

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, is under U. S. Army Corps 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 they 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 Corps 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 farmland preservation priority level for this site according to Tioga County's Agricultural & Farmland Protection Plan? I tried looking it up on the county 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 project. 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