



**MEETING AGENDA**  
**TIOGA COUNTY PLANNING BOARD**  
**February 20<sup>th</sup>, 2019 at 7:00 PM**  
**Ronald E. Dougherty County Office Building**  
**Legislative Conference Room – Main Floor**  
**56 Main Street, Owego, NY**

- I. CALL TO ORDER
  - A. Introductions
  
- II. ATTENDANCE
  - A. Members:
  - B. Ex Officio Members:
  - C. Local Officials:
  - D. 239m Review Applicants:
  - E. Guests:
  
- III. APPROVAL OF AGENDA
  
- IV. APPROVAL OF MINUTES
  - A. January 16<sup>th</sup>, 2019
  
- V. PRIVILEGE OF THE FLOOR
  
- VI. CORRESPONDENCE
  
- VII. NEW BUSINESS
  - A. 239 Reviews
    - 1. County Case 2019-002: Town of Tioga, Site Plan Review, Renovus Solar
  - B. Election of 2019 Officers
  
- VIII. REPORTS
  - A. Local Bits and Pieces
  - B. Staff Report
  
- IX. OLD BUSINESS
  - None
  
- X. ADJOURNMENT
  - A. Next Regular Meeting March 20, 2019
  - B. Adjourn

**TIOGA COUNTY PLANNING BOARD  
MEETING MINUTES**

**December 19<sup>th</sup>, 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 7:00 PM.

**II. ATTENDANCE**

A. Planning Board Members:

**Present:** Doug Chrzanowski, Grady Updyke, Mike Reynolds, John Current, Rawley Filbin, Pam Moore, Art Cacciola, Chelsea Robertson

**Excused:** Tim Pollard, Georgeanne Eckley

**Absent:** Sarah Titus

B. Ex Officio Members:

C. Local Officials:

D. 239m Review: Meghaan and Jorge Velasco, Ed Valentine (neighbor)

E. Guests:

F. Staff: Elaine Jardine

**III. APPROVAL OF AGENDA**

- Approval of agenda.

J. Current/P. Moore/Carried

None Opposed

No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of December 19, 2018 minutes with correction on next meeting date.

J. Current/M. Reynolds/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 2019-001: Village of Owego, Rezoning, MJ’s Bar and Restaurant**

The applicant is requesting to rezone said property from Residential 2 (R2) to Business (B) to construct a parking lot for their business next door at 596 Fifth Avenue, MJ’s Bar and Restaurant. The purpose for the rezone and additional parking is solely to provide more parking for the restaurant, based on complaints from customers regarding the lack of parking. This action would allow this successful small business to operate at a fuller capacity.

The applicant will have to come back through the approval process for site plan review before constructing the additional parking lot.

Staff recommends approval of the rezoning.

**Q. E. Jardine** – Have you purchased this adjacent parcel? **A. M. Velasco** – Yes, two months ago.

Discussion ensued regarding E. Valentine’s adjacent properties, and the fact that he will pursue getting his two adjoining properties merged into one. This will preclude future structural development on his vacant property that is in the floodplain, and assure that as long as he owns the property, there will be no opposition to the MJ’s Bar and Restaurant business and no request to rezone to something other than Residential.

**Motion to recommend approval of the rezoning:**

<b>D. Chrzanowski/C. Robertson/ Carried</b>	
<b>Yes</b>	<b>8</b>
<b>No</b>	<b>0</b>
<b>Abstention</b>	<b>0</b>

**VIII. REPORTS**

**A. Local Bits and Pieces**

**1. Town of Candor – A. Cacciola**

- Dollar General next to the Town Hall opened and finally has electric power provided by NYSEG.
- Former Code Enforcement Officer retired last December. The Town Board has replaced him with a part-time CEO. E. Jardine has learned since this meeting that the new CEO is Martin Jerzak. His is also CEO for the Village of Nichols.

**2. Town of Nichols – P. Moore**

- No report.

**3. Town of Berkshire – T. Pollard**

- Not in attendance.

**4. Town of Tioga – D. Chrzanowski**

- No report.

**5. Village of Waverly – R. Filbin**

- No report.

**6. Village of Owego – G. Eckley**

- Not in attendance.

**7. Town of Newark Valley – S. Titus**

- Not in attendance.

**8. Village of Newark Valley – M. Reynolds**

- Board of Trustees is looking to change the speed limit on Whig Street in front of the Middle School.
- Long-time Village Clerk retired, but the Village as covered this well by instituting employee succession. Pam Benthin, former Deputy Clerk, is now Clerk.

**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 announced the upcoming Preservation League of NYS grant workshops. She will email the announcement to TCPB members.

**IX. OLD BUSINESS**

- A. None.

**X. ADJOURNMENT**

- A. Next Meeting February 20<sup>th</sup>, 2019 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:45 PM. D. Chrzanowski/J. Current/Carried.

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

**Municipal Projects/Plans:**

- Village of Spencer – Researching other local foundations’ funding cycles for baseball grandstand historic restoration.
- Village of Waverly – Continue to work on the Comprehensive Plan with the Planning Board.
- Village of Owego – Assisting the Evergreen Cemetery Committee with a PLNYS Preserve NY grant to fund a Cultural Landscape Report. The deadline is March 25.

**GML §239 I & m Planning and Zoning Reviews**

- County Case 2019-001: Village of Owego, Rezoning, MJ’s Bar and Restaurant. – Applicant requests rezoning of parcel adjacent to the west from Residential 2 to Business for a future parking lot. Staff recommended approval, and the TCPB unanimously carried the vote.

**Other Activities:**

- Hazard Mitigation Plan Update – The consultant, Tetrattech, has wrapped up outstanding items and has submitted the Draft Plan for review by NYS DHSES and FEMA. Agencies review is expected to take at least 45 days.
- Agricultural District Annual Inclusions – Two valid requests for inclusion totaling 122 acres have been received from the towns of Newark Valley and Tioga. A public hearing needs to be scheduled.
- Tourism Strategic Plan – An Action Plan has been created and a scorecard started to track progress on the operational plan.
- Engelbert Organic Farm has requested the county and CCE to assist them with a Purchase for Development Rights application to NYS Ag & Markets. A team of representatives from EDP, CCE, SWCD and Finger Lakes Land Trust is being assembled to fulfill this request.
- Participating in the newly formed Local Foundations Network.
- Forming a Tioga County Complete Count Committee to conduct an awareness campaign for the April 1, 2020 decennial Census Day.

**Resolutions:**

B05 – Set Public Hearing for 2019 Annual Agricultural District Inclusions

REFERRED TO:

ED&P COMMITTEE  
AG COMMITTEE

RESOLUTION NO. -19

SET PUBLIC HEARING FOR 2019  
ANNUAL AGRICULTURAL DISTRICT  
INCLUSIONS

WHEREAS: The Tioga County Legislature, as per resolution 296-03 designated January 2<sup>nd</sup> through January 31<sup>st</sup> as the official annual enrollment period for inclusion of viable agricultural properties in agricultural districts as required by §303-B of the NYS Agricultural and Markets Law 25-AA; and

WHEREAS: Tioga County Planning has received requests for inclusion of land in agricultural districts and said law requires that the Tioga County Legislature hold a public hearing before making a decision on inclusion of lands; therefore be it:

RESOLVED: That the Tioga County Legislature will hold a public hearing on requests of inclusion of viable agricultural land in agricultural districts received within the designated time period in 2019 on March 7<sup>th</sup>, 2019 at 1:00 PM in the Legislative Conference Room of the Ronald E. Dougherty County Office Building, 56 Main Street, Owego, NY.