

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
December 16, 2020**

~~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 7:07 PM.
- Note - this meeting was conducted via Zoom as allowed by Governor Cuomo Executive Order regarding COVID-19 spread prevention. These minutes also serve as a transcript of the meeting.

II. ATTENDANCE

A. Planning Board Members:

Present: Doug Chrzanowski, Rawley Filbin, Grady Updyke, Tim Pollard, Mike Reynolds, Chelsea Robertson, John Current

Excused: Tim Goodrich, Pam Moore, Sarah Titus

Absent: Art Cacciola, Georgeanne Eckley

B. Ex Officio Members:

C. Local Officials: none

D. 239m Review: Mike Weinmann of Seal Right, Inc.

E. Guests: Matt Tomazin, Seth Nichols of the Candor Chronicle

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda.

J. Current/R. Filbin/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of November 18, 2020 minutes.

J. Current/T. Pollard/Carried
None Opposed
No Abstentions

V. PRIVILEGE OF THE FLOOR

- None

VI. CORRESPONDENCE

- On file at the EDP Office

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2020-018: Village of Newark Valley, Site Plan Review, Seal Right, Inc.

The applicant is requesting site plan approval to convert a building at this address from an excavating company to his business, which involves Federal Firearms Licensing and powder coating of firearms and automotive parts.

The business will have five employees, and hours of operation of Monday through Friday, 8:00 AM to 5:00 PM. The applicants does not plan to have signage or add any exterior lighting. There is plenty of space on the property for parking. This business does not have a “storefront” operation, so there will be no customers visiting the site.

This property is within 500 feet of property that is enrolled in the NYS Agricultural Districts Program, so the Village must go through the Ag Data Statement Process. Staff has provided the Village with said form that has Part 1 complete. There are no floodplains, watercourses or wetlands on this site.

This proposal is suitable for this site. It is setback from the main road (State Route 38), is mostly screened by existing vegetation from the front neighbors, and all activity will take place inside the building. This new adaptive use will keep the property on the Village tax role. Staff recommends approval of the site plan review with the condition that applicant comply with NYS DOT Region 9 Site Plan Review Committee’s comments and requirements.

Q. M. Reynolds: Will there be any explosive materials kept on site? **M. Weinmann** – No, we are specifically working with polymers and frame parts. E. Jardine then commented that the VONV Code Enforcement Officer inquired about hazardous materials, and applicant stated that very little will be stored and used on site.

Q. T. Pollard: How will you dispose of the hazardous materials? **M. Weinmann** – We will take them to the Broome County landfill hazardous materials dumpsite.

Q. M. Reynolds: You plan for only five employees? **M. Weinmann** – Yes.

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

J. Current/R. Filbin/Carried	
Yes	6
No	0
Abstention	1 (M. Reynolds)

2. County Case 2020-019: Village of Owego, Site Plan Review, Valu Auto and Towing

The applicant is requesting site plan approval to construct a one-story garage on their current business property to store three heavy-duty tow trucks for tractor-trailers. The steel-frame garage will be 70 feet long by 50 feet wide by 18 feet high and have three truck bays.

There will be no change in hours of operation, employees or any other site changes.

This proposal would allow this successful small business to operate at a fuller capacity. Any small business that expands its services during this difficult financial time is of benefit to the community.

The project will have little to no negative impact on the neighborhood, as this business has operated as a towing service on this site for a long time.

Staff recommends approval of the site plan review with the condition that applicant comply with NYS DOT Region 9 Site Plan Review Committee’s comments and requirements.

Q. T. Pollard: Which side of this garage will be the entrance? **E. Jardine** – The east side.
D. Chrzanowski commented about NYS DOT Region 9’s requirement not to place anything in their right of way. This should clean up the site a bit.

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

J. Current/R. Filbin/Carried	
Yes	7
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. **Town of Candor** (A. Cacciola)
 - Not in attendance

2. **Town of Tioga** (D. Chrzanowski)
 - No report

3. **Town/Village of Spencer** (T. Goodrich)
 - Not in attendance.

4. **Town of Berkshire** (T. Pollard)
 - Long time Town Planning Board Chair, Ken Ceurter has stepped down. Adrian Biscontini will be the new Chair.

5. **Village of Newark Valley** (M. Reynolds)
 - No report.

6. **Town of Newark Valley** (S. Titus)
 - Not in attendance.

7. **Town of Barton** (G. Updyke)
 - No report.

8. **Town of Owego** (J. Current)
 - No report.

9. **Town of Nichols** (P. Moore)
 - Not in attendance.

10. **Village of Waverly** (R. Filbin)
 - No report.

11. Village of Owego (G. Eckley)

- Not in attendance.

B. Staff Report:

- Nothing covered other than in provided written report.

IX. OLD BUSINESS

- None.

X. ADJOURNMENT

- A. Next Meeting January 20, 2021, @ 7:00 PM via Zoom.
- B. Motion made to adjourn at 7:34 PM. J. Current/R. Filbin/Carried.

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