

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
July 20, 2016
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 7:02 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: John Current, Doug Chrzanowski, Georgeanne Eckley, Pam Moore, Grady Updyke, Jason Bellis, Tim Pollard, Chris Curry

Excused: Sarah Titus, James Tornatore, William Dimmick III

Absent:

B. Ex Officio Members:

C. Local Officials:

D. 239m Review Applicants: George Swaney for Owego Condos, Meghaan and Jorge Velasco of MJ’s Bard and Restaurant, and Joseph Mint and Pearl Simonis for Mint Auto Sales

E. Guests:

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda.

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

IV. APPROVAL OF MINUTES

- Approval of June 17, 2016 minutes.

P. Moore/C. Curry/Carried
Yes 8
No 0

V. PRIVILEGE OF THE FLOOR

- None heard.

VI. CORRESPONDENCE

- Folder passed around.

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2016-015: Village of Owego, Site Plan Review, MJ’s Bar and Restaurant

The applicant is requesting site plan review approval to establish and operate MJ’s Bar and Restaurant at 596 Fifth Avenue (previously doctor’s office and bulk food sales). The applicant will use the existing building, and plans for 1,000 square feet to be used for dining.

Expected hours of operation are Monday – Friday 11AM to 10PM, Friday 11AM to 11PM, Saturday 10AM to 11PM and Sunday 10AM to 10PM. Expected vehicle trips, on average are 3 to 10 cars per hour during the day (before 4PM) and 5 to 15 cars at night (after 4PM). Applicant plans to employ 8 people.

The existing paved area will be used for parking, plus the continued use of the easement area to the east, after negotiation. Lighting will be minimal, consisting of the existing security lighting, two decorative lamps at the front door, and a pole light in the rear to illuminate the deck. The existing pole sign at the front of the property will be used for signage. The sign will be 4’x4’ in size and will be externally lit by small solar spotlights.

This bar and restaurant proposal is in compliance with all pertinent aspects of the Village of Owego Zoning Code. It is a somewhat more intense use than has been previously on this property, but the parking lot is large enough; and Fifth Ave is also more than adequate in its service capacity to accommodate the increased traffic.

Staff recommends approval of the site plan review with the condition of review and approval of NYS DOT Region 9 Site Plan Review Committee.

E. Jardine – Have you successfully negotiated the easement with the eastern property owner? **A. M. Velasco** – Yes, we have entered into a contract.

Q. D. Chrzanowski – Truck loading will be an issue in this small parking lot. Semi-trucks will not be able to fit and turn around. **A. M Velasco** – Deliveries will occur in the early morning when there are no customers parked yet.

Q. G. Eckley – Do you live at this property? I see Stephen Riesbeck is the owner. **A. M. Velasco** – Yes, he is my father and we will lease to own.

Q. D. Chrzanowski – Are you using the lighting that is there already? **A. M. and J. Velasco** – Yes, the only two new lights will be the decorative lamps at the front door. **D. Chrzanowski** – If you can please point the existing flood lights on the front eaves downwards as they can impact drivers on Fifth Avenue.

Q. P. Moore – Is this in the floodplain? **A. E. Jardine** – Yes, but it is an existing building. They have to comply with the Village of Owego Flood Damage Prevention regulations.

Q. D. Chrzanowski – The land where the dumpster is soft and moist. You might want to reinforce it somehow so the garbage trucks do not track mud onto Fifth Avenue. **A. M. and J. Velasco** – We will take that into consideration.

Motion to recommend approval of the Site Plan Review:

J. Bellis/J. Current/Carried	
Yes	8
No	0

Abstention

2. County Case 2016-016: Village of Owego, Site Plan Review, Tioga Trails Owego Condos

The applicant is requesting site plan review to establish five apartments, for 1 to 2 residents each, on the second floor of their building at the northeast corner of Lake and Main Streets, Tioga Trails. Access will be from an existing door on Lake Street. Village of Owego Code Enforcement Officer states that an elevator is not needed since applicant is using all private funds to finance the project.

There will be one maintenance person to clean the common hallways and do trash removal. The applicant is relying on nearby off-street municipal parking lots, as well as on-street parking, for residence parking. Applicant anticipates that (all indoor) construction will take 10 months’ time from issuance of building permit.

These proposed apartment units are both practical and needed in Owego. Most other similar buildings in the downtown already have upper floor apartments.

Staff recommends approval of the site plan review.

Q. G. Eckley – Will there be a problem with the residents parking in the municipal lots and the time limits associated with them? **A. G. Swaney** – No, because we anticipate the residents will be working during the day and their cars will not be parked during the daytime.

Q. T. Pollard – Are there fire escapes to the second floor? **A. G. Swaney** – Yes, there are two; one in the middle of the building and one on the Lake Street side.

Q. P. Moore – Does the Court Yard have access from the restaurant? **A. G. Swaney** – No this is not a public court yard or sitting area. The air conditioning unit is located there, as well as windows to let in natural sunlight.

Motion to recommend approval of the site plan review:

J. Current/J. Bellis/Carried	
Yes	8
No	0
Abstention	0

3. County Case 2016-016: Village of Spencer, Site Plan Review, Mint Auto Sales, Inc.

The applicant is requesting Site Plan approval to establish and operate a used automobile sales facility on this currently vacant property. The applicant intends to build a 30’x46’ structure at 12 feet in height for the facility that will be comprised of office space and two bays for cleaning and reconditioning used vehicles for resale. There will also be a paved area for display cars. When completed, the auto sales facility will comprise half the area of the 1.2 acre property.

Hours of operation are expected to be Monday through Saturday 9AM to 6PM with 2 full-time employees working those hours. There will be a 4’x3’ sign located on the east (street) side of the building facing the road. Applicant anticipates approximately 20 trips per day.

The neighborhood is mainly residential and agricultural in nature, plus the Spencer Post Office and a golf course.

The proposed used auto sales facility will have little to no negative impact on the neighborhood and the community in general. It will be beneficial to have a new business open and operate in the village.

Staff recommends approval of the site plan with the conditions that NYS DOT Region 9 Site Plan Review Committee reviews and approves and that construction is in compliance with the Village of Spencer’s Flood Damage Prevention regulations.

Q. P. Moore – Is this property within the Dean Creek protection area? **A. E. Jardine** – I have no idea, but one of the conditions for approval is that construction is in compliance with the Village’s Flood Damage Prevention regulations.

Motion to recommend approval of the site plan review:

J. Current/J. Bellis/Carried	
Yes	8
No	0
Abstention	0

VIII. REPORTS

A. Local Bits and Pieces

1. Town of Candor – J. Bellis

- No report.

2. Town of Nichols – P. Moore

- No report.

3. Town of Berkshire – T. Pollard

- Planning Board has submitted three section of the comprehensive plan update to the Town Board. No word back yet.

4. Town of Tioga – D. Chrzanowski

- Comprehensive Plan update and the Solar City PV project will come before the TCPB next month.

5. Village of Waverly – W. Dimmick III

- Not in attendance.

6. Village of Owego – G. Eckley

- No report.

7. Town of Newark Valley – S. Titus

- Not in attendance.

8. Village of Newark Valley – J. Tornatore

- Not in attendance.

9. Town of Owego – J. Current

- No report.

10. Town of Barton – G. Updyke

- No report.

11. Town of Richford - vacant

12. Spencer – vacant

B. Staff Report

- D. Chrzanowski inquired about the Tioga 2020 Strategic Plan. E. Jardine explained that this was strictly a Department/Agency operations plan for the next 5 years. It was not a traditional comprehensive or land use plan.

IX. OLD BUSINESS

E. Jardine announced that a training session regarding solar for municipal officials has been arranged and scheduled for Monday, August 22nd at 5:00 – 7:30 PM in the Auditorium of the Tioga County Office Building. She will email a flier the first week in August. The NY-Sun PV Trainers Network is conducting the training.

X. ADJOURNMENT

- A. Next Meeting August 17th, 2016 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:50 PM. J. Bellis/J. Current/Carried.

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