

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
February 15, 2023
Tioga County Health & Human Services Building, Room #2139**

I. CALL TO ORDER AND INTRODUCTIONS

- Chairman D. Chrzanowski called the meeting to order at 7:22 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: Art Cacciola, Doug Chrzanowski, John Current, Matt Tomazin, Grady Updyke, Chelsea Robertson

Excused: Georgeanne Eckley, Pam Moore

Absent: Bryan Goodrich

B. Ex Officio Members: none

C. Local Officials: Ken Miller, Town of Richford Councilman

D. 239m Review: Andrew Price, Brian Doak

E. Guests: Abraham David, Town of Berkshire

F. Staff: Elaine Jardine, Karen Warfle

III. APPROVAL OF AGENDA

- Approval of agenda as presented.

J. Current/M. Tomazin/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of January 18, 2022 minutes.

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

V. PRIVILEGE OF THE FLOOR

- None

VI. NEW BUSINESS

A. 239 Reviews

1. County Case 2023-003: Town of Richford, Solar Energy Generating Systems Local Law, Town Board

The Richford Town Board and Town Planning Board have worked together over the past several months to develop this local law. The Town is desirous of regulating solar energy generating systems within the town boundaries.

This local law will adequately govern the development of solar energy systems within the Town of Richford.

Staff advises the County Planning Board recommend approval of the Solar Energy Generating Systems Law with the following conditions:

1. That the Richford Town Board hold a public hearing before adoption of the local law amendment.
2. That the Richford Town Board and Planning Board conduct an environmental assessment using the Full EAF as this is a Type I Action under NYS SEQRLaw.
3. That the Town Board reviews the lot coverage requirements and its implications because it could have the opposite effect of the intention.

Ken Miller then stated that he had three concerns with this law – the 100-foot setback requirement, the 65% maximum lot coverage, and the no more than 50% land in prime soils or soils of importance.

D. Chrzanowski commented that the 100-foot setback is reasonable, and most would actually like to see that larger. Discussion then ensued regarding the lot coverage requirements. D. Chrzanowski stated that this requirement could actually backfire, especially in the instance where the solar company purchases the land on which the system lays, and therefore they would end up needing more land to satisfy this requirement. It was decided that one of the conditions would be for the Richford Town Board to review this requirement again because it could have implications that are opposite the intention of the clause. Board members also decided that since occupying 50% of the prime farmland is fairly liberal (C. Robertson has seen some at 0%), and because there is not much farming in Richford, this requirement should stay as is.

Motion to recommend approval of the local law with the conditions noted above.

D. Chrzanowski/M. Tomazin/Carried	
Yes	6
No	0
Abstentions	0

2. County Case 2023-004: Town of Owego, Site Plan Review, Parkway Produce

The applicant is requesting site plan review to establish a retail produce stand that will be open from May to November. The fruit and vegetable business will be open 9:00 AM to 6:00 PM daily and will have 1 -2 employees per shift. Applicant expects traffic generation to be 20 customers per hour at peak business hours which is Noon to 4:00 PM.

The business will utilize temporary tents to cover the fruit and vegetable produce. The site plan shows there is sufficient space for plenty of parking spaces, but it is confusing how the traffic pattern will flow from the egress to the parking area.

This property is located within an existing commercial area along State Route 434. This lot is suitable location for this type of produce business. It is on a one-way section of Route 434, alleviating potential traffic congestion.

Staff advises the County Planning Board recommend approval of the Site Plan Review with the conditions:

1. That the applicant obtain all required state, county and local permits, licenses and registrations.
2. That applicant comply with NYS DOT Region 9 Site Plan Review Committee’s comments and requirements.

- 3. That the if the applicant plans to erect a sign, they provide the appropriate Town of Owego Board(s) with specific signage plans that meet Town of Owego zoning code sign regulations.
- 4. That the applicant and the Planning Board work out a mutually agreeable traffic flow between the egress and the parking area.

Discussion ensued regarding the design of the entrances and exits and their location relative to the parking spaces. B. Doak made it clear that there are actually two entrances and exits and would defend this with DOT Region 9, which takes away some of the ambiguity of how cars will get to the parking areas.

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

C. Robertson/M. Tomazin/Carried	
Yes	6
No	0
Abstentions	0

B. Elections of 2023 Officers

Slate of Officers presented: Chair – Doug Chrzanowski
Vice Chair – Chelsea Robertson
Secretary – Pam Moore

Motion to approve the 2023 Slate of Officers as presented:

M. Tomazin/A. Cacciola/Carried	
Yes	6
No	0
Abstentions	0

VII. REPORTS

A. Local Bits and Pieces

- 1. **Town of Candor** (A. Cacciola)
 - They have a tiny home developer interested in developing a community in the Town. Don't know how to regulate it. Discussion ensued. More research should be done.

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

- 3. **Town of Berkshire**
 - No report.

- 4. **Town of Newark Valley** (M. Tomazin)
 - No report.

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

- 6. **Town of Owego** (J. Current)

- No report.

7. Town of Nichols (P. Moore)

- Not in attendance.

8. Village of Waverly

- No report.

9. Village of Owego (G. Eckley)

- Not in attendance.

10. Alternates (B. Goodrich, C. Robertson)

- No report

B. Staff Report:

- Included in mailing packet.

VIII. OLD BUSINESS

- None.

IX. ADJOURNMENT

A. Next Meeting March 15, 2022, @ 7:00 PM at HHS Building Room #2139.

B. Motion made to adjourn at 8:24 PM. J. Current/M. Tomazin/Carried.

Respectfully submitted,
Karen Warfle, OSII
Economic Development & Planning