

**TIOGA COUNTY PLANNING  
BOARD MEETING MINUTES  
November 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 7:01 PM.

**II. ATTENDANCE**

A. Planning Board Members:

**Present:** Joe Budney, Art Cacciola, Doug Chrzanowski, John Current, Vicki Davis, Georgeanne Eckley, Pam Moore,

**Excused:** Bryan Goodrich, Chelsea Robertson, Grady Updyke

**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/P. Moore/Carried  
None Opposed  
No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of October 18, 2023 minutes as presented:

P. Moore/J. Current/Carried  
None Opposed  
No Abstentions

**V. PRIVILEGE OF THE FLOOR**

- None

**VI. NEW BUSINESS**

**A. 239 Reviews**

**1. County Case 2023-023: Town of Newark Valley, Site Plan Review, Creek Side Structures**

The applicant is proposing to establish and operate a business to build and sell wooden sheds and lawn ornaments.

Applicant states that the business will have only one employee, with hours of operation 7:30 AM to 4:00 PM daily, and minimum trips is expected.

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.

**C. J. Current:** I prefer a better site plan. **C. E. Jardine:** The town doesn't require it, so we cannot require it.

**Q. G. Eckley:** Any idea when he's going to open? **A. E. Jardine:** They are already open.

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

<b>J. Current/J. Budney/Carried</b>	
<b>Yes</b>	<b>7</b>
<b>No</b>	<b>0</b>
<b>Abstentions</b>	<b>0</b>

**VII. REPORTS**

**A. Local Bits and Pieces**

1. **Town of Barton** (G. Updyke)
  - Not in attendance.
  
2. **Town of Berkshire**
  - No report.
  
3. **Town of Candor** (A. Cacciola)
  - The Planning Board completed the survey for the Comprehensive Plan and will be going over the results tomorrow with Cornell Connect. We a good response.
  
4. **Town of Newark Valley**
  - No report.
  
5. **Town of Nichols** (P. Moore)
  - That proposed Newark Valley solar project on the prime farmland was voted down by the Town of Newark Valley Board with a 3-2 vote. Who knows if they will come back.

**Q. D. Chrzanowski:** Do you happen to know Newark Valley's appeal process?

**A. E. Jardine:** There is no local appeal process for site plan review. It goes right to NYS

Supreme Court if the applicant is not satisfied.

**Q. J. Current:** Is it a court proceeding? **A. E. Jardine:** Yes.

**Q. J. Current:** So, it's a lawsuit? **A. E. Jardine:** Yes.

**C. P. Moore:** They have yet to adequately address the flooding concerns.

On another note, farmers in the area are receiving these packets from Southern Tier Solutions, which has limited information but states how it's going to make money for the farmers. Does anyone know anything more about this? They say they are doing carbon sequestration and they're going to generate CO2-free electricity from natural gas and get industrial by-product CO2 injected into the ground and push the methane out. They say they're having meetings. There is concern about the land leases they are trying to acquire. A. Cacciola and G. Eckley and D. Chrzanowski received mailings for signups for this type of electricity supply. No additional information is known.

**C. P. Moore:** Since the other solar project that was installed on West Creek Road, transformers have repeatedly blown up in front of one of the dairies there.

6. **Town of Owego** (J. Current)
  - No report.
  
7. **Village of Owego** (G. Eckley)
  - No report.
  
8. **Town of Richford** (Vicki Davis)
  - No report.
  
9. **Town of Spencer** (Joe Budney)
  - We have someone setting up a campground, trying to open a business. The State has already shut down the camping because it's not permitted. The assessor is not able to access it due to the location. There has been no site plan submitted and they have not been attending the meetings. We anticipate hearing from them next year.
  
10. **Town of Tioga** (D. Chrzanowski)
  - We have three solar systems applying. There is still discussion and conflict with the neighboring property owners regarding one of the projects and the planning board advised those issues be solved first.
  
11. **Village of Waverly**
  - No report.
  
12. **Alternates** (B. Goodrich, C. Robertson)
  - Not in attendance.

**B. Staff Report:**

E. Jardine reported that work is being done to appoint someone from the Town of Newark Valley to the Tioga County Planning Board to replace M. Tomazin. He brought someone forward and the Town of Newark Valley Board nominated them at their last meeting.

**VIII. OLD BUSINESS**

- None

**IX. ADJOURNMENT**

- A. Next Meeting December 20, 2023, @ 7:00 PM at HHS Building Room #2139.
- B. Motion made to adjourn at 7:19 PM. J. Current/D. Chrzanowski/Carried.

Respectfully submitted,

Karen Warfle, OSII  
Tioga County Economic Development and Planning