

**TIOGA COUNTY PLANNING BOARD  
MEETING MINUTES  
April 17, 2013  
Tioga County Office Building  
LEGISLATIVE Conference Room – Main Floor  
56 Main Street, Owego, NY  
7:00 PM**

**I. CALL TO ORDER AND INTRODUCTIONS**

- Chairman Doug C. called the meeting to order at 7:03 PM.

**II. ATTENDANCE**

A. Planning Board Members:

**Present:** William Dimmick III, Patty Porter, Tim Pollard, John Current, Nathan Clark, Jason Bellis, Doug Chrzanowski, Georgeanne Eckley

**Excused:** Arrah Richards, Gary Henry

**Absent:** Pam Moore

B. Ex Officio Members:

C. Local Officials:

B. 239m Review Applicants: Kraig Moss and Alex Urda of KRM Management Group

C. Guests:

D. Staff: Elaine Jardine

**III. APPROVAL OF AGENDA**

- Approval of agenda.

P. Porter/J. Bellis/Carried  
None Opposed  
No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of March 20, 2013 minutes as amended, changing discussion under Privilege of the Floor per T. Pollard's intention.

P. Porter/T. Pollard/Carried  
None Opposed  
No Abstentions

**V. PRIVILEGE OF THE FLOOR**

**VI. CORRESPONDENCE**

- Folder passed around

**VII. NEW BUSINESS**

A. 239 Reviews

1. County Case 2013-005: Town of Owego, KRM Management Group LLC, Special Use Permit

The applicant is requesting a special use permit to fill this 4.9-acre parcel of land situated between State Route 434 and Main Street. The area currently contains residential and commercial uses. The proposed project is located within an Area of Special Flood Hazard Zone AE the 100-year floodplain. The site is proposed to be raised with fill from its current elevation of approximately 817 feet to a top of slope elevation 828 feet. The established base flood elevation is between 826 and 827 feet.

While this property is vacant, most surrounding properties are residential with NYS DOT property (State Route 434 and respective right of way) to the north.

This proposal meets all Town of Owego zoning and floodplain regulations. The applicant's engineer has demonstrated through a HEC-RAZ analysis that there will be no impact to surrounding properties during a flood.

Staff recommends approval of special use permit.

A. Urda then updated board members that a SWPPP has been submitted to NYS DEC since the project site is greater than 1 acre, and the project has received cultural resources clearance from NYS OPRHP SHPO. In either case, a future project on the site would have to be submitted to both agencies. He also said that only a portion of the site is being filled – 2.7 acres on the western portion of the 4.9 acre parcel. The total fill anticipated is 16,000 cubic yards.

**Q. T. Pollard** – What is the elevation of the existing homes? **A. A. Urda** – One is at 850 feet and the other is at 835 feet.

**Q. Doug C.** – Will you be trucking the fill in or using indigenous material from the hill? **A. A. Urda** – Trucking it in.

**Q. J. Bellis** – Will the western drainage swale impact the Albanese property? **A. A. Urda** – No. Current drainage pattern, westerly to the stream on the north end of the parcel, will be maintained.

**Q. Doug C.** – Is the old billboard on this property? **A. A. Urda** – No, that is on the property just adjacent to the west.

**Motion to recommend approval of the special use permit.**

**J. Bellis/W. Dimmick/ Carried**

**Yes 8**

**No 0**

**Abstention 0**

**2. County Case 2013-006: Village of Spencer, Christopher Baumunk, Site Plan Review**

E. Jardine informed the TCPB members that this case was received last Tuesday, April 9<sup>th</sup> after close of business, after the previous Friday deadline, and after the meeting packet was already out in the mail. The TCPB can decide tonight to either inform the applicant and Village of Spencer that the TCPB will not make a recommendation on the case due to lack of intermunicipal or countywide impacts (non-action), or inform

the parties that the case does warrant a CPB recommendation and they will review at their next meeting (May 15).

The applicant wishes to establish and operate a taxidermy business in his home, either in the living room or garage. No employees and very little traffic generation involved in the project.

Discussion ensued and the following motion was made:

**Motion to send case back to Village of Spencer without TCPB recommendation due to there being no intermunicipal or countywide concerns.**

**P. Porter/G. Eckley/Carried**

**Yes 7**

**No 1 (J. Bellis)**

**Abstention 0**

## **VIII. REPORTS**

### **A. Local Bits and Pieces**

1. Town of Candor – G. Henry
  - Not in attendance.
2. Town of Nichols – P. Porter
  - Town of Nichols finally has an official code book. The cost was \$10,000. E. Jardine requested a book for the County Planning Department.
3. Town of Berkshire – T. Pollard
  - Construction of new fire station has started. Wood frame is up.
4. Town of Tioga – D. Chrzanowski
  - No report.
5. Village of Waverly – W. Dimmick III
  - New Mayor – Daniel Leary, who served as mayor previously as well.
6. Village of Owego – G. Eckley
  - No report.
7. Town of Newark Valley – vacant
8. Town of Owego – J. Current
  - No report.
9. Town of Barton – A. Richards
  - Not in attendance.
10. Spencer – N. Clark
  - No report.

**B. Staff Report** – *March 2013 sent in mailing.* Doug Barton, EDP Director, is retiring as of June 14.

**IX. OLD BUSINESS**

- A. Training Charts – please review and submit corrections to E. Jardine.
- B. Mileage Forms – paper copies were distributed to members instead of electronic versions since mileage rate usually changes mid-year. Please complete for beginning months of 2013 as well as remainder of year.

**X. ADJOURNMENT**

- A. Next Meeting May 15<sup>th</sup>, 2013 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:46 PM. P. Porter/J. Bellis/Carried.

Respectfully submitted,  
Elaine D. Jardine  
County Planning Director