



tel: 607 687 8255

fax: 607 687 1435

info@developtioga.com

**ECONOMIC DEVELOPMENT & PLANNING  
TOURISM/AGRICULTURE LEGISLATIVE COMMITTEE MEETING  
May 2, 2017**

**ATTENDEES:**

**Legislators:** Dale Weston, Marte Sauerbrey, Ed Hollenbeck, Dennis Mullen

**Staff:** LeeAnn Tinney, Linda Sampson

**Guests:** None

Legislator Roberts was not in attendance.

Legislator Weston called the meeting to order at 1:00 P.M.

**MINUTES**

- Approval of minutes from April 4, 2017 - Legislator Weston asked for approval of minutes from the April 4, 2017 committee meeting. Legislator Hollenbeck made a motion to accept the April 4, 2017 minutes, seconded by Legislator Mullen. All were in favor.

**SOIL & WATER CONSERVATION: Wendy Walsh** – Ms. Walsh was not in attendance.

**CORNELL COOPERATIVE EXTENSION: Andy Fagan** – Mr. Fagan was not in attendance, however his monthly report highlighting the following: Agriculture, Community Horticulture, 4H Youth Development, Youth Employment, Advancing Tobacco Free Communities, Family Development, Nutrition, Regional Dairy and Field Crops was distributed. Also distributed was a copy of the South Central NY Dairy & Field Crops Program, 1<sup>st</sup> Quarter Report.

**ECONOMIC DEVELOPMENT & PLANNING**

**1. PLANNING REPORT** - Ms. Tinney reviewed the following report previously e-mailed:

- **239 Reviews**
  - County Case 2017-004: Town of Candor – Updates to the Town of Candor's Uniform Fire Prevention and Building Code. The TCPB unanimously recommended approval of the Code updates.
  - County Case 2017-005: Town of Spencer, Site Plan Review, SUN8 PDC LLC, review of additional two (2) , 2 MW arrays. The TCPB unanimously recommended approval of the site plan review modification.
  - County Case 2017-006: Town of Nichols, Special Permit, Nick Fuoco – Special Permit to have Nikstock at the Champion Speedway. The TCPB unanimously recommended approval of the special permit.
  - County Case 2017-007: Town of Nichols, Rezoning, Jewell Brothers Properties, LLC – Jim's RV is requesting the Nichols Town Board to rezone adjacent property to the west, to expand their RV display area. The TCPB unanimously recommended approval of the rezoning.

- County Case 2017-008: Town of Owego, Special Permit, Floodplain Development Permit and Area Variance, The Broadway Group – Applicant plans to construct and operate general retail store (Dollar General) on State Route 434. The TCPB recommended approval by majority vote the special permit, floodplain development permit and area variance.
- County Case 2017-009: Town of Owego, Special Permit, Gail Gillette – Applicant plans to establish a fitness facility at this property located at the intersection of Bodle Hill Road, Day Hollow Road and Day Hollow Road. The TCPB unanimously recommended approval of the outdoor special permit.
- County Case 2017-010: Town of Owego, Special Permit and Floodplain Development Permit, W&W Nursery – Applicant plans to expand their business on this site to host events. The TCPB unanimously recommended approval the outdoor special permit and the floodplain development permit.

- **Municipal Plans**

- Municipal Project Funding- assisting the Towns of Richford, Berkshire, and Villages of Spencer and Newark Valley with funding efforts for various projects.
- Assisting the Town/Village of Spencer with Site Plan Review law updates.
- Assisting the Town of Spencer with using a Unified Solar Permit process for solar PV array projects.
- NYSERDA Clean Energy Communities – this program was presented to Town Supervisors at the April COG meeting and will be presented separately to some Village Mayors.

- **Other**

- Annual Agricultural District Inclusions for 2017 – received certification from NYS Department of Agriculture and Markets; sent notifications to requesting property owners.
- Completed and submitted the NYS Department of State Countywide Resiliency Planning Grant application for Tioga County.

**2. ECONOMIC DEVELOPMENT REPORT** - Ms. Tinney reviewed the following report previously e-mailed:

- **Outreach**

- Tioga Opportunities - Met with on 4/6
- Leadership Tioga - Made a presentation at Stateline Auto on 4/11; great class this year with about 25 participants.
- Tioga County Council on Arts – Met with the new Director, Christiana DiStefano on 4/12. It was a good meeting, good ideas exchanged. Ms. Tinney indicated Ms. DiStefano will be a nice asset to the community.
- Finger Lakes Wine Country Tourism Marketing Association – Attended the monthly meeting on 4/13; continue to learn a lot about marketing in the area on a high level.
- Crown Cork & Seal – Attended the ribbon cutting event planning meeting on 4/13.
- Owego Apalachin School Board of Education – Met with them on 4/13 & 4/26 to discuss Owego Gardens.

- Succession Planning Committee – Met on 4/14; Ellen Pratt has been added to the committee. By January 2018, there should be a program in place and will then be able move people into the program. Ms. Tinney reported that the Department Heads have been very cooperative in analyzing and identifying the needs of their departments.
- 100 Year Anniversary Women's Suffrage - NY State
  - Tioga Women's Suffrage Committee met on 4/17
  - Waverly Rotary – Made a presentation at their meeting on 4/27; also had an opportunity to visit the Waverly Museum as well as a personal tour of the items Mr. Merrill has at his house.
- Spencer VanEtten School Board of Education – Presented the DSun PILOT request on 4/19; they have offered a letter of support of the project.
- Regional Council – Ms. Tinney reported getting a better sense of how things work by attending the following meetings:
  - Executive Committee – Met on 4/20
  - Advanced Manufacturing Work Group – Met on 4/25
- STREDC – Met on 4/21; in the process of revisiting our loan programs now that some of the money has been received. We want to restructure how to we use the money and figure out the best way to get the money out to projects in our 8-county region.
- Traffic Safety Board – Annual meeting on 4/24; looked at and approved a couple of the grant requests. The dark intersection in Nichols where there is no streetlight was discussed and the sheriff's department is going to look at the situation. The visibility is poor and we are trying to encourage the Town of Nichols to put a streetlight there. The Traffic Safety Board will be sending a letter to the Town to address the situation.
- Town of Nichols – Met on 4/25.
- Tioga County Not-for-Profit Network – Ms. Jardine made a presentation on 4/26 regarding the consolidated funding application process for the Not for Profit organizations. The window for applying opened on May 1<sup>st</sup> and they have until the end to July to apply.
- Village of Owego
  - Owego Gardens – Ms. Tinney mentioned she spoke at the worksession about modifying the PILOT. The school did not agree to modify. At this point Home Leasing will be changing their classification from multi-unit to senior housing. There is still a \$3,200.00 gap which Ms. Tinney presented to the Village of Owego on 5/1 to see if the Town, the County and the Village would fill that gap. The answer is unknown at this time. Ms. Tinney also noted the Owego Gardens ribbon cutting is tomorrow, 5/3, at 11:00 AM.
  - Lake Street closing planning – The Lake Street closing was originally going to start on May 8<sup>th</sup>, but is now going to be May 15<sup>th</sup>. Suez called for a meeting this morning, 5/2, with emergency personnel; the fire department, the sheriff and EMS were in attendance to make sure there is a plan in place in case of any emergency.

Not on the agenda, Ms. Tinney mentioned there is group putting together a campaign called “Walk Owego.” Press releases and signage will be going out. There will be awards for number of steps people are making; all to create a

positive spin on this project. Ms. Maffei, Tourism Director, is very involved with this campaign.

- **Project Updates**

- Gateway – This project is moving forward. We have met our NEPA requirements, the federal form of SEQR. At this point we are answering questions as they come up as the underwriting of the grant takes place. Ms. Woodburn is working on this project and hopefully we will hear news soon.
- Parkview – Ms. Saraceno continues to work on this project. The necessary paperwork has been sent out.
- FedEx – The ribbon cutting and tour was on April 18<sup>th</sup>. The event was very well attended. Congressman Reed spoke and representatives from Senator Akshar's office were there, as well as Assemblyman Friend.
- Owego Gardens - Ribbon cutting and tour is tomorrow, May 3<sup>rd</sup>. Still working on the sanitary sewer rates.
- Crown, Cork & Seal – Ribbon cutting and tour is on May 9<sup>th</sup>; trying to get a State Representative to attend.
- Upstate Shredding – Funds have been awarded for the construction of the media separation plant has been awarded to LeChase Construction. This project should begin in the next couple weeks.
- Distributed Sun – A PILOT has been requested from the IDA for the Solar project and has been presented. It will be voted on by the IDA at the May 3<sup>rd</sup> meeting. Letters of support have been offered by the following:
  - SVE School district on 4/19
  - Town of Spencer on 4/27
  - Public Hearing on 4/27
- Owego Freehold – This is the tiny home pocket community that is being planned for development on a Central Ave. property. The IDA has agreed to move forward with the geotechnical on the property to make sure we will be able to build the deck structure. The initial indications are not good, so it may cost more than initially expected. We'll see what the results are. Ms. Tinney reported that Minka, the company that is designing the homes, has partnered with Home Central to print and is producing the materials to build these homes. The first one is being printed and is in production now in Owego.
- Owego Gardens 2 – This project is in jeopardy depending on what outcome of the first Owego Gardens.
- Waverly Main Street – Ms. Saraceno continues to work on this project.
- Town of Berkshire – A proposed retail project going to be located across from the post office.
- Tioga Opportunities – We are Assisting with a grant application to build family style housing they would like locate in the Loundsberry area to assist with the influx of jobs in that area. It would be a Minka Village of printed homes, not tiny homes, 2 & 3 bedroom homes, 12 units. There are challenges with the chosen site, but continue to push it through. Quick turn-around grant opportunity, zero match, up to over a million dollars for the project. Ms. Woodburn is working closely on this project to apply by May 23<sup>rd</sup>.

- **Small Business Development**

- CFA application assistance – The window for CFA applications opened on May 1<sup>st</sup> and remains open until the end of July. We are working with the following:
  - Raymond Hadley – definitely wants to apply.
  - Ensco – may come off the list this year.
  - Applied Technology – still exploring the opportunity.

Not on the agenda, Ms. Tinney reported a local person, the Owego Kitchen, has expressed an interest in the Central Fire Station on North Ave. to develop retail/market type business on the first floor and apartments on the second floor.

- **State Leads** - none

- **Ag Economic Development**

- Chamber of Commerce meeting - Ms. Tinney would like to change the perception in the community and show that Ag is business and met with the Chamber of Commerce on 4/21 to start a campaign to encourage farmers to join the Chamber.
- Soil & Water meeting – Ms. Tinney explained when doing an Economic Development project there is a cost benefit analysis completed which explains the project and shows the economic impact. She then pointed out that there isn't anything like that for an agricultural project, however indicated that there is a large economic impact that people are not aware of. Ms. Tinney met with Ms. Walsh, Soil and Water, on 4/24 and Ms. Walsh along with Ms. Woodburn will work with Ms. Ball, Ag Economic Development Specialist, on preparing an Economic Impact Statement for an ag project that has just been completed and the farmer is open to this idea.

Ms. Tinney stated she would like to see the Ag Economic Development position go more in this direction and has set up a meeting on May 15<sup>th</sup>, to discuss the possibility of changing the direction of the Ag Economic Development position.

- **Other**

- Tioga County Property Development Corporation (Land Bank) - The first meeting of the Board is coming up to discuss organization and putting policies and by-laws in place. After that, the application for 501-c3 (tax exempt) can be made. Ms. Saraceno continues to work on this project. It will be 2018 before we will see any activity.
- Tioga Women Lead – Meeting was held April 25<sup>th</sup> at Shepard Hills – about 40 people in attendance. Nice venue. The next event will be in July; will possibly be held at Turkey Trot.

Year to Date Budget – Ms. Tinney reported that the Economic Development and Planning Department is on target for the year.

Resolutions - None

**ADJOURNMENT** – With no further topics of discussion or questions, Legislator Weston asked for adjournment. Legislator Hollenbeck made a motion to adjourn the meeting and seconded by Legislator Mullen. The meeting was adjourned at 2:20 P.M.

Respectfully Submitted,  
Linda Sampson, Administrative Assistant to Economic Development & Planning