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TIOGA COUNTY PLANNING BOARD
MEETING MINUTES
September 16, 2026
Tioga County Health & Human Services Building, Room #2139

I. CALL TO ORDER AND INTRODUCTIONS

- Vice-Chair A. Cacciola called the meeting to order at 7:02 PM.

II. ATTENDANCE

A. Planning Board Members:

Present: Joe Budney, Art Cacciola, John Current, Vicki Davis, Sam Davison, Jim Marzen, Pam Moore, Grady Updyke

Excused: Doug Chrzanowski, Jim Tornatore

Absent: Georgeanne Eckley

B. Ex Officio Members: None

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

D. 239m Review Applicants: Owen Parillo, TERRAWORX, LLC (DBA Sanctuary of Speed); AJ Aukstikalnis, TERRAWORX, LLC (DBA Sanctuary of Speed)

E. Guests: None

F. Staff: Sara Zubalsky-Peer, Colleen Chrzanowski

III. APPROVAL OF AGENDA

- Approval of agenda as presented:

J. Current/S. Davison/Carried
None Opposed
No Abstentions

IV. APPROVAL OF MINUTES

- Approval of June 17, 2026 minutes noted corrections:

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

V. PRIVILEGE OF THE FLOOR

- None

VI. NEW BUSINESS

A. 239 Reviews

1. County Case 2026-015: Town of Candor, Area Variance, John Ferris

The applicant is requesting an area variance to construct an approximately 32x40 foot pole barn storage building on the corner of Ithaca Road (96B) and Honeypot Road, in Candor. The parcel is 0.239 acres and currently vacant. The building will be used solely for storage. Due to the small size of the parcel, the applicant's proposal

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does not meet the one-acre minimum lot size requirement. Due to the corner lot configuration, compliance to the required 75-foot setback from the centerline of the road and the 10-foot setback from side/rear property lines are not feasible. The building is within 5 feet of the property line. The applicant has provided a rough sketch that shows the building 10' and 15' from adjacent property lines and 70' and 43' from each road centerline. There is concern from the Board of Appeals and adjacent property owners that the proposed building may not maintain adequate sight distance at the intersection. An Area Variance from the Town of Candor Board of Appeals is required. The parcel is located within 500 feet of farm operations enrolled in the NYS Agricultural Districts program. The Town has completed and sent an Agricultural Data Statement form, included in the submitted materials.

Comments:
It is unlikely that this proposed building and associated area variances will pose severe adverse impacts to the neighborhood. It is encouraged that NYS DOT Region 9 is contacted to determine if a sight distance study is needed for this project due to the potential impact to the state road. It is the applicant's responsibility to obtain all required state, county and local permits, licenses and registrations. It is the Town of Candor's responsibility to ensure this proposed project complies with all applicable zoning regulations, even those that might not be cited in this document.

Conditions:
1. The applicant obtains all required state, county, and local permits, licenses, and registrations.
2. That the applicant complies with requirements and comments from the NYS DOT Region 9 Site Plan Review Committee.
3. A SEQR Form Part 1 be completed, signed, and on file.
4. That the Town of Candor Board of Appeals grants the area variances.

After thorough consideration of the above, Staff advises the County Planning Board recommend Approval of the Area Variance with the conditions noted.

Q. J. Marzen – Is there any information on how tall the proposed building is planned to be? Some communities have limits on height depending on neighboring properties, etc. **A. S. Zubalsky-Peer** – There is no information provided on height.
S. Zubalsky-Peer – Reported that she has received an email from a Candor resident that was on site measuring from the center line of the road and states their discrepancies from what the owner has provided. No resolutions are known at this time.
Q. S. Davison – What is the use of this building? Is it being used for storage? **A. A. Cacciola** – The owner/applicant is not here to answer questions. The actual use of the building is unknown and there is concern about what the actual usage is. Without the owner present, these questions cannot be answered. This location is one of the most hazardous locations for accidents in the entire town and there is concern about this building increasing limitation of visibility.
Q. P. Moore – What is the State right of way there? **A. A. Cacciola** – The State varies right of way depending on conditions and it is unknown for that section. Normally, it is 75 feet from the center of the road.

The Board discussed the fact that there are many questions on actual building measurements, building placement and building use. Since the applicant was not present to answer these questions, all Board members decided to change the motion to disapproval of the Area Variance.

Motion to recommend Disapproval of the Area Variance:

J. Current/S. Davison/Carried

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Yes	**8**
No	**0**
Abstentions	**0**

2. County Case 2026-002: Town of Candor, Site Plan Review, TERRAWORX, LLC (DBA Sanctuary of Speed)

The applicant is requesting site plan approval to establish a low volume retail motor vehicle dealership from the leased commercial premises located at 661B Straits Corners Road, Candor. The applicant plans to operate as a boutique automobile dealership specializing in enthusiast, luxury, sports, and performance vehicles. The business is focused on a limited number of carefully selected vehicles that appeal to automotive collectors. The business will operate by appointment only, with appointments generally available between 9:00am and 6:00pm Monday through Sunday. There will be an average inventory of three vehicles, not to exceed five vehicles, at one time. The business does not plan to generate significant traffic or noise. Vehicle preparation activities performed on-site may include cleaning and detailing, battery replacement, fluid service, tire service, brake service, minor maintenance. The business will not operate as a public automotive repair facility. Vehicles will only be displayed within designated area specified on the site plan and no vehicle storage yard, salvage operation, dismantling activity, or long-term outdoor storage is proposed. The business currently employes no additional staff and will be operated solely by Owen Parillo, Sole Member and Manager. The applicant does not propose any physical changes to the existing leased commercial structure. The neighborhood contains a mixture of residential and agricultural uses. The parcel is located within 500 feet of farm operations enrolled in the NYS Agricultural Districts program. The Town has completed and sent an Agricultural Data Statement form, included in the submitted materials.

Comments:
This use is proposed in a suitable location and is appropriate for the area. Having this property utilized for a productive, taxable use will benefit the Candor community.

It is the applicant's responsibility to obtain all required state, county and local permits, licenses and registrations. It is the Town of Candor's responsibility to ensure this proposed project complies with all applicable zoning regulations, even those that might not be cited in this document.

Conditions:
1. The applicant obtains all required federal, state or local permits licenses and registrations.
2. A SEQR Part 1 is completed, signed, and on file.

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

Q. P. Moore – What type of cars will be worked on? **A. O. Parillo** – As automobile enthusiasts our mission is to preserve cars that are not made anymore. Our desire is to preserve these automobiles in a responsible manner. We won't limit ourselves but will focus on automobiles not produced anymore. The preservation will focus on personal use for collecting and driving as well as the possibility of media use.
Q. A. Cacciola – What is the plan for exterior lighting? If exterior lighting is installed, it will need to shielded to keep the light focused down. **Q. O. Parillo** – There are no plans at the moment for exterior lighting but this will be kept in mind if installed in the future. I am meeting with Candor Code enforcement and will get guidance from them.

Motion to recommend Approval of the Site Plan Review:

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J. Current/P. Moore/Carried
Yes 7
No 0
Abstentions 1 (A. Cacciola)

VII. REPORTS

A. Local Bits and Pieces

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

2. **Town of Berkshire** (S. Davison)
   - S. Davison reported that the Town of Berkshire is looking at replacing the bridge on S. Hill Road to enable safer fire response and road maintenance to homes on the other side of the bridge. Initially the cost was identified at approximately a million dollars but using a different structure could reduce the cost to $200,000.
   - S. Davison reported that the Berkshire Planning Board has been working with the Tioga Courier to have school varsity and junior varsity scores in the Tioga Courier. If towns could get in touch with their school's Athletic Directors to report these to the Tioga Courier, they are more than happy to include in it's production.

3. **Town of Candor** (A. Cacciola)
   - A. Cacciola reported that the annual Woodcarvers Festival is October 10th and 11th.

4. **Town of Newark Valley** (J. Marzen)
   - J. Marzen reported that the Newark Valley Apple Festival is October 3rd and 4th.

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 Richford Potato Festival is September 19, 2026.
   - S. Davison asked if the diesel repair facility on Route 38 is allowed to park cars on the road. C. Davis reported that this facility is not a licensed repair facility and Code Enforcement has been working on this issue.

9. **Town of Spencer** (J. Budney)
   - J. Budney reported that the Sure Fine market had a fire and is a total loss. It is too early to know if there are any plans to rebuild or move the business. This is a huge loss to not only Spencer but neighboring communities as well.
   - The community is rallying to develop a food delivery opportunity for elderly residents in need of groceries and unable to travel.

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10. **Town of Tioga** (D. Chrzanowski)
    - Not in attendance.

11. **Village of Waverly** (Vacant)
    - No report.

12. **Alternates** (J. Tornatore)
    - J. Tornatore – Not in attendance.

B. Staff Report:

- S. Zubalsky-Peer reported that the end-of-year mileage requests will be required in the next couple months.

VIII. OLD BUSINESS

None.

IX. ADJOURNMENT

A. Next Meeting October 21, 2026, @ 7:00 PM at HHS Building Room #2139.

B. Motion made to adjourn at 7:35 PM. J. Budney/J. Current/Carried.

Respectfully submitted,

Colleen Chrzanowski
Tioga County Planning Board Recording Secretary