

**TIOGA COUNTY PLANNING BOARD  
MEETING MINUTES  
July 15, 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 7:05 PM.

**II. ATTENDANCE**

A. Planning Board Members:

**Present:** Tim Pollard, Doug Chrzanowski, Dave Mumbulo, William Dimmick III, Pam Moore, James Tornatore, Jason Bellis, Georgeanne Eckley

**Excused:** John Current, Gary Henry, Jr.

**Absent:**

B. Ex Officio Members:

C. Local Officials: Heinz Hoffman, Village of Owego Planning Board member

D. 239m Review Applicants: Stephanie Benson and John Oster, Edgemere Development and David Chase, Delta Engineers

E. Guests:

F. Staff: Elaine Jardine, LeeAnn Tinney

**III. APPROVAL OF AGENDA**

- Approval of agenda

J. Bellis/W. Dimmick III/Carried  
None Opposed  
No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of June 17, 2015 minutes as amended with vote correction on page 3

T. Pollard/J. Tornatore/Carried  
None Opposed  
No Abstentions

**V. PRIVILEGE OF THE FLOOR**

- None heard.

**VI. CORRESPONDENCE**

Folder passed.

**VII. NEW BUSINESS**

A. 239 Reviews

**1. County Case 2015-010: Village of Owego, Area Variances, Special Use Permit and Site Plan Review, Home Leasing, LLC**

The applicant is requesting two area variances, a special use permit and site plan review approval for their Owego Gardens senior housing project, to be located on the yet to be subdivided 6.28 acre parcel at 130 Southside Drive. This is the first implementation project to be located on the Tioga County IDA's mixed use site, which has been marketed for development since 2006. The project includes construction of 65,477 square foot, 3-story apartment complex with 62 units of 1 and 2-bedroom apartments, plus parking and all other accoutrements. The pitched roof of the building measures 45 ½ feet high, and the apartment complex will be hooked into Village of Owego sewer system and United Water Owego drinking water system. Area variances are needed for building height and parking, and in the future, signage. The applicant has sent a traffic analysis to NYS DOT Region 9 and DOT had no concerns regarding traffic generation related to this specific project.

Home Leasing, LLC has provided staff pictures of an identical apartment complex project they recently developed called Gananda Gardens in Walworth, NY. This provides very good visual information on how they intend to have the Owego Gardens project look when it is complete.

E. Jardine then proceeded to read staff's answers to the 5 tests for both the building height and the rear parking. The conclusion for both is that the public benefit of the project outweighs the variations from code. Regarding the special use permit, the apartment complex is a suitable transition use between the single family residences directly to the east, and the commercial businesses to the west, all along Southside Drive.

Lastly, both the Tioga County Industrial Development Agency and the Village of Owego have planned a mixed use development at this site, including senior housing, for more than a decade.

Staff recommends approval of area variances, special use permit and site plan review.

**Q. J. Tornatore** – Does the local fire department have the capacity or equipment to reach 3-stories high? **A. G. Eckley** – Yes, the Owego Fire Department has a ladder truck.

**Q. T. Pollard** – Is the top 7 feet of the pitched roof occupiable? **A. J. Oster** –No.

**Q. J. Tornatore** – Will the paved area be permeable blacktop? **A. D. Chase** – No, just regular asphalt.

**Q. G. Eckley** – Where will the entrance road be located relative to the building? **A. D. Chase** – To the far right of this parcel, and therefore just to the left of the chiropractor's building.

**Q. D. Mumbulo** – What is the current use of the site? **A. D. Chase** – Vacant land.

**Q. D. Chrzanowski** – What happens to the stormwater runoff when it comes down the hill in back of this building? **A. D. Chase** – In the rear of the building, there will be a diversion ditch that funnels water to each side of the building into catchment basins which convey the stormwater via pipes to the NYS DOT outfall. The land to the rear of the building is also sloped slightly away from the building and has a high spot to further direct water to each catchment basin.

**Q. D. Chrzanowski** – Will the building have some type of emergency power? **A. J. Oster** – Yes, an emergency generator.

**Q. P. Moore** – Is there emergency vehicle access to the rear of the building? **A. D. Chase** – Not directly, but there is access on three sides of the building which meets the fire code. There will also be a sprinkler system throughout the building.

**Q. P. Moore** – What is your definition of senior housing? **A. S. Benson** – Independent living for people age 55+.

**Motion to recommend approval of the area variances and special use permit:**

**J. Bellis/W. Dimmick III/Carried**  
**Yes            7**  
**No              0**  
**Abstention    1 (G. Eckley)**

**Motion to recommend approval of the site plan review:**

**W. Dimmick III/J. Tornatore/Carried**  
**Yes            8**  
**No              0**  
**Abstention    0**

**VIII. REPORTS**

A. Local Bits and Pieces

**1. Town of Candor – G. Henry**

- Not in attendance.

**2. Town of Nichols – P. Moore**

- No report.

**3. Town of Berkshire – T. Pollard**

- No report.

**4. Town of Tioga – D. Chrzanowski**

- Town Planning Board working on updating the comprehensive plan – going to assign sections to members.

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

- Nothing to report

**6. Village of Owego – G. Eckley**

- No report.

**7. Town of Newark Valley – vacant**

**8. Village of Newark Valley – J. Tornatore**

- No report. But inquired about stormwater measures in the area.

**9. Town of Owego – J. Current**

- Not in attendance.

**10. Town of Barton – D. Mumbulo**

- E. Jardine visited the Town of Barton Planning Board last week.

**11. Town of Richford - vacant**

**12. Spencer – vacant**

**B. Staff Report**

- E. Jardine covered the following topics:
  - TCPB By-Laws – The TCPB By-Laws have not been reviewed or updated since 2006. E. Jardine asked the Chair if a small sub-committee could be set up, but Board consensus was for Ms. Jardine to e-mail all TCPB members the document and put it on the agenda for review and update at the next meeting.

**IX. OLD BUSINESS**

- A. None.

**X. ADJOURNMENT**

- A. Next Meeting August 19<sup>th</sup>, 2015 @ 7:00 PM in the Legislature Conference Room.  
B. Motion made to adjourn at 7:50 PM. J. Bellis/W. Dimmick III/Carried.

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