



**MEETING AGENDA**  
**TIOGA COUNTY PLANNING BOARD**  
**June 17, 2026 at 7:00 PM**  
**Tioga County Health and Human Services Building, Room #2139**  
**1062 State Route 38, Owego NY 13827**

- I.** CALL TO ORDER
  - A. Introductions
  
- II.** ATTENDANCE
  - A. Members:
  - B. Ex Officio Members:
  - C. Local Officials:
  - D. 239m Review Applicants:
  - E. Guests:
  
- III.** APPROVAL OF AGENDA
  
- IV.** APPROVAL OF MINUTES
  - A. May 20<sup>th</sup>, 2026
  
- V.** PRIVILEGE OF THE FLOOR
  
- VI.** NEW BUSINESS
  - A. 239 Review
    - 1. County Case 2026-010: Village of Waverly, Puff Plaza Dispensary- Special Use Permit
    - 2. County Case 2026-011: Village of Owego, Zoning Law & Rezoning- Agricultural District Overlay
    - 3. County Case 2026-012: Village of Waverly, Erie Street Business Park LLC- Special Use Permit
    - 4. County Case 2026-013: Village of Newark Valley, United Health Services- Site Plan Review
  
- VII.** REPORTS
  - A. Local Bits and Pieces
  - B. Staff Report
  
- VIII.** OLD BUSINESS
  - None

**IX.** ADJOURNMENT

- A. Next Regular Meeting July 15<sup>th</sup>, 2026 at the Tioga County HHS Building
- B. Adjourn

**TIOGA COUNTY PLANNING BOARD  
MEETING MINUTES  
May 20, 2026  
Tioga County Health & Human Services Building, Room #2139**

**I. CALL TO ORDER AND INTRODUCTIONS**

- Chair D. Chrzanowski called the meeting to order at 7:00 PM.

**II. ATTENDANCE**

**A. Planning Board Members:**

**Present:** Doug Chrzanowski, Joe Budney, Art Cacciola, Vicki Davis, Sam Davison, Georgeanne Eckley, Jim Marzen, Pam Moore, James Tornatore

**Excused:** John Current, Grady Updyke

**B. Ex Officio Members:** None

**C. Local Officials:** Charles Davis, Town of Richford Supervisor

**D. 239m Review Applicants:** Anthony Albanese, Town of Owego; Tyler Lozzi, Keystone Associates

**E. Guests:** None

**F. Staff:** Sara Zubalsky-Peer, Colleen Chrzanowski

**III. APPROVAL OF AGENDA**

- Approval of agenda as presented:

S. Davison/P. Moore/Carried  
None Opposed  
No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of April 15, 2026 minutes noted corrections:

J. Tornatore/P. Moore/Carried  
None Opposed  
No Abstentions

**V. PRIVILEGE OF THE FLOOR**

- None

**VI. NEW BUSINESS**

**A. 239 Reviews**

**1. County Case 2026-009: Town of Owego, Floodplain Special Use Permit, Anthony Albanese**

The applicant is requesting a floodplain development special use permit for a grade improvement on the 1.19-acre property located at 1789 Main Street Apalachin. The applicant will demolish the existing structures on the property and plans for future development of several multifamily dwellings.

The property is located within special flood hazard area zone AE, with the Base Flood Elevation (BFE) at 830 feet amsl. Applicant has submitted a No Impact Analysis Report which concludes that the development will not result in a significant net change in the floodplain elevation. The study concludes that a 0.01 ft increase at Model Station 12380.50 will be offset by a 0.01 ft decrease at Model Station 12430.62 and that Model stations 990.29, 738.13, and 454.09 showed negligible decreases which will not adversely affect the Special Flood Hazard Area, nor any properties upstream or downstream.

Geotechnical evaluation has not been done at this time and will only be required if determined by the receiving body.

**Comments:** At this time, this project involves **grade improvement only**. The applicant has provided a No Impact Analysis Report showing there will be no impact on the floodplain or upstream or downstream properties. Any future development will need to go through the entire local approvals process.

**Conditions:**

1. That the applicant obtains all required state, county and local permits, licenses and registrations.
2. That applicant complies with NYS DOT Region 9 Site Plan Review Committee's comments and requirements.
3. That the applicant must come back through the local approval process for site plan review prior to the construction of structures on the property, including completion of a Floodplain Development Permit Application.

After thorough consideration of the above, Staff advises the County Planning Board to recommend approval of the Floodplain Special Use Permit with the conditions noted.

**Q. D. Chrzanowski** – What is the improvement? Are you lifting the house area up? **A. T. Lozzi** – Yes, the pad area is within the floodplain and will be raised at least 2 feet above the base floodplain elevation. We are looking to add several multifamily units.

**Q. D. Chrzanowski** – The pad area was probably raised years ago where the house currently is. Are you only raising it within that pad area? Is that what this proposal is? **A. T. Lozzi** – Yes.

**Q. D. Chrzanowski** – How many feet are you proposing to raise the pad? **A. T. Lozzi** – Approximately 5 feet. There will be no improvements outside that pad area and no changes to the wetland area.

**Q. A. Cacciola** – Are you moving fill from within the boundaries or bringing in fill? **A. T. Lozzi** – We will import fill from elsewhere to raise above floodplain.

**A. Cacciola** – That will cause flooding downstream. **T. Lozzi** – The impact study results state that this will not have an impact on flooding. With the action of Apalachin Creek going down the hill, the added fill will not affect the change in the flood waters. There is space around the area to release the water and not backup in another property.

**S. Zubalsky-Peer** – Please explain to the Board how you do the modeling. **T. Lozzi** – It is a very complicated process using the Army Core of Engineers software and FEMA flood information to model the river and any other streams that may cross by the site. The Army Core of Engineers has cross sections through the site that have been studied already. We use that information mixed with the flow information to show if there was a 100-year storm and how these waterways would interact if the site was left as is as well as if the site is raised.

**Q. A. Cacciola** – Did you do the analysis for a 500-year flood? **A. T. Lozzi** – No we did not.

**Q. P. Moore** – How much actual fill will be brought in? **A. T. Lozzi** – I don't have an answer. We have not done a fill analysis.

**D. Chrzanowski** – According to the plans, NYS Route 434 looks to be at 823 feet and the current house as it stands today is at 828 feet. So, NYS Route 434 would flood before it would touch the current building. Traffic would be able to exit via Main Street which is even higher.

**Q. A. Cacciola** – Is there an opportunity to move fill from within the boundaries instead of all of it being imported? **A. S. Zubalsky-Peer** – There may be an opportunity however, it is too near the wetland area which would require special permissions and procedures.

**Q. D. Chrzanowski** – Are these maps using the current 2012 FEMA maps? In the old FEMA maps, is this not even in the floodplain? **A. T. Lozzi** – We did use the flow rates of the Susquehanna River from the 2012 Insurance Study. **D. Chrzanowski** – On the FEMA map, there is a cross line at 826.4 feet which is the floodplain number and on the Keystone survey map the ISO line at the pad area is at 828 feet as it stands currently before raising. For the Boards information, solid cross lines are actual surveyed lines. Businesses and homeowners who have properties on the borders of the FEMA map cross lines have hired surveyors to get an actual number to prove they are above the floodplain. According to the FEMA map the cross section for the floodplain is at 826.4 feet and the survey map has the house on the property is at 828 feet currently, it would already be nearly 2 feet above the floodplain.

**Motion to recommend Approval of the Floodplain Special Use Permit:**

<b>J. Tornatore/J. Budney/Carried</b>	
<b>Yes</b>	<b>6</b>
<b>No</b>	<b>2 (A. Cacciola, J. Tornatore)</b>
<b>Abstentions</b>	<b>1 (P. Moore)</b>

**VII. REPORTS**

**A. Local Bits and Pieces**

- 1. Town of Barton** (G. Updyke)
  - Not in attendance.
  
- 2. Town of Berkshire** (S. Davison)
  - No report.
  
- 3. Town of Candor** (A. Cacciola)
  - A. Cacciola reported that the Daffodil Festival was a success. Due to weather, renaming and festival and moving the date is being considered.
  
- 4. Town of Newark Valley** (J. Marzen)
  - No report.
  
- 5. Town of Nichols** (P. Moore)
  - No report.
  
- 6. Town of Owego** (J. Current)
  - Not in attendance.
  
- 7. Village of Owego** (G. Eckley)
  - No report.
  
- 8. Town of Richford** (V. Davis)

- V. Davis reported that the Firehouse will start June 1, 2026, and Bowery Lane will be closed.

**9. Town of Spencer (J. Budney)**

- J. Budney reported that at the next Board Meeting there will be a presentation on the Dean Creek Water Reservoir. The DEC states it does not meet current standards and needs renovated.

**10. Town of Tioga (D. Chrzanowski)**

- D Chrzanowski reported that Diamond Road Bridge project is waiting for school to end before moving forward. They project that it will be completed before school starts again.

**11. Village of Waverly (Vacant)**

- No report.

**12. Alternates (J. Tornatore)**

- No Report.

**B. Staff Report:**

- S. Zubalsky-Peer reported two Board members still need to submit their Financial Disclosure Forms.
- S. Zubalsky-Peer reported that she received a Notice of Intent from the Chemung County Legislature. They are redoing their comprehensive plan and part of the outreach process they have to notify us that they are the lead agency for the environmental part of it. Please notify her if anyone has any concerns for them to be the lead agency.

**VIII. OLD BUSINESS**

None.

**IX. ADJOURNMENT**

- A.** Next Meeting June 17, 2026, @ 7:00 PM at HHS Building Room #2139.
- B.** Motion made to adjourn at 7:44 PM. J. Tornatore/J. Marzen/Carried.

Respectfully submitted,

Colleen Chrzanowski  
Tioga County Planning Board Recording Secretary

**Tioga County Planning Director  
Economic Development and Planning  
Legislative Committee Report  
May 2026**

**Prepared By:** Sara Zubalsky-Peer

**Meetings**

- ED&P Staff Meetings
- TCPB Regular Meeting
- TCPDC Regular Meeting
- TCPDC Governance Committee
- OHPC re: 247 Main Street
- Traffic Safety Board
- Agricultural Resource Group
- ST8 Housing Committee
- 62-64 North Ave Bid Meetings
- Deluge Media
- NYLBA Executive Committee Meeting
- Broome/Tioga Arts & Culture Master Plan Steering Committee
- ST8 Planning Directors Board Meeting
- NYS County Planning Directors Meeting
- 48-50 Project Team Meetings
- 48-50 Site Visits w/contractors
- VRP Kickoff

**Active Projects**

- 247 Main Street- OHPC Public Hearing scheduled for June meeting, demo portion awarded, construction portion to go out to bid in June
- 121 Providence; realtor visits on site before end of May
- 103 Liberty- work scheduled to be complete June 2026
- 62-64 North Avenue- securing additional quotes from responsible bidders
- 48-50 Lake Street- gathering quotes/specifications for exterior masonry work and roof work
- 81 North- tenants selected, move in scheduled for June 1

**Grants**

**Active**

- LBI Operational- \$200,000; have begun spending down
- LBI Phase II- \$140,100 remains
- ARPA

- Hooker Foundation
- NY Main Street-62-64 North Avenue
- LBI2 Capital- \$1,283,000; have begun spending down
- Community Foundation of South Central NY Women's Fund- \$8,000; next class tentatively scheduled for September 2026

### **Pending**

- EPA Brownfields Application, application submitted, awaiting award

### **Potential**

- N/A

### **Completed**

- N/A

### **Plans/Studies**

- Broome-Tioga Arts & Culture Master Plan

### **Reviews (239)**

- 2026-009: Town of Owego, Special Use Permit- Fill in the floodplain- Anthony Albanese special use permit for a grade improvement on the 1.19-acre property located at 1789 Main Street Apalachin. The applicant will demolish the existing structures on the property and plans for future development of several multi-family dwellings. Applicant provided a No Impact Analysis Report, prepared by Keystone, which concluded that the development will not result in a significant net change in the floodplain elevation. Staff advised County Planning Board to recommend approval of the Special Use Permit with the conditions that the applicant obtains all required permits, licenses, and registrations, that the application complies with the requirements and comments from the NYS DOT Region 9, and that the applicant goes back through the entire local approvals process for site plan review for proposed development, including a Special Use Permit for Development in the Floodplain, as required by town code. The County Planning Board voted to recommend approval with the conditions noted with one no vote and one abstention.

### **Other**

- N/A

**Resolutions**

- Reso #-26: APPOINT MEMBER TO THE TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION BOARD