



MEETING AGENDA
TIOGA COUNTY PLANNING BOARD
February 18, 2026 at 7:00 PM
Tioga County Health and Human Services Building, Room #2139
1062 State Route 38, Owego NY 13827

- I.** CALL TO ORDER
 - A. Introductions

- II.** ATTENDANCE
 - A. Members:
 - B. Ex Officio Members:
 - C. Local Officials:
 - D. 239m Review Applicants:
 - E. Guests:

- III.** APPROVAL OF AGENDA

- IV.** APPROVAL OF MINUTES
 - A. January 21, 2026

- V.** PRIVILEGE OF THE FLOOR

- VI.** NEW BUSINESS
 - A. 239 Review
 - 1. County Case 2026-003 Town of Nichols Residential Area Variance Franzese N/A
 - 2. County Case 2026-004: Village of Owego, Special Use Permit & Site Plan Review, ValuAuto

 - B. Election of 2026 Officers

- VII.** REPORTS
 - A. Local Bits and Pieces
 - B. Staff Report

- VIII.** OLD BUSINESS
 - None

- IX.** ADJOURNMENT
 - A. Next Regular Meeting March 18, 2026 at the Tioga County HHS Building
 - B. Adjourn

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
January 21, 2026
Tioga County Health & Human Services Building, Room #2139**

I. CALL TO ORDER AND INTRODUCTIONS

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

II. ATTENDANCE

A. Planning Board Members:

Present: Doug Chrzanowski, Joe Budney, John Current, Vicki Davis, Jim Marzen, Pam Moore, James Tornatore, Grady Updyke

Excused: Art Cacciola, Sam Davison, Georgeanne Eckley,

B. Ex Officio Members: None

C. Local Officials: Charles Davis, Town of Richford Supervisor

D. 239m Review Applicants: Eric and Janice Johnson, Tioga County Agricultural Society; Kelly Sullivan, Bullrock for NY Tioga V, LLC

E. Guests: None

F. Staff: Elaine Jardine, Sara Zubalsky-Peer, Colleen Chrzanowski

III. APPROVAL OF AGENDA

- Approval of agenda as presented:

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

IV. APPROVAL OF MINUTES

- Approval of December 17, 2025 minutes with noted corrections:

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

V. PRIVILEGE OF THE FLOOR

- None

VI. NEW BUSINESS

A. 239 Reviews

1. County Case 2026-001: Town of Tioga, Site Plan Review, Bullrock for NY Tioga V, LLC

NY Tioga V, LLC is proposing a 5 MWac solar project located at 481 Glen Mary Drive in the Town of Tioga. The site consists of two tax parcels owned by Dynamic Enterprises of Tioga (Donald Goodrich), which total almost 63 acres. The project area of disturbance is estimated at 28.43 acres. This site will be neighboring an existing community solar facility located to the south with the same property owner.

Activities proposed include the installation of a ground mounted solar energy system, temporary laydown area, new access road and new electrical equipment and pads. Only 0.03 acres of new impervious surface is proposed as the driveway will be utilizing the DEC approved Limited Use Pervious Access Road. The project will provide renewable energy to communities in the greater Tioga County area and bolster the resiliency of the existing utility grid.

The project site primarily consists of meadow, forested land and agricultural land with some wetlands and streams. It is located in Tioga Ag District #1 and currently 20 acres are in use for agricultural purposes. The portion of the site that was delineated wetland is not under DEC jurisdiction per the DEC jurisdictional determination letter, however, are under U. S. Army Corp of Engineers jurisdiction. The panels arrays above the stream were added after the original project submission. The solar panels are to stop before the intermittent stream and then resume on the other side of the stream area (seen as the blank corridor near the top of the panels on the site plan drawing). Labella’s wetland team will be returning to the project site in the spring to delineate this additional area and clearly define the stream limits to establish the top of bank and appropriately offset the panels from that location. These solar panels may need to shift somewhat once we get the delineation and survey information back for that expanded area. If the freshwater wetlands acreage of disturbance exceeds 1/10 of an acre, Labella will obtain a jurisdictional permit from USACE.

Pursuant to 6NYCRR Part 617 SEQR, the Town of Tioga Planning Board has categorized this site plan review as a Type I action under SEQR. Therefore, the Town has submitted a Full EAF that has been completed, signed and dated by the applicant.

Pursuant to NYS Agricultural Districts Law Article 25 AA, the Town of Tioga Planning Board has researched that these parcels, as well as adjacent parcels, are enrolled in the NYS Agricultural Districts Program. Therefore, an Agricultural Data Statement has been prepared and will be mailed to the property owners listed on the form.

Comments:

This community distributed generation project is providing a direct benefit to community residents and also provides another contribution toward clean energy production.

It is the applicant’s responsibility to obtain all required federal, state or local permits, licenses and registrations. It is the Town of Tioga’s responsibility to ensure this project complies with all the Town’s pertinent planning and code regulations, including those that might not be cited in this document.

Conditions:

- That the applicant obtains a freshwater wetlands jurisdictional permit from the U. S. Army Corp of Engineers if avoidance is not possible as delineated in the additional solar panel area.
- That applicant provides the Town of Tioga with a Decommissioning Plan and Decommissioning agreement with adequate financial means in the event of abandonment.
- That the applicant meets with the respective fire department and emergency services to discuss and develop a plan for safety and emergency response.

After thorough consideration of the above, Staff advises the County Planning Board to recommend Approval of the Site Plan Review with the conditions noted.

Q. P. Moore – What is the priority level? I tried looking on the website but everything has changed. **A. E. Jardine** – I forgot to make this GIS map but it can be assumed to be the same as the current neighboring solar

farm. The County GIS Portal has been changed to a GIS Hub format.

Motion to recommend Approval of the Site Plan Review:

J. Current/J. Marzen/Carried	
Yes	6
No	2 (G. Updyke, P. Moore)
Abstentions	0

2. County Case 2026-002: Village of Owego, Rezoning from Residential 3 (R3) to Business (B), Tioga County Agricultural Society

The applicant is petitioning the Village of Owego Board of Trustees to rezone their 6-acre property, which is located behind Marvin Park, from Residential 3 to Business. This action will allow the Agricultural Society to have more flexibility in what they can do on this parcel beyond residential uses. The applicant’s property located directly adjacent to the east is already zoned Business.

Pursuant to 6NYCRR Part 617 SEQR, the Village of Owego Board of Trustees, as Lead Agency, has categorized this as an Unlisted action and has provided a complete, signed and dated Short Environmental Assessment Form Part 1 from the applicant.

Comments:

It is perfectly logical and acceptable for the Village of Owego Board of Trustees to rezone this property from Residential 3 to Business, as this property has had a non-residential use occupy the site in conjunction with the Tioga County Fair for decades. It would result in a simple expansion of the Business zoning district.

Conditions:

1. That the Village of Owego develops a local law for this rezoning and the Board of Trustees adopts it.

After thorough consideration of the above, Staff advises the County Planning Board recommend Approval of the Rezoning with the condition noted.

E. Jardine – Explained that if the Village of Owego approves the rezoning, the Ag Society will have to go through the local approvals process for Site Plan Review to construct or conduct anything new on the property.

E. Johnson – Explained that the Village of Owego is in the process of passing a law to ban farm animals (chickens, etc.) in the residential zone. This law would prohibit the Tioga County Fair from existing as well as other hosted activities involving animals at the Tioga County Fair Grounds. In 2024 an economic impact assessment was done and the Tioga County Fair brought in over 2 million dollars for Tioga County.

Motion to recommend Approval of the Rezoning with the conditions noted:

P. Moore/J. Current Carried	
Yes	8
No	0
Abstentions	0

VII. REPORTS

A. Local Bits and Pieces

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

2. **Town of Berkshire** (S. Davison)
 - Not in attendance.
3. **Town of Candor** (A. Cacciola)
 - Not in attendance.
4. **Town of Newark Valley** (J. Marzen)
 - 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** (V. Davis)
 - V. Davis reported that the plow truck they have been waiting on for two years has finally arrived. The plow truck is from a USDA RD REAP grant.
9. **Town of Spencer** (J. Budney)
 - No report.
10. **Town of Tioga** (D. Chrzanowski)
 - No report.
11. **Village of Waverly** (Vacant)
 - Not in attendance.
12. **Alternates** (J. Tornatore)
 - J. Tornatore –No Report.

B. Staff Report:

- E. Jardine reported the USDA Tioga County REAP Zone/Board is functioning again. There are very few municipalities represented on this board and if any other municipalities are interested, please talk to your mayor/supervisor. This Board has a lot of information about funding opportunities through USDA Rural Development for municipality projects.
- E. Jardine asked that the annual forms provided here be completed and returned.
- E. Jardine stated that the Oath of Office for Tioga County Planning Board members that need to be reappointed in 2026 will be done in the February meeting.
- E. Jardine reported that she is retiring February 28, 2026, and this will be her

last meeting. The Board thanks her for all her hard work and guidance and wishes her a very happy retirement.

VIII. OLD BUSINESS

None.

IX. ADJOURNMENT

- A. Next Meeting February 18, 2026, @ 7:00 PM at HHS Building Room #2139.
- B. Motion made to adjourn at 7:36 PM. J. Current/J. Tornatore/Carried.

Respectfully submitted,

Colleen Chrzanowski
Tioga County Planning Board Recording Secretary

**Economic Development and Planning
Legislative Committee Report
February 3, 2026
Prepared By: Elaine Jardine**

Meetings

- Tioga County Agricultural Resource Group meeting
- NYS Association of County Planning Directors meeting
- Village of Waverly NY Forward Public Projects Kick-off meeting
- Broome-Tioga Arts & Cultural Master Plan Client Team meeting
- Tioga County Rural Economic Area Partnership (REAP) Board meeting

Active Projects

- Assisting the Village of Waverly with their NY Forward grant implementation:
 - Small Projects Fund – Two applications were submitted. Thoma Development will conduct more outreach and advertising throughout the entire NYF area.
 - Public Projects – The kick-off meeting was held and Luke Grasmeyer of HUNT Engineering to the Steering Committee through all aspects of both the East Waverly Park Improvements and the Broad Street Streetscape to discuss preliminary details.
- Training with the new Community Development Specialist. Trained on the Tioga County REAP Board/meetings.
- Assessing each of our municipality's websites for accurate information regarding planning and zoning boards, applications and permits. Most municipalities' websites have been addressed and new fillable forms have been created and posted. The only municipality not addressed is the Town of Newark Valley.

Grants

Active

- NYS Department of Agriculture & Markets Land Trusts Outreach Grant Program – All workshops have been held. The group is planning for American Farmland Trust to submit another NYS Department Agriculture & Markets grant application to hold future workshops focused on farm succession and transition.
- Town of Berkshire Appalachian Regional Commission (ARC) Ready Local Government Grant –. Barton & Loguidice delivered the draft George Smith Park Master Plan. The Berkshire Steering Committee reviewed the Draft Plan with Barton & Loguidice and a few changes will be made. IT services and computer equipment updates at the Town Hall are complete. Town website is in development.
- Tioga County/Village of Owego NY SWIMS Lifeguard Grant – Village of Owego determined they would not require the remaining \$720 of this grant. This grant should be closed out soon.
- CDBG Catholic Charities Tioga Mobile Fresh Café grant – Catholic Charities determined a budget modification is not needed. Catholic Charities is holding a ribbon cutting for the Tioga Fresh Mobile Café on Friday, February 6 at their Nichols office.
- The final ARC progress and financial reports for the Education Workforce Coordinator position were certified, submitted and approved. This grant should be closed out soon.

Pending

- Wrote and submitted a NYS DOS Smart Growth Community Planning & Zoning grant application on behalf of the Town of Nichols to fund a planning consultant to develop a Comprehensive Plan for the Town. NYS DOS did NOT award this grant to the Town of Nichols. A debrief meeting has been scheduled to determine why the application was not rated high enough for funding.

Potential

- Tioga County Agricultural and Farmland Protection Plan grant from NYS Department of Agriculture & Markets. Worked with three consulting firms to refine grant budget. NYS Department of Agriculture & Markets now expects the RFA to be released in early 2026.

Plans/Studies

- Strong Road residential site water and sewer systems extensions cost assessment – Larson Design Group completed this report but has one more cost item to include in the report. Now the report will be used to secure funding for design and construction of the water and sewer extensions in the manner recommended in the report.

Reviews (239)

- 2026-001 : Town of Tioga, Site Plan Review, Bullrock Tioga V, LLC – The applicant plans to construct at 5 MWac solar photovoltaic system at 481 Glenmary Drive that will encompass 28 acres on a hillside. This new project will be adjacent to another existing solar system. Staff recommended approval of the site plan review the conditions that the applicant obtain a US Army Corp jurisdictional permit if wetlands will be impacted, that the applicant provide a decommissioning agreement and plan with adequate financial means, and the applicant meets with the respective fire and EMS services to develop an emergency response plan. The County Planning Board voted to recommend approval of the site plan review with these conditions.
- 2026-002: Village of Owego, Rezoning, Tioga County Agricultural Society – Applicant is petitioning the Village of Owego Board of Trustees to rezone their 6-acre parcel at the Fairgrounds site from Residential 3 (R3) to Business (B) to allow more flexibility with what they can do on the property other than residential uses. Staff advised the County Planning Board to recommend approval of the rezoning request with the condition that the Village of Owego develops a rezoning local law and the Village Board of Trustees adopts it. The County Planning Board voted unanimously to recommend approval of the rezoning with the condition noted.

• Resolutions –

- B04 – Schedule Public Hearing for 2026 Annual Agricultural Districts inclusion requests