

**TIOGA COUNTY PLANNING BOARD  
MEETING MINUTES  
January 21, 2015  
Ronald E. Dougherty 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 7:08 PM.

**II. ATTENDANCE**

A. Planning Board Members:

**Present:** Tim Pollard, Doug Chrzanowski, John Current, William Dimmick III, Pam Moore, Gary Henry, Jr.

**Excused:** Dave Mumbulo, Hans Peeters, Jason Bellis, Georgeanne Eckley

**Absent:**

B. Ex Officio Members:

C. Local Officials:

D. 239m Review Applicants: Adam Fishel and Peter Olezczuk for Midwest XX, LLC

E. Guests:

F. Staff: Elaine Jardine

**III. APPROVAL OF AGENDA**

- Approval of agenda – with the addition of Item VII B Nomination of 2015 Officers.  
G. Henry/T. Pollard/Carried  
None Opposed  
No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of November 19, 2014 minutes  
J. Current/Doug C./Carried  
None Opposed  
No Abstentions
- Approval of December 17, 2014 minutes  
G. Henry/T. Pollard/Carried  
None Opposed  
No Abstentions

**V. PRIVILEGE OF THE FLOOR**

- E. Jardine publicly thanked Caroline Quidort and STERPDB for their coverage during her medical leave.

**VI. CORRESPONDENCE**

Folder passed.

## VII. NEW BUSINESS

### A. 239 Reviews

#### 1. County Case 2015-001: Town of Candor, Site Plan Review, Midwest XX, LLC

The applicant is proposing to construct and operate a one-story, 9,100 square foot building, disturbing 1.2 of the 4.992-acre parcel, to be used as a Dollar General retail facility, with associated driveway access, parking and utilities. There will be 30 parking spaces provided and one ground sign in the front.

Hours of operation will be 8 AM – 9 PM daily, with 8 -10 employees. A maximum of 140 vehicle trips per day will be generated. There will be a box-type truck making deliveries daily, and also 1 semi-tractor trailer truck making deliveries once per week which may vary depending on demand.

The case is subject to 239 review because the parcel is within 500 feet of a State/County road and is within 500 feet of farm operations in an Agricultural District. The applicant has sent an Agricultural Data statement to the adjoining land owner in the agricultural district.

Staff recommends approval with the condition that the applicant obtain the proper approvals from NYS DOT Region 9 for the driveway, Tioga County Department of Health for the septic system design, and NYS DEC SWPPP approval.

**Q: Doug C.** – Will the tree line shown on plan C-2 be kept or cut back?

**A: A. Fishel** – They will actually be cleared near intersection. But this in turn will require the installation of a drainage swale at that end of the property to keep water flowing and not pooling on site.

**Q: Doug C.** – Is there enough room for tractor trailer deliveries with this configuration? **A: A. Fishel** – The applicant has updated this due to NYS DOT's concern about the driveway width. Trucks will now enter from access and pull into the front parking lot, parallel to the structure, then back into the loading area. A. Fishel showed TCPB members a new plan that illustrates this.

**Q: G. Henry** – The Town of Candor Planning Board had the concern at our sketch plan meeting that the septic was too close to the adjoining property line.

**A: A. Fishel** – The placement shown on the site plan meets the Health Department requirements of 10 feet and due to the site's topography, it will drain inward toward this property and not toward the adjoining property.

**With no further discussion, motion to recommend approval of the site plan:**

**G. Henry/J. Current/Carried**

**Yes 6**

**No 0**

**Abstention 0\***

**\*Note** – Gary Henry stated he would forfeit his vote on this case at the Town of Candor Planning Board meeting in order for the County Planning Board to achieve a majority vote.

B. Nominations for 2015 Officers

- Board members decided by consensus to offer the same officer slate as 2014:  
Chair – Doug C.  
Vice-Chair – William Dimmick III  
Secretary – Pam Moore

**VIII. REPORTS**

A. Local Bits and Pieces

**1. Town of Candor** – G. Henry

- Reviewing and updating Comprehensive Plan, including conducting a new survey of town residents. E. Jardine mentioned she would provide him with language to incorporate the Town’s Hazard Mitigation plan into the Comprehensive Plan. All TCPB members requested this as well.

**2. Town of Nichols** – P. Moore

- No report.

**3. Town of Berkshire** – T. Pollard

- The Town Board and Planning Board will hold a joint meeting next month to review the survey responses and outline their Comprehensive Plan update.

**4. Town of Tioga** – D. Chrzanowski

- Town Planning Board continues work on Comprehensive Plan.
- Doug C. is the new Chair of the Town Planning Board.

**5. Village of Waverly** – W. Dimmick III

- Nothing to report

**6. Village of Owego** – G. Eckley

- Not in attendance.

**7. Town of Newark Valley** – H. Peeters

- Not in attendance.

**8. Town of Richford** - vacant

**9. Town of Owego** – J. Current

- Nothing to Report

**10. Town of Barton** – D. Mumbulo

- Not in attendance

**11. Spencer** – vacant

**B. Staff Report**

- E. Jardine announced that Patty Porter had resigned from both the Town of Nichols Planning Board and the Tioga County Planning Board, since she no longer lives or owns property in the Town. She held an alternate position, so anyone around the county can fill this position. Please forward possible candidates' names.
- The Town of Tioga Site Plan Review ordinance will be coming before the Tioga County Planning Board in February for recommendation.
- E. Jardine will be visiting municipal planning and ZBA boards around the county during 2015. A priority will be the Town of Nichols Boards, but would also like to attend the Berkshire Joint Board meeting T. Pollard discussed.

**IX. OLD BUSINESS**

- A. None

**X. ADJOURNMENT**

- A. Next Meeting February 21<sup>st</sup>, 2015 @ 7:00 PM in the Legislature Conference Room.
- B. Motion made to adjourn at 7:50 PM. J. Current/W. Dimmick/Carried.

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