

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
March 16, 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: Tim Pollard, John Current, Doug Chrzanowski, Jason Bellis, Dave Mumbulo, Sarah Titus, James Tornatore, William Dimmick III

Excused: Georgeanne Eckley

Absent: Pam Moore

B. Ex Officio Members:

C. Local Officials: Grady Updyke, Town of Barton Planning Board

D. 239m Review Applicants: Joseph Alig, Nick & Linda Giammarino, Jim Toft, and Michelle Steigerwald for Rezoning; Mary Mansfield and Derek Sobiech for motorcycle repair shop

E. Guests:

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda

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

IV. APPROVAL OF MINUTES

- Approval of January 20, 2016 minutes, as amended with 1 corrections on page 4.

J. Bellis/J. Tornatore/Carried
None Opposed
No Abstentions

V. PRIVILEGE OF THE FLOOR

- None heard.

VI. CORRESPONDENCE

- Folder passed around.

VII. NEW BUSINESS

A. 239 Reviews

1. County Case 2016-008: Town of Owego, Rezoning, Alig/Karpel

The applicants are requesting to rezone their adjacent properties of about ½ acre each from Residential B to General Business. A current General Business zoning district lies adjacent to the north, so this would be a simple expansion of the business zoning district southward to encompass these two small properties. Mr. Alig has future plans to renovate the existing barn building and establish a small craft distillery. All the surrounding neighbors have signed a letter agreeing to the rezoning as seen in the sample letter included with the project package.

The surrounding neighborhood is a mixture of residential and commercial uses, serving as a transition area to a more significant commercial area to the south that surrounds the intersection of Pennsylvania Avenue and State Route 434. The proposed rezoning of approximately 1 acre encompassing both subject properties is in character with the neighborhood, which is a mixture of residential and commercial uses along State Route 434. The allowance of a low-intensity use such as a craft distillery would be in harmony with the general area and takes advantage of the burgeoning economic trend for these types of businesses.

Staff recommends approval of the rezoning.

The applicant’s engineer, Jim Toft, then passed out parcel/photo maps of the area, as well as pictures of what the restored barn would look like. The applicant is aware he has to come back through the approval process for the distillery itself. J. Alig explained details of the future distillery business, its low-intensity nature as a tasting room with limited hours, and the value of restoring the barn.

Q. T. Pollard – Is that a single-family residence on the Karpel property? **A. J. Toft** – Yes, but it is part of the Homestead Alzheimer’s residence nursing home that is also in the large white house.

Motion to recommend approval of the Rezoning:

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

2. County Case 2016-009: Town of Owego, Special Use Permit, Sobiech

The applicant is requesting a special use permit to establish and operate a motorcycle repair facility on this one half-acre property on Jacobs Road, just off Pennsylvania Avenue. The applicant intends to utilize the existing 2,500 square foot commercial building on site. The building has been used in the past as some type of low-intensity commercial businesses, such as a used car sales lot, karate studio and dance studio. The applicant is anticipating purchasing this property from Mr. Weist upon approval of this request.

The applicant intends to have himself and a part-time office person initially, then increase employees as needed. See attached sheet for hours of operation. The applicant states there will be three motion lights on the building exterior as shown on drawing. The applicant also plans to utilize the two existing signs -one on the building’s front wall and one ground sign on the northeast corner of the lot.

The surrounding neighborhood contains small commercial uses (Barton’s Grocery) and a few residential uses.

The applicant’s proposal meets most requirements in the Town of Owego Zoning Code. The proposed use is in character with the small commercial neighborhood. The only item that is not in compliance with the Town of Owego regulations is signage.

Staff recommends approval of the Special Use Permit with the condition that applicant works with the Town of Owego to finalize signage that complies with the zoning ordinance.

Q. J. Tornatore – Will the sign restriction be a problem? **A. D. Sobiech** – No, but first time I’ve heard of it. The two signs are there already, except the ground sign has just a pole, no frame.

Q. J. Bellis –Where will motorcycles waiting to be worked on be stored? **A. D. Sobiech** – I don’t expect there to be that many cycles given I’m a one-person operation, but if it comes to that I can store the cycles in the bottom floor when the shop is closed. There is plenty of room currently, but I can put an addition on if necessary.

Q. T. Pollard – Do you plan to have items for sale here? **A. D. Sobiech** – I thought about it but I don’t want to take on a franchise. Possibly one or two at a time, but I mainly want to work on the cycles.

Motion to recommend approval of the Special Use Permit:

W. Dimmick, III/J. Current /Carried	
Yes	8
No	0
Abstention	0

B. Election of 2016 TCPB Officers

The slate for 2016 Officers was presented:

- Doug Chrzanowski - Chair
- William Dimmick, III – Vice Chair
- Pam Moore – Secretary

Motion to approve 2016 Slate of Officers:

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

VIII. REPORTS

A. Local Bits and Pieces

1. Town of Candor – J. Bellis

- Town Planning Board has a new Chair. They are working on noise and other ordinances.

2. Town of Nichols – P. Moore

- Not in attendance.

3. Town of Berkshire – T. Pollard

- Attended a NYS DOS training in Cortland County. Certificates should be e-mailed to E. Jardine

- Inquired about STERPDB and E. Jardine said she would e-mail TCPB members the STE 2015 Year in Review report.

4. Town of Tioga – D. Chrzanowski

- Now compiling Comprehensive Plan sections into one unified document

5. Village of Waverly – W. Dimmick III

- One new trustee was elected to the Village Board of Trustees.

6. Village of Owego – G. Eckley

- Not in attendance.

7. Town of Newark Valley – S. Titus

- There is a new swine feeder farm starting on Snapp Road off NYS Route 38B.

8. Village of Newark Valley – J. Tornatore

- The Village is continuing to work with David Arnold on his effort to convert his commercial building to five apartments

9. Town of Owego – J. Current

- No report.

10. Town of Barton – D. Mumbulo

- Not in attendance.

11. Town of Richford - vacant

12. Spencer – vacant

B. Staff Report

- E. Jardine reported pending TCPB membership changes – Jason Bellis will switch from an Alternate position to the Town of Candor representative. We have found a new candidate, Chris Curry from Apalachin, to be appointed to the Alternate position. Additionally, the Town of Barton Board has removed David Mumbulo due to the continual meeting conflict and has nominated Grady Updyke to be the Barton representative. The County Legislature will vote on all three of these membership changes at their April meeting.
- Annual Financial Affidavit Disclosures and Ethics Attestations were passed out. Ethics form is due by March 31st and Financial Form due by May 15th to the County Legal Department.

IX. OLD BUSINESS

None

X. ADJOURNMENT

- A. Next Meeting April 20th, 2016 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:56 PM. J. Bellis/S. Titus/Carried.

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