



**MEETING AGENDA**  
**TIOGA COUNTY PLANNING BOARD**  
**February 15, 2023 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 18, 2023
  
- V. PRIVILEGE OF THE FLOOR**
  
- VI. NEW BUSINESS**
  - A. 239 Reviews
    - 1. County Case 2023-003: Town of Richford, Solar Energy Generating Systems Local Law, Town Board
    - 2. County Case 2023-004: Town of Owego, Site Plan Review, Parkway Produce
  - B. Elections of 2023 Officers
  
- VII. REPORTS**
  - A. Local Bits and Pieces
  - B. Staff Report
  
- VIII. OLD BUSINESS**
  - None
  
- IX. ADJOURNMENT**
  - A. Next Regular Meeting March 15, 2023 at the HHS Building
  - B. Adjourn

**TIOGA COUNTY PLANNING BOARD  
MEETING MINUTES  
January 18, 2023  
Tioga County Health & Human Services Building, Room #2139**

**I. CALL TO ORDER AND INTRODUCTIONS**

- Chairman D. Chrzanowski called the meeting to order at 7:01 PM.

**II. ATTENDANCE**

- A. Planning Board Members:  
**Present:** Art Cacciola, Doug Chrzanowski, John Current, Pam Moore, Chelsea Robertson, Matt Tomazin, Grady Updyke, Bryan Goodrich  
**Excused:** Georgeanne Eckley  
**Absent:**
- B. Ex Officio Members: none
- C. Local Officials: Craig Jochum, Town of Owego Councilman
- D. 239m Review: Chris Crawn
- E. Guests: None
- F. Staff: Elaine Jardine

**III. APPROVAL OF AGENDA**

- Approval of agenda as presented.  

J. Current/C. Robertson/Carried  
None Opposed  
No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of December 21, 2022 minutes.  

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

**V. PRIVILEGE OF THE FLOOR**

- None

**VI. CORRESPONDENCE**

- On file at the EDP Office

**VII. NEW BUSINESS**

**A. 239 Reviews**

**1. County Case 2023-001: Town of Nichols, Use Variance, Chris Crawn**

The applicant is temporarily storing commercial trucks and telephone poles on his agricultural operations property for a commercial sub-contracting company. Mr. Crawn is leasing his property to Richardson Electric Company who is erecting poles and fiber cable throughout the Town of Nichols for better broadband and internet service. This commercial activity is not allowed in an Agricultural/Residential zoning district, according to the Town of Nichols zoning code, therefore a use

variance is necessary. E. Jardine then went through each of the four questions/tests of the use variance, demonstrating how the applicant does not adequately answer each question. The applicant clearly does not pass all four tests for the NYS use variance; therefore, the Town of Nichols ZBA should not be granting the use variance.

Staff advises the County Planning Board to recommend disapproval of the use variance.

**Q. P. Moore** – Since most of the Town is zoned Agricultural Residential, this means that Tioga Downs is out of compliance? **A. E. Jardine** – No, Tioga Downs is in a Business Agricultural Residential zoning district.

**Q. J. Current** – This is not a question of being fair, it is about the law, correct? **A. E. Jardine** – Yes.

**Motion to recommend disapproval of the use variance:**

<b>C. Robertson/B. Goodrich/Carried</b>	
<b>Yes</b>	<b>7</b>
<b>No</b>	<b>0</b>
<b>Abstentions</b>	<b>1 (P. Moore)</b>

**VIII. REPORTS**

**A. Local Bits and Pieces**

1. **Town of Candor** (A. Cacciola)
  - The Town has a sign law that does not allow digital signs. However, the previous Code Enforcement Officer allowed a church to have one, although no one can find the permitting paperwork. What to do? Change the process moving forward.
  
2. **Town of Tioga** (D. Chrzanowski)
  - RPM garbage is no longer in business. A company from Rochester, Dependable, bought them out but are having a local guy manage things here.
  
3. **Town of Newark Valley** (M. Tomazin)
  - No report.
  
4. **Town of Barton** (G. Updyke)
  - No report.
  
5. **Town of Owego** (J. Current)
  - No report.
  
6. **Town of Nichols** (P. Moore)
  - No report
  
7. **Village of Owego** (G. Eckley)
  - Not in attendance.
  
8. **Alternates** (B. Goodrich, C. Robertson)
  - No report.

**B. Staff Report:**

- None.

**IX. OLD BUSINESS**

- P. Moore – Is the Montrose Turnpike solar project still moving forward? E. Jardine stated yes, it is, they are probably still going through engineering. D. Chrzanowski suggested they may also be having supply chain issues.

**X. ADJOURNMENT**

- A. Next Meeting February 15, 2022, @ 7:00 PM at HHS Building Room #2139.
- B. Motion made to adjourn at 7:34 PM. A. Cacciola/J. Current/Carried.

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

**Economic Development and Planning  
Legislative Committee Report  
February 7, 2023  
Prepared By: Elaine Jardine**

**Meetings**

- Tioga County Planning Board meeting
- Village of Owego Climate Smart Communities Taskforce meeting
- ST8 Broadband Collaborative meeting
- ST8 CEDS Collaborative meeting
- ITCS Steering Committee meeting
- NYS Association of County Planning Directors meeting

**Active Projects**

- Gateway beautification project in Waverly with school students to paint murals at strategic gateway locations. Students have painted the mural on panels. The mural is not going on the RR under pass, but possibly the side of Don Foote's building. Estimate now is that the mural will be erected in springtime 2023.
- Waverly NY Forward application – helped with the interview presentation.
- Town of Richford – Assisting the Town Planning Board with developing a solar energy law. Town Board has made last changes to the draft law and it is now ready for local approvals.

**Grants**

**Active**

- DOS Local Government Efficiency Program - County ITCS Shared Services with Village of Owego and Town of Candor – IT is still waiting on one pole outside the Candor Town Hall that needs preparation and then work can begin. Village of Owego is almost complete except for the Fire Department.
- ESD Planning and Feasibility Study Program – Village of Waverly downtown economic market analysis (\$50,000) – The Village provided the final MRB Group report to ESD, who will review it in February.
- OPRHP EPF Municipal Grant Program – Village of Owego OPD building restoration (\$625,811). Assisting Village of Owego officials with grant implementation and administration. The Village selected Hunt Engineering for their pre-construction and construction supervision firm.
- FEMA HMGP DR 4567 – Tioga County IDA stream crossing in Town of Richford preliminary engineering services – FEMA awarded this grant. Work will begin after the subrecipient contract is executed between NYS DHSES and the IDA.
- FEMA HMGP DR 4480 – Grant to update the County's Hazard Mitigation Plan has been awarded to NYS by FEMA. CPD created RFP to solicit consultant services proposals. The RFP will be released on January 4.
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**Pending**

**Potential**

- Appalachian Regional Commission FY2022 – Wrote and submitted grant application to fund 50% of the consultant cost for a new County operational strategic plan. The application is now down for review at ARC in Washington, DC.
- Appalachian Regional Commission FY2022 – Assisted TCIDA Executive Director with grant application to fund 50% of consultant cost to develop preliminary engineering to make the Lounsberry Industrial Park site shovel ready. This application is now down for review at ARC in Washington, DC.

**Plans/Studies**

- Village of Waverly Comprehensive Plan Implementation – Waverly art students' gateways mural projects and downtown design guidelines. Work is finalized on the Village of Waverly Downtown Economic Market Analysis. Additionally, this Department wrote and submitted the Waverly NYF grant application as well as constructed the interview presentation.

### **Reviews (239)**

- County Case 2023-001: Town of Nichols, Use Variance, Chris Crawn – Applicant proposed to lease his property to Richardson Electric Company to store trucks and poles, making it a business use and not agricultural residential, so the property is out of compliance with the Town's zoning code. Staff advised the County Planning Board recommend disapproval, and the County Planning Board voted to recommend disapproval of the use variance request.

- **Resolutions –**

None