

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES**

April 15, 2020

~~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 7:06 PM.
- Note - this meeting was conducted via Zoom as allowed by Governor Cuomo Executive Order regarding COVID-19 spread prevention. These minutes also serve as a transcript of the meeting.

II. ATTENDANCE

A. Planning Board Members:

Present: Doug Chrzanowski, Rawley Filbin, Art Cacciola, John Current, Grady Updyke, Tim Pollard, Mike Reynolds, Tim Goodrich, Chelsea Robertson, Georgeanne Eckley

Excused:

Absent: Sarah Titus, Pam Moore

B. Ex Officio Members:

C. Local Officials: Charlie Davis, Town of Richford Supervisor and William Stell, Town of Richford Planning Board Chair

D. 239m Review: Janet and Pat Jordan of Richford Pizza & More, Emily and Greg Pellicano and Ike and Julie Lovelass of Public Well

E. Guests: none

F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda.

G. Eckley/T. Pollard/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of March 18, 2020 minutes.

D. Chrzanowski/T. Pollard/Carried
None Opposed
No Abstentions

V. PRIVILEGE OF THE FLOOR

- None heard.

VI. CORRESPONDENCE

2. County Case 2020-009: Village of Owego, Site Plan Review and Area Variances, Public Well

The applicant is requesting site plan approval to construct and operate a brewery, taproom, deli restaurant and incubator retail space at the site of the former Thompson's Grocery, which measures approximately 4,800 square feet. The applicant does not plan changing the footprint of the current complex of buildings, but will extensively renovate the interior and exterior of the building(s). The project also includes an outdoor seating / and garden area, as well as three residential apartments on the second floor.

Hours of operation include:

The Deli will operate from 7:00am-7:00pm daily

The Brewery will operate from 7:00am-12:00pm daily

The Taproom and Incubator will operate from 12:00pm-10:00pm daily

The applicant expects that the Deli and Taproom will create two full-time positions each, and the Brewery and Incubator will each create one full time position in the first year of operation. They also project to have six full-time employees by year three of operation.

The only exterior lighting will small gooseneck lights that will illuminate exterior entrance and exits, and the projected front sign, the rear sign and the mural sign on the north sides of the building.

The surrounding neighborhood has a mix of residential and commercial uses, therefore this proposed use compatible with the area.

This significant investment project will allow for renovation of a currently decrepit building and increased tax revenue for the Village of Owego. It will also bring more tourism visitors and spending into the County. With exception of the parking and the number of signs, this proposal is compliant with all other applicable zoning code regulations. The area variances request are of nominal significance and the economic and community benefit outweighs the minimal impacts. Even the parking scenario is reasonable alternative and solution, as most off-site parking provided nearby is in-off-street settings.

Staff recommends approval of the site plan review and parking and sign area variances with the conditions that the Village of Owego ZBA grants the parking and sign area variances, and that the applicant works with the Village Code Enforcement Officer to solve the rear deck design and front sign lighting issues.

Q. D. Chrzanowski – The left access point to the deck exits directly to the McMaster Street right of way. Is there a way to re-design that so people are not walking directly on to the street? **A. E. Pellicano** – Yes, we can look at that.

E. Jardine - Are the residential properties along Depot Road included in the current I2-B-A-R District?

A. E. Jardine then commented that she spoke with the Village of Owego Code Enforcement Officer today, and he pointed out that only one sign is allowed in B and I zoning districts per the Village of Owego zoning code. As the applicant is proposing three signs, the TCPB will have to amend the recommendation for approval to add the requirement of an area variance for the number of signs.

D. Chrzanowski added we would also have to amend the motion to include changes to the rear deck.

Motion to amend recommendation for approval of site plan review to add conditions of area variance for number of signs, as well as working with Code Enforcement Officer on rear deck design:

D. Chrzanowski/C. Robertson/Carried
Yes 10
No
Abstention

Motion to amend recommendation for approval of site plan review and parking and signage area with conditions noted:

D. Chrzanowski/T. Pollard/Carried
Yes 10
No
Abstention

VIII. REPORTS

A. Local Bits and Pieces

- 1. Town of Candor (A. Cacciola)**
 - Candor’s Emergency Squad is holding a chicken dinner on Mother’s Day.

- 2. Town of Tioga (D. Chrzanowski)**
 - Nothing new, no Town Planning Board meeting this month.

- 3. Town/Village of Spencer (T. Goodrich)**
 - Village of Spencer’s Dissolution Study shows a 12.9% increase in taxes before the CETC credit.

- 4. Town of Berkshire (T. Pollard)**
 - No report.

- 5. Village of Newark Valley (M. Reynolds)**
 - No report, except the Village of Newark Valley’s and other municipality’s budgets will be poor shape given the drastic reduction in sales tax. E. Jardine commented that she attended an SBDC webinar with Congressman Brindisi this past Tuesday, and he said a fourth federal stimulus package is in the works that creates and aid for mainly Counties in NYS that addresses the reduction in sales tax revenue.

- 6. Town of Newark Valley (S. Titus)**
 - Not in attendance.

- 7. Town of Barton (G. Updyke)**
 - No report.

- 8. Town of Owego (J. Current)**
 - No report

- 9. Town of Nichols (P. Moore)**
 - Not in attendance.

10. Village of Waverly (R. Filbin)

- No report

11. Village of Owego (G. Eckley)

- No report.

B. Staff Report:

E. Jardine informed Board members that the Financial Affidavit Disclosure submission date has been delayed until July 31.

IX. OLD BUSINESS

A. Lounsberry properties rezoning March 2020 case update – E. Jardine reported that Kevin Engelbert realized that one of his properties was not included in the rezoning, which had concluded last night at the Nichols Town Board meeting. He wants to conduct another rezoning process, including his parcels, well as the other residential properties that TCPB members were concerned about.

X. ADJOURNMENT

- A. Next Meeting May 2020, @ 7:00 PM in the Legislature Conference Room, or via Zoom.
- B. Motion made to adjourn at 8:10 PM. D. Chrzanowski/G. Eckley/Carried.

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