

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
March 20, 2013
Tioga County Office Building
LEGISLATIVE Conference Room – Main Floor
56 Main Street, Owego, NY
7:00 PM**

I. CALL TO ORDER AND INTRODUCTIONS

- Chairman Doug C. called the meeting to order at 7:04 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: Pam Moore, William Dimmick III, Patty Porter, Tim Pollard, John Current, Nathan Clark, Jason Bellis, Doug Chrzanowski, Arrah Richards

Excused: Georgeanne Eckley, Gary Henry

Absent:

B. Ex Officio Members:

C. Local Officials:

B. 239m Review Applicants: Karen Garrity of Furry Friends Daycare

C. Guests: Colin Hogan with Sayre Morning Times

D. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda.

P. Porter/P. Moore/Carried

None Opposed

No Abstentions

IV. APPROVAL OF MINUTES

- Approval of February 20, 2013 minutes as amended, removing NOT on page 3.

P. Porter/A. Richards./Carried

None Opposed

No Abstentions

V. PRIVILEGE OF THE FLOOR

- T. Pollard inquired about neighbor opposition reported in a recent Press & Sun Bulletin article to the Jackson motorcycle facility vs. what Mr. Jackson reported was just one neighbor opposition when the case was reviewed at the December TCPB meeting. E. Jardine stated the County Planning Board really focuses on whether or not the proposal meets all the municipality's zoning/spr regulations. In this case, Mr. Jackson provided documentation that he satisfied every deficiency the Town informed him he had to meet. This Board looks at cases at a higher level, and if all regulations are met, including nuisance/performance measures, then neighbor issues are left to the local jurisdiction.

VI. CORRESPONDENCE

- Folder passed around

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2013-003: Village of Waverly, Furry Friends Daycare, Site Plan Review/Special Permit

The applicant is proposing to operate a doggie daycare on the first floor of this structure. The second floor will be one, rented residential space. Hours of operation will be Monday - Saturday, 7AM – 6PM. The applicant is anticipating having 10 to 25 (maximum capacity) dogs on site per day, with up to 3 employees.

The entire rear yard will be securely-fenced in for daily supervised outdoor play. No kennels will be used inside or outside.

The neighborhood contains a mix of residential and commercial uses nearby.

The proposal meets all Village of Waverly zoning regulations. Only concern is with cars backing up onto State Route 34 during peak hours. Staff recommends approval of the SPR/SP with the one condition that NYS DOT Region 9 Site Plan Review Committee reviews and approves the project.

Q. T. Pollard – Will the fence be solid nature? **A. K. Garrity** – No, it will be a wooden plank fence with a wire lining. It will also have chain link gates. **T. Pollard** – Would you consider a more solid fence construction to minimize barking noise spilling out to the surrounding residences? **K. Garrity** – No, because then the dogs cannot see out. I run a dog boarding operation in Lockwood and the noise from barking is not all that bad. The dogs are always supervised outside.

Q. P. Moore. – Is the reasoning for a doggy daycare so dogs do not bark when left alone all day in their own home that would bother neighbors? **A. K. Garrity** – No, the main reason is for socialization and exercise.

Q. P. Porter – Will you board dogs overnight at this facility? **A. K. Garrity** – No, this is just for daycare.

Q. A. Richards – Have you discussed this with any of the neighbors? **A. K. Garrity** – No, because this is my first step in the approval process. Also, I am the Town of Barton and Village of Waverly Dog Control Officer, so I know that dog barking has to be controlled.

Q. T. Pollard. – On the site plan there is no parking lot, just grass. Are you planning to create a parking lot to direct traffic flow? **A. K. Garrity** – Yes. T. Pollard asked if this should be added to the conditions. E. Jardine replied that more recent trend is to just leave parking area grass or gravel, instead of creating more impervious paved area, and that is why staff didn't state a specific condition regarding this.

Motion to recommend approval of the site plan review/special permit.

W. Dimmick III/A. Richards/ Carried	
Yes	9
No	0
Abstention	0

2. County Case 2013-004: Town of Barton, Park Outdoor Advertising, Site Plan Review

The applicant is proposing to relocate an existing billboard that is now just north of State Route 17 on Town of Barton property just to the south of State Route 17 on the property of Stray Haven.

The sign at its new location will be 30 feet high from the crown of road grade of NYS Route 17 to the top of the sign. The closest portion of the sign will be setback 3 feet from the NYS DOT right of way marked by the DOT fence. It will be literally the exact same unit that is on the current billboard – 4 sign faces of 12’x 24’ each, totaling 1,152 square foot in signage. The sign will continue to be externally lit by halogen lights. The applicant will allow Stray Haven to utilize advertising space whenever there is a space vacancy.

The neighborhood contains a mixture of residential, commercial and agricultural uses. This proposal will have little if no impact from a planning perspective to the surrounding area. Staff recommends approval of the site plan review with the condition of NYS DOT Site Plan Review and other required approvals.

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

P. Porter/T. Pollard/Carried	
Yes	9
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. Town of Candor – G. Henry
 - Not in attendance.

2. Town of Nichols – P. Moore/P. Porter
 - Public Hearing is scheduled next week for Town Codification.

3. Town of Berkshire – T. Pollard
 - Site preparation has been completed for construction of new fire station.

4. Town of Tioga – D. Chrzanowski
 - No report.

5. Village of Waverly – W. Dimmick III
 - No report.

6. Village of Owego – G. Eckley
 - Not in attendance

7. Town of Newark Valley – vacant

8. Town of Owego – J. Current

- No report.

9. Town of Barton – A. Richards

- A. Richards requested copies of other town planning board's minutes so she can review formats.

10. Spencer – N. Clark

- No report.

B. **Staff Report** – *February 2013 sent in mailing.* E. Jardine reported that the Tioga County Legislature approved all resolutions in the packet, including the Ag & Markets grant acceptance for the Tioga County Agricultural and Farmland Protection Plan Update.

IX. OLD BUSINESS

- A. Complete and submit your annual Ethics Recertification and Financial Affidavit Disclosure forms to the County Legal Department. E. Jardine will e-mail listing of those that still need to do this.
- B. W. Dimmick inquired about status of training hours for TCPB members. E. Jardine will provide table in next meeting's packet.

X. ADJOURNMENT

- A. Next Meeting April 17th, 2013 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:50 PM. P. Porter/Doug C./Carried.

Respectfully submitted,
Elaine D. Jardine
County Planning Director