

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
October 16, 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, Mike Reynolds, Art Cacciola, Pam Moore, John Current, Sarah Titus, Georgeanne Eckley, Tim Goodrich, Chelsea Robertson

Excused: Rawley Filbin, Grady Updyke, Tim Pollard

Absent:

B. Ex Officio Members:

C. Local Officials: None

D. 239m Review: Shannon and Gerald Wade of Wade’s Auction

E. Guests: None

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda.

S. Titus/M. Reynolds/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of September 18, 2019 minutes.

P. Moore/D. Chrzanowski/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 2019-016: Village of Waverly, PUD Site Plan Review / Special Permit, Wade’s Auction

The applicant is requesting site plan review and a special use permit to establish an auction business in this existing 10,331 square foot commercial building at corner of Chemung Street and N Chemung Street. Applicant states that this will be a family-run business, with six family members being the only employees. Hours of operation are planned for Friday through Sunday, 9:00 AM to 10:00 PM, encompassing multiple uses. There will be an auction every Friday evening on the first floor, as well as a flea market with up to 10 vendors on the second floor on Friday, Saturday and Sunday. During the summer months, plans are for vendors to have daily pop-up booths in the open space on the south side of the property.

The applicant plans to utilize the existing kitchen for on-site food service, but until that is operational, a food truck will be used, parked the left side of the building. The applicant is working with the Tioga County Public Health Department on all food service aspects of this business. Applicant states that the size of the pavement area can accommodate up to 72 parking spaces. They also plan to install a 4’x8’ banner on the Chemung Street side of the building with the business name and phone number. Having an active use in this building will make the property productive and viable, and more likely for the property to be maintained rather than to decline into disrepair.

Staff recommends approval of the PUD Site Plan Review / Special Permit with the condition that the NYS DOT Region 9 Site Plan Review Committee review and provide comments.

E. Jardine then updated the Board members that NYS DOT Region 9 Site Plan Review Committee had reviewed the proposal and provided comments that the outdoor vendors could not be set up in the NYS DOT right of way, so she would remove that condition from the recommendation.

D. Chrzanowski then commented that applicant should be aware that there should be no parking on the state highway. This could be a problem during auction nights. The applicant should be diligent about this and contact the Waverly Police Department to enforce this if on-street parking occurs during auctions.

Motion to recommend approval of the PUD Site Plan Review / Special Permit:

A. Cacciola/S. Titus/Carried	
Yes	9
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. Town of Candor – A. Cacciola

- The Candor Fall Festival held last weekend was another big success.

2. Town of Nichols – P. Moore

- Town Planning Board met again with Lodestar Energy, LLC on the Smith Creek Road solar project. They have hired a new engineer and now the proposal is in much better shape. It will be coming back to the County Planning Board soon for recommendation.

3. Town of Berkshire – T. Pollard

- Not in attendance.

- 4. Town of Tioga – D. Chrzanowski**
 - No report.

- 5. Village of Waverly – R. Filbin**
 - Not in attendance.

- 6. Village of Owego – G. Eckley**
 - No report.

- 7. Town of Newark Valley – S. Titus**
 - No report.

- 8. Village of Newark Valley – M. Reynolds**
 - The Village is applying for FEMA’s Hazard Mitigation Grant Program for a severe repetitive loss buyout of 9 Brook Street.

- 9. Town of Owego – J. Current and C. Robertson**
 - No report.

- 10. Town of Barton – G. Updyke**
 - Not in attendance.

- 11. Town of Richford - vacant**

- 12. Spencer – T. Goodrich**
 - The Village hired a new part-time Code Enforcement Officer, Jeff Winchell.

B. Staff Report:

- E. Jardine reminded the Board members that they should view the sexual harassment prevention video and take the quiz as soon as possible, if they haven’t done so already. She said she would email out the link again upon several requests.

IX. OLD BUSINESS

- A. None.

X. ADJOURNMENT

- A. Next Meeting November 20, 2019 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:37 PM. S. Titus/G. Eckley/Carried.

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