

**TIOGA COUNTY PLANNING
BOARD MEETING MINUTES**

October 18, 2023

Tioga County Health & Human Services Building, Room #2139

I. CALL TO ORDER AND INTRODUCTIONS

- Chairman D. Chrzanowski called the meeting to order at 7:00 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: Joe Budney, Art Cacciola, Doug Chrzanowski, John Current, Vicki Davis, Bryan Goodrich, Pam Moore, Chelsea Robertson, Grady Updyke

Excused: Georgeanne Eckley, Matt Tomazin

Absent: None

B. Ex Officio Members: None

C. Local Officials: None

D. 239m Review Applicants: None

E. Guests: None

F. Staff: Elaine Jardine, Karen Warfle

III. APPROVAL OF AGENDA

- Approval of agenda as presented:

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

IV. APPROVAL OF MINUTES

- Approval of August 16, 2023 minutes with corrections noted:

C. Robertson/J. Current/Carried
None Opposed
No Abstentions

V. PRIVILEGE OF THE FLOOR

- None

VI. NEW BUSINESS

A. 239 Reviews

**1. County Case 2023-021: Town of Newark Valley, Site Plan Review,
Roadside Custom Sawing**

The applicant is proposing to establish and operate a custom sawing business on their property on State Route 38 in the Town of Newark Valley. The sawmill will be located in an outbuilding the family recently constructed on an existing 37'x60' concrete pad.

Applicant states that the business will have only two family employees, with hours of operation 8:00 AM to 4:30 PM Monday through Friday. They anticipate two log trucks trips in and out weekly, plus customer vehicles. There is plenty of room on the property for trucks to turn around and pull out forward first onto State Route 38.

This small, family business will help bring the family revenue, without imposing impacts on the neighborhood.

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

- 1. That the applicant obtains all required federal, state or local permits, licenses and registrations.

Q. C. Robertson – That’s not a flood plain there? **A. E. Jardine** – No.

Q. P. Moore – Was there a mobile home there? **A. D. Chrzanowski** – There was a mobile home there, but it has been removed. **C. E. Jardine** – That is where the concrete pad remains, and the sawmill is located there and already operating.

Q. B. Goodrich – The applicant states there is plenty of room for trucks to turn around. Are the trucks actively getting off the road? **A. D. Chrzanowski** – Yes, there’s lots of room; it was an old farm. **C. B. Goodrich** – It says the setback is 75’ from the road and 40’ from the house. That’s pretty tight in there.

Q. B. Goodrich – What’s the speed limit through there? **A. E. Jardine** – probably 55 mph. **C. P. Moore** – There’s a traffic light right there; it’s right by the school.

Q. J. Current – Are they cutting wood for furniture? **A. E. Jardine** – Probably. **A. D. Chrzanowski** – Or just rough-cut lumber.

C. P. Moore – It’s a good business for a county that’s 70% wooded. Others agreed.

Q. B. Goodrich – Would fire prevention be part of the site plan? Is there a water source? **A. A. Cacciola** – There’s a creek running through the property. **A. E. Jardine** – There is no municipal water. **C. V. Davis** – It’s located between two fire departments.

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

J. Current/D. Chrzanowski/Carried	
Yes	8
No	1 (B. Goodrich)
Abstentions	0

2. County Case 2023-022: Town of Owego, Special Use Permit, Barton Solar – Non-action

E. Jardine and D. Chrzanowski reported this case was sent back to the Town of Owego. This solar project was approved earlier this year by the Tioga County Planning Board, and the only change is that the project will now be one half the size of the original plan.

VII. REPORTS**A. Local Bits and Pieces**

1. **Town of Barton** (G. Updyke)
 - No report.
2. **Town of Berkshire** (vacant)
 - No report.
3. **Town of Candor** (A. Cacciola)
 - The planning board sent out postcards with a link to the survey, which is also listed on the website. Printed copies are also available at local businesses and the post office. Fall Festival was held. Businesses are picking up: Mama O's Community Market opened, offering fresh meat, produce, baked goods, etc.; Two Brothers Pizza, located in the same building, is nearing opening; Punk's Place was sold and is now Double Down Bar & Grill, which has been successful thus far.
4. **Town of Newark Valley** (vacant)
 - No report.
5. **Town of Nichols** (P. Moore)
 - No report.
6. **Town of Owego** (J. Current)
 - No report.
7. **Village of Owego** (G. Eckley)
 - Not in attendance.
8. **Town of Richford** (Vicki Davis)
 - The Town Hall, including the courthouse, is now fully in place at the former Lourdes Clinic building. Elections will be held at this location.
9. **Town of Spencer** (Joe Budney)
 - No report.
10. **Town of Tioga** (D. Chrzanowski)
 - No report.
11. **Village of Waverly** (vacant)
 - No report.
12. **County Alternates** (B. Goodrich, C. Robertson)
 - No report.

B. Staff Report:

E. Jardine reported that Matt Tomazin, Town of Newark Valley representative, resigned from the TC Planning Board. E. Jardine will accept suggestions for a replacement. E. Jardine also noted that the terms served by G. Eckley and A. Cacciola is up at the end of the year. A. Cacciola has agreed to serve another term. E. Jardine will inquire of G. Eckley whether she is willing to serve another term.

VIII. OLD BUSINESS

- None

IX. ADJOURNMENT

- A. Next Meeting November 15, 2023, @ 7:00 PM at HHS Building Room #2139.
- B. Motion made to adjourn at 7:25 PM. J. Current/B. Goodrich/Carried.

Respectfully submitted,

Karen Warfle, OSII
Tioga County Economic Development and Planning