2018
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: Doug Chrzanowski, Georgeanne Eckley, Grady Updyke, Tim Pollard, Pam Moore, John Current, Chris Curry, Sarah Titus

Excused: Art Cacciola, Jim Tornatore

Absent:

B. Ex Officio Members:

C. Local Officials:

D. 239m Review: Brett Relyea of Relyea Towing, LLC, Jim and DeAnna Mosher of LaFamilia Motorcycle Club, Ike and Julie Lovelass of Belva Lockwood Inn

E. Guests: See attached sign-in sheet for Ketchum Road and Stanton Hill Road residents

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda changing order of 239 Reviews, and adding Item VII B – Election of Vice Chair

T. Pollard/G. Eckley/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of March 21, 2018 minutes

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

V. PRIVILEGE OF THE FLOOR

- None heard.

VI. CORRESPONDENCE

- Folder was deferred to next meeting due to busy agenda.

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2018-011: Town of Nichols, Special Use Permit, LaFamilia Motorcycle Club

The applicant is requesting a special use permit to hold monthly meetings, get-togethers, and events at the pictured garage clubhouse for their motorcycle club called LaFamilia. There are approximately five members in the club who meet on a monthly basis. The informal get-togethers are held about twice per month and have about 20 attendees. Events such as chicken barbeques for charity are held a couple times per summer and gather additional attendees/riders. Details can be found in the Special Use Permit Questionnaire completed by the applicant. Town of Nichols Noise regulations in the zoning code state that sounds not exceeding 90 decibels are allowed during the daytime defined as 7:00 AM to 11:00 PM and not exceeding 50 decibels are allowed during the nighttime defined as 11:00 PM to 7:00 AM.

The applicant is aware of the town’s noise restrictions, and states they close the clubhouse by 10:00 PM. The Town Code Enforcement Officer needs to enforce this vigilantly, as this area is mainly a rural residential neighborhood.

Staff recommends approval of the special use permit with the conditions that the applicant gets all required state and local permits, registrations, licenses or certificates, the applicant complies with the 11:00 PM noise regulations and shuts down all operations by then, the special use permit runs for a definitive time period as prescribed by the Code Enforcement Officer, and the applicant notifies the Code Enforcement Officer in advance every time there is a gathering or event.

Ketchum Road residents and LaFamilia Motorcycle Club members had a chance to publicly air their concerns. Forty-two residents signed an opposition petition, a copy of which was provided to staff. In summary, the residents’ main concerns were noise and added traffic based on current activity. LFMC provided a document describing charitable events. J. Mosher stated that they are widening the Club’s driveway using concrete, and they will have spotters when motorcycle riders exit the property.

Q. P. Moore – How far away from the industries, FedEx and the Army Corp Training Center is this location? **A. J. Mosher** – About a quarter mile to the west.

Motion to recommend approval of the Special Use Permit with the conditions noted:

J. Current/D. Chrzanowski/Carried	
Yes	7
No	0
Abstention	1 (C. Curry)

2. County Case 2018-012: Village of Owego, Special Use Permit, Belva Lockwood Inn

The applicants are requesting a special use permit to establish and operate their bed and breakfast, Belva Lockwood Inn, at 249 Front Street. The reason a special use permit is required is that in addition to housing boarding guests and providing meals for those guests, they also plan to conduct on-site catering and bar service for group events at the inn.

Typical events they are planning to host would involve approximately 50 guests and include events such as bridal showers, rehearsal dinners, office retreats, holiday parties, etc. They plan to employ eight to ten employees, and operate hours as events demand.

While this residence is within FEMA’s Special Flood Hazard Area, the Village of Owego Code Enforcement Officer states that this project is not subject to the Flood Damage Prevention regulations as there are no building structural changes or land filling/grading elements planned. Additionally, historic structures are exempt from floodplain regulations.

This proposed bed and breakfast is a suitable use for this section of Front Street which serves a transition from the Village’s central business district to residential uses from west to east. Not only will it directly generate sales tax, it could also supply more foot traffic to downtown businesses as it is easily within walking distance to the central business district, thereby generating sales tax indirectly as well. This project will greatly improve the aesthetics of this property as it exists currently (see attached picture), which is located on a state highway that is heavily trafficked. The external improvements will greatly increase travelers’ first impressions on their ride toward downtown. The only issue identified is that the applicant needs to provide 11 off-street 10x20 parking spaces, per Village Zoning Code.

Staff recommends approval of the special use permit with the conditions that the Village of Owego submits this proposal to the NYS DOT Region 9 Site Plan Review Committee for their comment and that the complies with provision of the required number of parking spaces.

J. Lovelass stated this would be no problem as the house was used in the past for the Eagles Club and the entire back yard was paved for vehicles then.

Motion to recommend approval of the Site Plan Review with the conditions noted:

S. Titus/T. Pollard/Carried	
Yes	8
No	0
Abstention	0

3. County Case 2018-010: Town of Candor, Site Plan Review, Relyea Towing, LLC

The applicant is requesting site plan review approval to reuse an old palette-making facility on this 19.93 acre lot into a business that will store and transport repossessed vehicles. There will be a number of vehicles stored short-term on the property at any given time. Two tow trucks utilized in the business will also be repaired on the property.

Applicant states that this new business will operate mainly from 8:00 AM to 5:00 PM, plus as needed other hours of the day. There will be six employees including one office worker, one mechanic and two tow truck drivers. No signage plans have been submitted.

NYS DOT Region 9 Site Plan Review Committee has already reviewed this proposal and provided comments that only one driveway can be used, which has to be brought up to NYS DOT Standards. They also stated that the log in the driveway needs to be removed.

This use is proposed in a suitable location and is appropriate adaptive reuse for the property. The Town of Candor Planning Board has completed a Short EAF and made a negative declaration.

Staff recommends approval of the site plan review with the condition that the applicant complies with NYS DOT Region 9 Site Plan Review Committee’s comments. He plans to store 10 – 12 vehicles inside the large building at any given time.

B. Relyea then said that he has no plans for signage, and the log has been removed already from the driveway. NYS DOT Region 9 has given him until August of this year to bring driveway into compliance with DOT standards.

Motion to recommend approval of the Site Plan Review with the condition noted:

S. Titus/T. Pollard/Carried	
Yes	8
No	0
Abstention	0

B. Election of Vice Chair

- TCPB needs a Vice Chair since W. Dimmick resigned. T. Pollard offered to serve in this position.

Motion to elect T. Pollard as TCPB Vice Chair:

D. Chrzanowski/J. Current/Carried	
Yes	8
No	0
Abstention	0

III. REPORTS

A. Local Bits and Pieces

1. Town of Candor – A. Cacciola

- Not in attendance.

2. Town of Nichols – P. Moore

- No report.

3. Town of Berkshire – T. Pollard

- No report.

4. Town of Tioga – D. Chrzanowski

- No report.

5. Village of Waverly – vacant

6. Village of Owego – G. Eckley

- No report.

7. Town of Newark Valley – S. Titus

- Town Board adopted Comprehensive Plan.

8. Village of Newark Valley – J. Tornatore

- Not in attendance.

9. Town of Owego – J. Current

- No report.

10. Town of Barton – G. Updyke

- No report.

11. Town of Richford - vacant

12. Spencer – vacant

IX. OLD BUSINESS

- A. Ethics recertification and Financial Disclosure form reminders. Need forms yet from C. Curry and S. Titus.

X. ADJOURNMENT

- A. Next Meeting May 16th, 2018 @ 7:00 PM in the Legislature Conference Room.
B. Motion made to adjourn at 8:25 PM. T. Pollard/J. Current /Carried.

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