



MEETING AGENDA
TIOGA COUNTY PLANNING BOARD
December 21, 2022 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. November 16, 2022

- V. PRIVILEGE OF THE FLOOR

- VI. NEW BUSINESS
 - A. 239 Reviews
 - 1. County Case 2022-033: Town of Owego, Floodplain Special Use Permit and Site Plan Review, Dunkin' Donuts

- VII. REPORTS
 - A. Local Bits and Pieces
 - B. Staff Report

- VIII. OLD BUSINESS
 - None

- IX. ADJOURNMENT
 - A. Next Regular Meeting January 18, 2023 at the HHS Building
 - B. Adjourn

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
November 16, 2022
Tioga County Health & Human Services Building, Room #2139**

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, Rawley Filbin, John Current, Georgeanne Eckley, Matt Tomazin, Bryan Goodrich, Art Cacciola, Pam Moore, Grady Updyke
Excused: Chelsea Robertson
Absent: Tim Pollard
- B. Ex Officio Members:
- C. Local Officials: none
- D. 239m Review: Brian Doak, Sukhwinder and Gagandeep Singh
- E. Guests: None
- F. Staff: Elaine Jardine, Karen Warfle

III. APPROVAL OF AGENDA

- Approval of agenda as amended with striking County Case 2022-032 due to withdrawal by applicant.

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

IV. APPROVAL OF MINUTES

- Approval of October 19, 2022 minutes.

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

V. PRIVILEGE OF THE FLOOR

- None

VI. CORRESPONDENCE

- On file at the EDP Office

VII. NEW BUSINESS

- A. 239 Reviews
 - 1. **County Case 2022-031: Town of Owego, Site Plan Review and Special Use Permit, Harry’s Expressway**

The applicant is proposing to construct and operate an eight-pump gas station on their property that was the former Lawler’s grocery store. The property contains an existing grocery store and liquor store.

Hours of operation will not change from the current 6:00 AM to 9:00 PM for the convenience store. Employees will increase from the current five to seven. Traffic trips will increase from the current 40 vehicles per day to 80 vehicles per day. Traffic circulation is shown on the site plan. There will be one defined access driveway with both entry and exit.

Lighting plans have not been provided.

The addition of this new gasoline station will add another option for traffic to take, decreasing the traffic at the current two gasoline stations in the area. It is hoped that nighttime lighting will not be too bright and will not impact adjoining properties.

Staff advises the County Planning Board to recommend approval of the site plan review and special use permit.

Q. D. Chrzanowski – What type of lighting are you planning? I suggest lighting that is shielded and downward directed to prevent light from spilling onto adjacent properties and the highway, because LED lighting can be very bright. **A. B. Doak** – We will consider using downward directed light under the gas station canopy.

Q. D. Chrzanowski – Will you be blocking other parts of the driveway between the guard rails? **A. B. Doak** – Yes, with temporary concrete barriers.

B. Goodrich – What about the pass through to the adjoining property to the south, are you going to block off that? **A. B. Doak** – I can contact the property owner and check into that.

Q. M. Tomazin – How does the parking work on that property with the three different uses? **A. D. Chrzanowski** – They are all owned by this applicant – the same owner, so there is no issue.

Q. P. Moore – Do you have a lighting plan? **A. B. Doak** – Yes, the lighting under the canopy will be downward directed. We are happy to do that. **A. Cacciola** – Can you also consider using green or brown tinted LED lighting instead of blue? **A. B. Doak** – We can look into that.

Q. B. Goodrich – On the second site plan, why are there so many parking spots blocked off? **A. E. Jardine** – Because this is the amount of parking spaces required by Town of Owego Code, so they had to prove they could fit that number of spaces on the property. They will never be used.

Motion to recommend approval of the site plan review and special use permit:

P. Moore/R. Filbin/Carried	
Yes	9
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. **Town of Candor** (A. Cacciola)
 - The Village municipal water project will be complete next spring.
2. **Town of Tioga** (D. Chrzanowski)
 - No report.
3. **Town of Berkshire** (T. Pollard)
 - Not in attendance.

4. **Town of Newark Valley** (M. Tomazin)
 - As a REAP Board member, there is USDA REAP funds available for municipalities who could take advantage of it.
5. **Town of Barton** (G. Updyke)
 - Not in attendance.
6. **Town of Owego** (J. Current)
 - No report.
7. **Town of Nichols** (P. Moore)
 - No report.
8. **Village of Waverly** (R. Filbin)
 - There are now seven marijuana stores now on Broad Street in Waverly.
 - I will no longer be serving on this Board as of January and wanted to thank everyone for this great experience and opportunity.
9. **Village of Owego** (G. Eckley)
 - No report.
10. **Alternates** (B. Goodrich, C. Robertson)
 - No report.

B. Staff Report:

- P. Moore asked about industrial park in Lounsberry being just one parcel. E. Jardine answered yes, one parcel about 10 acres.

IX. OLD BUSINESS

- None.

X. ADJOURNMENT

- A. Next Meeting December 21, 2022, @ 7:00 PM at HHS Building Room #2139.
- B. Motion made to adjourn at 7:34 PM. R. Filbin/M. Tomazin/Carried.

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

**Economic Development and Planning
Legislative Committee Report
December 6, 2022
Prepared By: Elaine Jardine**

Meetings

- Tioga County Planning Board meeting
- ST8 Climate Smart Communities meeting
- ITCS Steering Committee meeting
- Southern Tier GIS Users Group meeting
- NYS Association of County Planning Directors meeting
- Upper Susquehanna Conservation Alliance meeting

Active Projects

- Gateway beautification project in Waverly with school students to paint murals on the railroad underpass at State Route 17 exit 61 and fence at exit 60. Students have painted the mural and constructed a frame. The mural is not going on the RR under pass, but possibly the side of Foote's building. Plans for building on this building will begin when school starts again.
- Waverly NY Forward application – helped with the interview presentation.
- Town of Richford – Assisting the Town Planning Board with developing a solar energy law. Waiting on the Town Board to make one last change to the draft law before it goes through local approvals.

Grants

Active

- DOS Local Government Efficiency Program - County ITCS Shared Services with Village of Owego and Town of Candor – IT is still waiting on Haefele and STN to act for the Town of Candor – splicing of cable should take place in December and then work can begin.
- ESD Planning and Feasibility Study Program – Village of Waverly downtown economic market analysis (\$50,000) – The Village provided the final MRB Group report to ESD, who will review it in January.
- OPRHP EPF Municipal Grant Program – Village of Owego OPD building restoration (\$625,811). Assisting Village of Owego officials with grant implementation and administration. The Village received seven proposals from interested firms for preconstruction services as well as construction supervision and will look at them for selection in early December.
- Appalachian Regional Commission (ARC) Tioga County IDA Education Workforce Coordinator – Worked with the IDA Executive Director to submit the first four-month interim report.
- FEMA HMGP DR 4567 – Tioga County IDA stream crossing in Town of Richford preliminary engineering services – FEMA awarded this grant. Work will begin after the subrecipient contract is executed between NYS DHSES and the IDA.
- Racker Center CDBG CARES grant application for the Neighborhood Depot – the Environmental Review Record was finalized and approved and the request for funding release was granted. The CPD role in this application is now complete.

Pending

- FEMA HMGP DR 4480 – Grant to update the County's Hazard Mitigation Plan has been submitted and accepted by NYDHSES. NYDHSES has asked their request for information questions, and we submitted the response. Budget has now been changed to 90% federal, 10% local match from 75/25.

Potential

- Appalachian Regional Commission FY2022 – Wrote and submitted grant application to fund 50% of the consultant cost for a new County operational strategic plan. The application is now down at ARC in Washington, DC.
- Appalachian Regional Commission FY2022 – Assisted TCIDA Executive Director with grant application to fund 50% of consultant cost to develop preliminary engineering to make the Lounsberry Industrial Park site shovel ready. This application is now down at ARC in Washington, DC.

Plans/Studies

- Village of Waverly Comprehensive Plan Implementation – Waverly art students' gateways mural projects and downtown design guidelines. Work is finalized on the Village of Waverly Downtown Economic Market Analysis. Additionally, this Department wrote and submitted the Waverly NYF grant application as well as constructed the interview presentation.

Reviews (239)

- County Case 2022-031: Town of Owego, Site Plan Review and Special Use Permit, Harry's Expressway – Applicant proposes to install an eight-pump gasoline station on State Route 96. Staff advised the County Planning Board recommend approval, and the County Planning Board voted unanimously to recommend approval.

- **Resolutions –**

L07 – Renew Tioga County Soil & Water Conservation District Hazard Mitigation Coordination Services Contract for 2023