

**TIOGA COUNTY PLANNING BOARD  
MEETING MINUTES  
January 16<sup>th</sup>, 2019  
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 D. Chrzanowski called the meeting to order at 7:00 PM.

**II. ATTENDANCE**

A. Planning Board Members:

**Present:** Doug Chrzanowski, Grady Updyke, Mike Reynolds, John Current, Rawley Filbin, Pam Moore, Art Cacciola, Chelsea Robertson

**Excused:** Tim Pollard, Georgeanne Eckley

**Absent:** Sarah Titus

B. Ex Officio Members:

C. Local Officials:

D. 239m Review: Meghaan and Jorge Velasco, Ed Valentine (neighbor)

E. Guests:

F. Staff: Elaine Jardine

**III. APPROVAL OF AGENDA**

- Approval of agenda.

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

**IV. APPROVAL OF MINUTES**

- Approval of December 19, 2018 minutes with correction on next meeting date.

J. Current/M. Reynolds/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 2019-001: Village of Owego, Rezoning, MJ's Bar and Restaurant**

The applicant is requesting to rezone said property from Residential 2 (R2) to Business (B) to construct a parking lot for their business next door at 596 Fifth Avenue, MJ’s Bar and Restaurant. The purpose for the rezone and additional parking is solely to provide more parking for the restaurant, based on complaints from customers regarding the lack of parking. This action would allow this successful small business to operate at a fuller capacity.

The applicant will have to come back through the approval process for site plan review before constructing the additional parking lot.

Staff recommends approval of the rezoning.

**Q. E. Jardine** – Have you purchased this adjacent parcel? **A. M. Velasco** – Yes, two months ago.

Discussion ensued regarding E. Valentine’s adjacent properties, and the fact that he will pursue getting his two adjoining properties merged into one. This will preclude future structural development on his vacant property that is in the floodplain, and assure that as long as he owns the property, there will be no opposition to the MJ’s Bar and Restaurant business and no request to rezone to something other than Residential.

**Motion to recommend approval of the rezoning:**

<b>D. Chrzanowski/C. Robertson/ Carried</b>	
<b>Yes</b>	<b>8</b>
<b>No</b>	<b>0</b>
<b>Abstention</b>	<b>0</b>

**VIII. REPORTS**

**A. Local Bits and Pieces**

**1. Town of Candor – A. Cacciola**

- Dollar General next to the Town Hall opened and finally has electric power provided by NYSEG.
- Former Code Enforcement Officer retired last December. The Town Board has replaced him with a part-time CEO. E. Jardine has learned since this meeting that the new CEO is Martin Jerzak. His is also CEO for the Village of Nichols.

**2. Town of Nichols – P. Moore**

- No report.

**3. Town of Berkshire – T. Pollard**

- Not in attendance.

**4. Town of Tioga – D. Chrzanowski**

- No report.

**5. Village of Waverly – R. Filbin**

- No report.

**6. Village of Owego – G. Eckley**

- Not in attendance.

**7. Town of Newark Valley – S. Titus**

- Not in attendance.

**8. Village of Newark Valley – M. Reynolds**

- Board of Trustees is looking to change the speed limit on Whig Street in front of the Middle School.
- Long-time Village Clerk retired, but the Village as covered this well by instituting employee succession. Pam Benthin, former Deputy Clerk, is now Clerk.

**9. Town of Owego – J. Current**

- No report.

**10. Town of Barton – G. Updyke**

- No report.

**11. Town of Richford - vacant**

**12. Spencer – vacant**

**B. Staff Report:** E. Jardine announced the upcoming Preservation League of NYS grant workshops. She will email the announcement to TCPB members.

**IX. OLD BUSINESS**

A. None.

**X. ADJOURNMENT**

A. Next Meeting February 20<sup>th</sup>, 2019 @ 7:00 PM in the Legislature Conference Room.

B. Motion made to adjourn at 7:45 PM. D. Chrzanowski/J. Current/Carried.

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