

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
December 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 7:02 PM.

II. ATTENDANCE

A. Planning Board Members:

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

Excused: Sarah Titus, Chelsea Robertson

Absent:

B. Ex Officio Members:

C. Local Officials: Bill Foster, Village of Newark Valley Code Enforcement Officer

D. 239m Review: David and Erin Talcott

E. Guests:

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda.

J. Current/D. Chrzanowski/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of November 20, 2018 minutes

J. Current/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 2018-031: Village of Newark Valley, Site Plan Review, Talcott

The applicant and owner of this currently vacant building wishes to rent the first floor space to a hair salon, Styled Just Right Spa and Salon, which will moving from its current location on N Main Street. The owner plan to convert the currently vacant second floor space into apartments. This building is connected to the village’s municipal water system and has an existing septic system. Most of the building, with the exception of the very rear portion, is in the 500-year floodplain, therefore Flood Damage Prevention regulations are not applicable.

There will be four employees total connected with the salon business. Hours of operation are during the hours of 9:00 AM to 5:00 PM Monday through Saturday, by appointment only. Expected vehicle trip generation is 10 to 15 per day. There is only a few parking spots at most located to the rear of the building. Customer parking will be on street on State Route 38.

The neighborhood contains a mixture of commercial and residential uses. This proposal of a mixed-use building is appropriate for this downtown section of the Village of Newark Valley. It will put a currently vacant building back in productive use. Parking could become an issue in this busy traffic area, but this can be resolved by a variety of methods at the local level.

Staff recommends approval of the site plan review with the condition that the Village of Newark Valley submits the 239 referral to the NYS DOT Region 9 Site Plan Review Committee for their comment.

Q. T. Pollard – Does the existing septic system need to be checked out before it is used again? **A. E. Jardine** – I am unsure but it would be best to check with Tioga County Public Health’s Environmental Health Division. **B. Foster** said he would do that tomorrow. **E. Jardine** stated that this condition could be added to the motion to recommend approval.

M. Reynolds stated that the Board of Trustees would tell the salon business that employees could park across the street in the municipal parking at the Village Green.

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

P. Moore/J. Current/Carried	
Yes	8
No	0
Abstention	1 (M. Reynolds)

2. County Case 2018-030: Village of Spencer, Site Plan Review, Hodges

The applicant is requesting Site Plan approval to establish and operate a real estate office at the stated residence. Realtor agents will rent various spaces in the existing house. Hours of operation will be 9:00 AM to 5:00 PM daily by appointment. A small business ground sign will be placed on the property, outside of the NYS DOT right of way.

The neighborhood is residential with a mix of commercial uses. The proposed in-home business will have little to no impact on the neighborhood and is an appropriate use for this main traffic corridor in the Village.

Staff recommends approval of the site plan review.

Q. A. Cacciola – What is the building to the north of this house with the parking lot? **A. D. Chrzanowski** – It is a church. You can see the steeple and its shadow on the aerial photograph.

Motion to recommend approval of the site plan review:

Eckley/J. Current/Not Carried	
Yes	9
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. Town of Candor – A. Cacciola

- Dollar General next to the Town Hall opened but is still getting power from a generator, as NYSEG has not yet installed their electric line.

2. Town of Nichols – P. Moore

- P. Moore inquired about the Town of Nichol’s Planning Board approval of the Renovus solar project. E. Jardine reported that the Planning Board did approve the project with the condition of obtaining a bond equal to the value of installation and demolition. Don’t know if Renovus will move forward with this requirement.

3. Town of Berkshire – T. Pollard

- No report.

4. Town of Tioga – D. Chrzanowski

- No report.

5. Village of Waverly – R. Filbin

- Planning Board is starting on comprehensive plan.

6. Village of Owego – G. Eckley

- No report.

7. Town of Newark Valley – S. Titus

- Not in attendance.

8. Village of Newark Valley – M. Reynolds

- Planning Board is still working comprehensive plan update
- Holiday Magic event was a success.

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 reminded members to submit mileage sheets by 4:00 tomorrow if you have not already tonight. 2019 mileage sheets and 239 brochure will be emailed with January 16, 2019 meeting materials.

IX. OLD BUSINESS

A. None.

X. ADJOURNMENT

A. Next Meeting January 16th, 2019 @ 7:00 PM in the Legislature Conference Room.

B. Motion made to adjourn at 7:50 PM. J. Current/P. Moore/Carried.

Respectfully submitted,

Elaine Jardine, Tioga County Planning Director

Economic Development and Planning