

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
August 16th, 2017
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, John Current, Pam Moore, Jason Bellis, Georgeanne Eckley, James Tornatore, Tim Pollard

Excused: Chris Curry, William Dimmick III

Absent: Sarah Titus

B. Ex Officio Members:

C. Local Officials:

D. 239m Review: Marty Mattrazzo of Farmhouse Brewery

E. Guests: Jordan Jardine

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda as July's meeting date corrected.
J. Tornatore/P. Moore/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of July 19, 2017.
T. Pollard/P. Moore/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 2017-018: Village of Owego, Site Plan Review, Farmhouse Brewery

The applicant is requesting site plan review approval to relocate the existing Farmhouse Brewery beer production and taproom from George Street to this new location at 62-64 Central Avenue, formally the Tioga Transit bus garage. The applicant will utilize the existing building with the footprint as is. He plans to have a restaurant with the taproom and eventually add a distillery.

The applicant anticipates hiring 6 full-time and 4 part-time employees within three years of relocation. Expected hours of operation for the taproom/restaurant are Wednesday – Saturday Noon to 10PM, and Sunday Noon to 6PM. Vehicle trips at the current location have been 50 cars per day, with about 13 cars maximum per hour at peak times, typically on Saturdays. Applicant doesn't expect much more traffic than this.

The use of a brewery and taproom is in accordance with and in the spirit of uses as described in item G of the permitted uses in the Central Business (CB) zoning district. This new location will allow the applicant to expand brewery capacity and production, which is needed based on existing demand. Expansion of a local business is beneficial to the local economy. This proposal is in character with the surrounding mix of commercial and industrial uses.

Staff recommends approval of the site plan review with the following conditions:

1. That the applicant obtain all required federal, state and local permits, licenses, registrations, and approvals.
2. That the applicant and the Village of Owego Planning Board mutually agree on the specific number of required parking spaces.
3. That the applicant and the Village of Owego Planning Board mutually agree on a specific signage plan.
4. That the NYS DOT Region 9 Site Plan Review Committee reviews and approves this project.

Q. J. Tornatore –Does the County Planning Board send the 239 case to DOT or the municipality? **A. E. Jardine** – The municipality. Discussion ensued and E. Jardine said she would speak with Meg Gilbert at the Village specifically about DOT Region 9 referral. **J. Tornatore** – Is the Incubator going to be here or at SUNY Broome? **A. M. Mattrazzo** – Here in Owego. **D. Chrzanowski** stated that there will be limited incubator facility at SUNY Broome, only for testing. Farmhouse Brewery's new location will host the full-scale incubator for students to get real-life experience.

Q. G. Eckley- There could be a problem with parking as it always seems to be congested in that area. **A. M. Mattrazzo** – I have the 28 parking spaces in front, and am waiting to hear what I need. I didn't know until now that I needed to provide the square footage of the taproom and restaurant. That will be 4,000 square feet. **G. Eckley** – What are your plans for signs? **A. M. Mattrazzo** – Again, I am waiting to hear on what is required. **E. Jardine** then read sign requirements in CB zoning districts. It is very flexible, just that any awning or other overhang cannot exceed past the sidewalk.

Q. T. Pollard –Do you have a targeted date for opening? **A. M. Mattrazzo** – The closing is in six weeks. Then there is quite a bit of rehab work to be done on the building's interior and roof. I'm hoping to be open in November, but that may be ambitious.

Q. D. Chrzanowski –Back to parking, if the taproom and restaurant is 4,000 square feet and you have only 28 spaces, which includes spaces employees, you could have parking issues. **A. M. Mattrazzo** – There is room in the rear of the building for 18 parking spaces if needed. **D. Chrzanowski** – That would take care of it.

E. Jardine stated that she would include this update in the Staff Analysis and Recommendation to avoid the need for a parking area variance.

Q. P. Moore –Is this in the floodplain? **A. M. Matrazzo** –No.

Motion to recommend approval of the site plan review with the conditions noted:

J. Bellis/T. Pollard/Carried	
Yes	7
No	0
Abstention	1 (D. Chrzanowski)

VIII. REPORTS

A. Local Bits and Pieces

1. Town of Candor – J. Bellis

- No report.

2. Town of Nichols – P. Moore

- Town residents and farmers were having many difficulties with the NYS Route 17 detour running through the middle of the village.

3. Town of Berkshire – T. Pollard

- Recreation is fixing up ballfield.
- Cornell Design Connect developed a master plan for recreation in the hamlet.
- Public hearing for the draft Comp Plan will be held on September 5th.

4. Town of Tioga – D. Chrzanowski

- Had a couple small issues as a result of the flash flooding on June 24th. The RR underpass in Smithboro is still plugged and TC SWCD has permitted a couple stream restoration projects on private property.

5. Village of Waverly – W. Dimmick III

- Not in attendance.

6. Village of Owego – G. Eckley

- No report.

7. Town of Newark Valley – S. Titus

- Not in attendance.

8. Village of Newark Valley – J. Tornatore

- We have many projects going on in the Village – Sidewalk rehab is complete, submitted a CFA to SHPO for restoring the windows on the municipal building, completed a SmartWatt audit for LED lights in the village, still working on the ladder factory, and received a small grant from the Floyd Hooker Foundation for new playground equipment at Trout Ponds Park.

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 stated that something not included in Planning’s July report was that she did complete informal reviews of both the Town of Berkshire and Town of Newark Valley comprehensive plans and provided feedback.

IX. OLD BUSINESS

- None.

X. ADJOURNMENT

- A. Next Meeting September 20th, 2017 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:50 PM. J. Tornatore/T. Pollard/Carried.

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