

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
October 19th, 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 7:06 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: Doug Chrzanowski, Georgeanne Eckley, Grady Updyke, Tim Pollard, Mike Reynolds, John Current, Art Cacciola, Rawley Filbin, Sarah Titus, Pam Moore, Chelsea Robertson

Excused:

Absent:

B. Ex Officio Members:

C. Local Officials:

D. 239m Review: John McNamara for Renovus, Robert Messler, Tom Dobrydary Rosemarie Jones and Dick Jones for TBD HD LLC

E. Guests: Matt Freeze, Sayre Morning Times; Jared Titus and Madyson Colby

F. Staff: Elaine Jardine, LeeAnn Tinney

III. APPROVAL OF AGENDA

- Approval of agenda.

S. Titus/T. Pollard/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of September 19, 2018 minutes with one correction on page 2.

T. Pollard/P. Moore/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 2018-025: Town of Candor, Site Plan Review, Renovus Candor Hillside South Solar LLC

The applicant is proposing to construct and operate a 250kWac solar photovoltaic system consisting of 990 solar modules via leasing 2 acres of the 186-acre property. The property is just north of the new Home Central facility on State Route 96. The project will be located a good distance from the road and will be buffered from surrounding properties by natural topography and existing vegetation.

Electric power generation from the solar panels will be connected to the utility grid by a transformer installed by NYSEG. Approximately 25 participating Candor households will benefit by reduction of their current electricity rate. Construction is expected to take four to six weeks dependent on the weather.

Please see the attached Description, Operation and Maintenance Plan, and Decommissioning Plan for more details.

The case is subject to 239 review because the parcel is within 500 feet of a State/County road and is within 500 feet of farm operations in an Agricultural District. The Town of Candor has completed the Agricultural Data Statement process.

Staff recommends approval of the site plan review with the condition that the conducts due diligence regarding wetlands investigation on the site.

Q. P. Moore – Will the steel piles have concrete pads or be directly drilled into the ground? **A. J. McNamara** – The steel piles will be drilled directly into the ground.

Q. P. Moore – Is there a bond associated with the decommissioning plan? **A. J. McNamara** – No, we have not found insurance that will cover it. There are no heavy metals in the panels; they are Type 1, the highest quality that can be easily recycled. The panels are also covered by a solid warranty. The scrap metal has a long life and considerable value. The cooperative of customers pays for the panels they use, and for maintenance such as mowing.

Q. D. Chrzanowski – Why is there no perimeter fence? **A. J. McNamara** – Because of the small size of the project. All high voltage electric lines are buried underground. **D. Chrzanowski** – How high will the panels be? **A. J. McNamara** – 30 feet above the ground. **D. Chrzanowski** continued to comment on his concerns regarding safety and vandalism.

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

J. Current/S. Titus/Carried	
Yes	9
No	1 (D. Chrzanowski)
Abstention	1 (A. Cacciola)

2. County Case 2018-026: Town of Candor, Site Plan Review, Renovus Catatank Solar LLC

The applicant is proposing to construct and operate a 250kWac solar photovoltaic system consisting of 880 solar modules via leasing 1.2 acres of the 41.8-acre property. The property is the reclaimed Town of Candor gravel pit near the first Dollar General Store on State Route 96. The project will be located where natural tree lines provide screening from the road and nearby properties.

Electric power generation from the solar panels will be connected to the utility grid by a transformer installed by NYSEG. Approximately 25 Candor households will benefit by reduction of their current electricity rate. Construction is expected to take four to six weeks dependent on the weather.

Please see the attached Description, Operation and Maintenance Plan, and Decommissioning Plan for more details.

The case is subject to 239 review because the parcel is within 500 feet of a State/County road and is within 500 feet of farm operations in an Agricultural District. The Town of Candor has completed the Agricultural Data Statement process.

Staff recommends approval of the site plan review.

Q. P. Moore – Is this project is located in the floodplain? **A. E. Jardine** – No.

Q. D. Chrzanowski – Still concerned about safety. **A. J. McNamara** – The system is set up so that electricity in the panels disengages if they are disturbed in any fashion.

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

P. Moore/J. Current/Carried	
Yes	9
No	1 (D. Chrzanowski)
Abstention	1 (A. Cacciola)

3. County Case 2018-027: Town of Owego, Site Plan Review, TBD HD, LLC

The applicant plans to establish and operate a steel galvanizing manufacturing facility in the Tioga Industrial Park at the northwest end of Corporate Drive off State Route 38. This is the site of the former Town of Owego gravel pit. The new parcel will be 35.2 acres in size, with about 8 acres being disturbed for construction and finishing. The building, parking lots and stormwater pond are outside of FEMA’s Special Flood Hazard Area.

The project consists of construction of a 67,200 square foot building with truck bays, outside storage areas and associated parking lots. The industrial facility will be hooked to existing municipal water and sewer systems. The project will require SWPPP and SPDES permits from NYS DEC. The applicant intends to start construction in March of 2019 with an anticipated opening in fall 2019.

There will be 30 employees working over two shifts with general hours of operation ranging from 7:00 AM to 12:00 AM. Shift switch will occur at 3:30 PM. Traffic generation other than employees is anticipated to be approximately 30 trucks per day.

The applicant has not provided exterior lighting or signage information. From the pictures provided of similar company buildings, there are no signs shown, and the light pole shown looks to be LED with a downward-directed unit.

This proposal meets all requirements of the Town of Owego Zoning Ordinance and the use is inherently harmonious and appropriate for the Tioga Industrial Park. Additional truck traffic generated will be minimal, and many jobs will be created because of this project.

This project is located within NY State Historic Preservation Office’s Archeological Sensitive Area, so the applicant must conduct an archeological investigation and obtain a No Effect letter before starting construction. This will be required by NYS DEC as part of the SWPPP as well.

E. Jardine then updated the TCPB members that NYS DOT Region’s Site Plan Review Committee has reviewed this proposal and provided comment that they need further information regarding anticipated traffic generation and a traffic impact study may be required. Additionally, the applicant has provided a revised site plan with the stormwater pond out of the floodplain.

Staff recommends approval of the site plan review with the condition that they comply with NYS DOT Region 9’s request for traffic generation information and a possible traffic impact study, that applicant conducts and archeological investigation during SWPPP development, and that the applicant and Town of Owego Planning Board mutually on lighting and signage plans.

Q. D. Chrzanowski – The parking shown on the site plan seem excessive. This is required by the TOO Zoning? Also, are you storing products outside? **A. B. Messler** – Yes and yes. Bob then described the steel-coating process to be done at this facility.

Q. T. Pollard – How do you handle waste? **A. B. Messler** – Waste products are shipped off-site by tanker for recycling.

Q. D. Chrzanowski – How do you handle chemical spillage? **A. J. McNamara** –Secondary containment is required.

Q. M. Reynolds – Is there any air emissions? **A. B. Messler** – An air-scrubbing unit called a bag house takes care of this. NYS DEC air permit is required.

Q. D. Chrzanowski – Stormwater runoff goes into that pond? **A. T. Dobrydary** –Yes.

Q. P. Moore – How much of the parking and storage will be impervious surface? **A. T. Dobrydary** – NYS DEC will require that all of it be impervious surface, with different grades of asphalt pavement, due to the outside storage of products.

Q. D. Chrzanowski – When will deliveries take place? **A. B. Messler** –Between 7:00 PM and 5:00 PM. But not all of the trips will be tractor-trailers. We get many mom & pop customers as well who drive just pick-up trucks.

Q. D. Chrzanowski – Do you have a lighting plan? **A. T. Dobrydary** –There will be four exterior light poles and wall packs around the building. A. Cacciola asked if all LED lights could be in the brown or green color spectrum. B. Messler was receptive.

Q. T. Pollard – Other than outside forklift operation for moving of product, will this generate noise?

A. B. Messler –No. All activity is inside.

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

S. Titus/T. Pollard/Carried

Yes 11

No 0

Abstention 0

VIII. REPORTS

A. Local Bits and Pieces

1. Town of Candor – A. Cacciola

- New Dollar General Store next to Town Hall is close to completing construction on the outside.

2. Town of Nichols – P. Moore

- No report.

3. Town of Berkshire – T. Pollard

- The Town Board is conducting a public hearing tonight on the proposed new unregistered vehicle law.

4. Town of Tioga – D. Chrzanowski

- Still cleaning up from flash flooding damage.

5. Village of Waverly – R. Filbin

- No report

6. Village of Owego – G. Eckley

- No report.

7. Town of Newark Valley – S. Titus

- No report.

8. Village of Newark Valley – M. Reynolds

- He attended CaRDI's Flood Risk and Resiliency Community Development Institute last week and learned a lot.

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 discussed the department's Quality of Life Assessment and Workforce Pipeline Strategy projects. She also announced a planning & zoning board training scheduled for November 27th.

IX. OLD BUSINESS

A. None.

X. ADJOURNMENT

A. Next Meeting November **20th**, 2018 @ 7:00 PM in the Legislature Conference Room.

B. Motion made to adjourn at 8:35 PM. T. Pollard/G. Eckley/Carried.

Respectfully submitted,

Elaine Jardine, Tioga County Planning Director
Economic Development and Planning