



MEETING AGENDA
TIOGA COUNTY PLANNING BOARD

July 20, 2022 at 7:00 PM

Via ZOOM at

<https://us02web.zoom.us/j/87313241837>

Meeting ID: 873 1324 1837

Call In: (646) 558 8656

- 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. May 18, 2021

- V. PRIVILEGE OF THE FLOOR

- VI. NEW BUSINESS
 - A. 239 Reviews
 - 1. County Case 2022-014: Town of Newark Valley, Site Plan Review and Solar Energy Special Use Permit, TJA NY NV Solar Farm, LLC
 - 2. County Case 2022-015: Town of Owego, Zoning Amendments for Solar Energy, Owego Town Board
 - 3. County Case 2022-016: Town of Nichols, Solar Energy Systems Special Use Permit, Tioga Downs
 - 4. County Case 2022-017: Town of Owego, Site Plan Review, Franklin Land Associates, LLC
 - 5. County Case 2022-018: Town of Barton, Site Plan Review, GLT Enterprises, LTD
 - 6. County Case 2022-019: Town of Owego, Site Plan Review, Forys Savage, LLC
 - 7. County Case 2022-020: Town of Owego, Site Plan Review, Special Use Permit, Mapleridge Ranch

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

- VIII. OLD BUSINESS
 - None

- IX. ADJOURNMENT

- A. Next Regular Meeting August 17, 2022
- B. Adjourn

**TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
May 18, 2022
VIA ZOOM**

I. CALL TO ORDER AND INTRODUCTIONS

- Chairman D. Chrzanowski called the meeting to order at 7:02 PM.
- Note - this meeting was conducted via Zoom as allowed by NYS law regarding COVID-19 spread prevention. These minutes serve as a transcript of the meeting.

II. ATTENDANCE

- A. Planning Board Members:
Present: Doug Chrzanowski, Grady Updyke, Art Cacciola, Pam Moore, John Current, Tim Pollard, Georgeanne Eckley, Rawley Filbin, Chelsea Robertson
Excused: Bryan Goodrich, Matt Tomazin
Absent:
- B. Ex Officio Members:
- C. Local Officials:
- D. 239m Review: Robert Burgdorf of Nixon Peabody and Brett Morgan of Verizon Wireless
- E. Guests: None
- F. Staff: Elaine Jardine

III. APPROVAL OF AGENDA

- Approval of agenda as amended.

C. Robertson/G. Eckley/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of April 20, 2022 minutes with a correction on page 4.

P. Moore/R. Filbin/Carried
None Opposed
No Abstention

V. PRIVILEGE OF THE FLOOR

- None

VI. CORRESPONDENCE

- On file at the EDP Office

VII. NEW BUSINESS

- A. 239 Reviews
 - 1. **County Case 2022-012: Town of Spencer, Telecommunications Site Plan Review and Special Use Permit, Town Board**

The applicant is proposing to construct and operate a 195-foot high self-supporting telecommunications tower and associated improvements via lease agreement with the property owner (Golden) on this 15.8-acre property, which is currently vacant land with some tree cover. The tower will be situated on the northernmost portion of the property and be accessed by a private drive that runs on the western property with a new road built on the subject property. There will be minimal tree clearing.

Before and After propagation maps provided (and attached) show that this tower is needed to improve telecommunications coverage and capacity at this area in the Spencer community. The applicant has also conducted a viewshed analysis, comprised of a map of view locations and simulated views at those locations (attached). The applicant also provides an analysis of how this proposal complies with the Town’s Telecommunications Law in Exhibit D (attached).

The tower will be buffered from neighbors by natural woodland. There is adjacent property enrolled in the NYS Agricultural Districts Program, so the Town is conducting the Agricultural Data Statement process.

The applicant has done a thorough job demonstrating the need for this new telecommunications tower in this location. The new tower will improve critical emergency telecommunications as well as normal customer communications.

Staff advises the County Planning Board recommend approval of the telecommunications site plan review and special use permit.

Q. D. Chrzanowski – I see there is a backup generator proposed for this project. Will this mean more truck traffic to fill up the generator’s diesel engine and will improvements be needed to the road? **A.**

R. Burgdorf – Yes, a generator is proposed but there will still be minimal truck traffic. The road will just need to be maintained.

Q. T. Pollard – Is this site larger than an acre and will you be doing stormwater permitting?

A. B. Morgan – Yes, the area of disturbance is larger than one acre and yes our engineers will be creating a SWPPP.

Motion to recommend approval of the telecommunications site plan and special use permit:

T. Pollard/G. Eckley/Carried	
Yes	9
No	0
Abstention	0

2. County Case 2022-013: Village of Waverly, PUD Special Permit with Site Plan Review, Valley Bowling Center

The applicant is requesting a PUD special permit with site plan approval to establish an outdoor 30’x30’ Tiki Bar in the front yard of the Valley Bowling Center. The bar will operate only during the summer months. Hours of operation will correspond with the Bowling Center summer hours of Tuesday through Saturday from Noon – 11:00 PM. There will be lighting in the Tiki Bar and solar lights on the three-sided fence surrounding the bar. Music will consist of a DJ, karaoke and live entertainment.

The expanded business will require no new parking spaces, as there is plenty of parking in the existing, expansive parking lot for the bowling facility. The applicant does plan on a sign at the Tiki Bar.

This proposal to expand this small business is in character with the mixed-use nature of the area. Once again, having a small business willing to expand in these tough financial times is of benefit to the community in maintaining the tax base.

Staff advises the County Planning Board recommend approval of the PUD special use permit with site plan review with the conditions that the applicant provide signage specifics to the Village Planning Board.

Q. G. Eckley – Will this be removed during the winter months? **A. E. Jardine** – I am unsure, it is a temporary building so possibly.

Q. D. Chrzanowski – I see the outside boundary of the fence will be about 30 feet from the road. Is there any local law about gatherings close to roads? **A. E. Jardine** – I was there in Waverly when then the Village Planning Board discussed this case in the sketch plan, and they didn't say anything about that.

Q. G. Updyke – Were there any noise concerns discussed at that meeting? There is a senior home and an assisted living facility directly adjacent. **A. E. Jardine** – Noise was discussed, however the Village of Waverly has no local code regulating noise. The Village Planning Board can regulate business hours through the special use permit, but noise did not appear to be a concern given the stated business hours.

Motion to recommend approval of the PUD special use permit with site plan review:

C. Robertson/D. Chrzanowski/Carried	
Yes	8
No	0
Abstention	1 (R. Filbin)

VIII. REPORTS

A. Local Bits and Pieces

1. **Town of Candor** (A. Cacciola)
 - The Town of Candor had a successful Daffodil Festival on April 30.
2. **Town of Tioga** (D. Chrzanowski)
 - Old railroad bridge is being demolished by Norfolk Southern Railroad
 - In June, the Town is having a tire and electronics collection day.
3. **Town of Berkshire** (T. Pollard)
 - Does any town have a large gatherings law? Yes, Towns of Tioga and Candor.
4. **Town of Newark Valley** (M. Tomazin)
 - Not in attendance.
5. **Town of Barton** (G. Updyke)
 - No report.
6. **Town of Owego** (J. Current)

- No report.
- 7. **Town of Nichols** (P. Moore)
 - No report.
- 8. **Village of Waverly** (R. Filbin)
 - No report.
- 9. **Village of Owego** (G. Eckley)
 - No report.
- 10. **Alternates** (B. Goodrich, C. Robertson)
 - No report.

B. Staff Report:

- Nothing other than what was sent in the meeting packet.

IX. OLD BUSINESS

- None.

X. ADJOURNMENT

- A. Next Meeting June 15, 2022, @ 7:00 PM via Zoom.
- B. Motion made to adjourn at 7:33 PM. C. Robertson/R. Filbin/Carried.

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

Economic Development and Planning Legislative Committee Report July 5, 2022

Prepared By: Elaine Jardine

Meetings

- Waverly Downtown Market Analysis meetings and public meeting
- ST8 Regional Broadband Conference
- Racker Center Neighborhood Depot Project CDBG grant application meetings
- ST8 ARC Project Review Committee meeting
- BMTS Planning Committee meeting
- Cornell Christopherson Center planning interview
- CCE Tioga Farm tour
- NYS Association of County Planning Directors meeting

Active Projects

- Gateway beautification project in Waverly with school students to paint murals on the railroad underpass at State Route 17 exit 61 and fence at exit 60. Students have painted the mural and constructed a frame. Still waiting on OK from Norfolk Southern Railroad.
- Waverly DRI application – working on the Supportive Local Policies section.

Grants

Active

- DOS Local Government Efficiency Program - County ITCS Shared Services with Village of Owego and Town of Candor – IT starting with Village of Owego in February in the new village office building, then the Town of Candor this summer.
- ESD Planning and Feasibility Study Program – Village of Waverly downtown economic market analysis (\$50,000) – The consultant has analyzed the community survey, written an economic base report, held several developer and stakeholder interviews, worked on various designs of downtown Broad Street and surrounding area and hosted a public meeting for input.
- OPRHP EPF Municipal Grant Program – Village of Owego OPD building restoration (\$625,811).

Pending

- Grant application to the National Park Service's Historic Revitalization Program through REAP for a countywide historic structure revitalization program (\$750,000). Submitted before deadline of February 22. Did not receive award.
- Appalachian Regional Commission final applications – Tioga County IDA Education Workforce Coordinator was finalized as the top-ranked application; NYS DOS has approved and ARC staff in Washington, DC has reviewed. Need to create an ARCnet account in order to start grant.
- FEMA HMGP DR 4567 – Tioga County IDA stream crossing in Town of Richford preliminary engineering services – working on application with IDA Executive Administrator. Submitted before November 10 deadline. NYS DHSES has approved and FEMA has asked their questions. Still waiting on award notification.
- FEMA HMGP DR 4480 – Grant to update the County's Hazard Mitigation Plan has been submitted and accepted by NYDHSES. Budget will change from 25% local match to 10% during award process.
- Racker Center CDBG CARES grant application for the Neighborhood Depot – assisting B. Woodburn with accomplishing items on the NEPA Environmental Review checklist. Wrote notice of FONSI and Request for Funds, which should be published in papers on June 29.

Potential

- Appalachian Regional Commission FY2022 – Wrote and submitted grant application to fund 50% of the consultant cost for a new County operational strategic plan.

Plans/Studies

- Village of Waverly Comprehensive Plan Implementation – Waverly art students' gateways mural projects and downtown design guidelines. Work is continuing on the Economic Market Analysis.
- Solar Best Practices & Policies – The consultant, MRB group has held three Management Committee meetings and three Project Committee meeting. The County Agricultural & Farmland Protection Board was offered an opportunity to review and comment on this Plan. Now the Plan is final and all deliverables are in hand. Created a presentation and provided the final report and presentation to the nine town boards.

Reviews (239)

- No cases received in June
- **Resolutions –**
G01 – Accept CDBG-CV CARES grant application for Racker Nonprofit Hub

**Economic Development and Planning
Legislative Committee Report
July 5, 2022
Prepared By: Megan Schnabl**

Meetings

IDA Monthly Meeting and Annual Meeting
IDA Training
Leadership Tioga
STREDC Loan Committee Meeting
STREDC Board of Directors Meeting
CDBG Meeting with Racker
Site Visit 53-55 North Ave, Alex Duda
Site Visit Shimer Property, 5th Ave
Sweeper Truck – USDA Community Facilities Meeting

Active Projects

DRI Projects Administration-SHPO and OHPC consultations
NYMS Project Administration-Owego and Candor
GIS Mapping Activities
USDA Community Facilities Program Village of Nichols Sweeper/Vacuum Truck
State Leads Responses
GIS/IDA/EDP Available Sites Mapping and Website
USDA Small Business Technical Assistance Grant
CDBG Racker The Neighborhood Depot

Active Leads

Grants

Active

Pending

USDA Community Facilities Program Village of Nichols Sweeper/Vacuum Truck
Berkshire Fire Department FEMA Grant for Sign
NYSEG COVID-19 Relief Grant – The Cellar Restaurant

Potential

Completed

Plans/Studies