

**TIOGA COUNTY PLANNING BOARD  
MEETING MINUTES  
September 17, 2025  
Tioga County Health & Human Services Building, Room #2139**

**I. CALL TO ORDER AND INTRODUCTIONS**

- Chair D. Chrzanowski called the meeting to order at 7:00 PM.

**II. ATTENDANCE**

**A. Planning Board Members:**

**Present:** Doug Chrzanowski, Joe Budney, Art Cacciola, John Current, Vicki Davis, Sam Davison, Georgeanne Eckley, Jim Marzen, Pam Moore, James Tornatore, Kasey Traub, Grady Updyke

**Excused:** Bryan Goodrich

**B. Ex Officio Members:** None

**C. Local Officials:** None

**D. 239m Review Applicants:** Charles Davis, Town of Richford Supervisor

**E. Guests:** Matt Freeze, Morning Times

**F. Staff:** Elaine Jardine, Colleen Chrzanowski

**III. APPROVAL OF AGENDA**

- Approval of agenda as presented:

J. Current/J. Marzen/Carried  
None Opposed  
No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of August 20, 2025 minutes noted corrections:

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

**V. PRIVILEGE OF THE FLOOR**

- None

**VI. NEW BUSINESS**

**A. 239 Reviews**

**1. County Case 2025-021: Town of Richford, Moratorium on the Development and Construction of Solar Energy Systems, Town of Richford Town Board**

The Richford Town Board finds it is in the best interest of public health, safety and welfare to take a reasonable period of time to further study the potential impacts and effects on land, the environment and the public caused by development and construction of solar energy systems. The Town Board’s goal is to analyze and determine

appropriate regulations for solar relating to land development and to consider possible amendments to the Town’s laws and/or comprehensive plan.

NYS law requires that land use moratoriums include a valid public purpose for the moratorium. However, in its current state, this proposed moratorium local law provides vague language regarding the reasoning or purpose for the moratorium. The specific reason is because the Town of Richford currently does not have a solar energy law in place. After multiple attempts to develop such a law in-house, the Richford Town Board still has not adopted a solar energy law, and, therefore, has assigned the development of a law to their Town Attorney.

Land use moratoria are considered a Type II Exempt Action under SEQR, therefore no SEQR evaluation is required.

Please see attached local law for details.

**Comments:**

It is prudent that the Town of Richford would freeze large-scale solar energy systems development and construction for six months via a moratorium at this time. It is advised, however, that they add the language inserted in red text to the local law to specify the purpose for the moratorium. UPDATE – The Richford Town Board did add the language in red text to this proposed local law and submitted it to their town attorney.

**Conditions:**

- 1. None.

After thorough consideration of the above, Staff advises the County Planning Board recommend approval of the Moratorium on Development and Construction of Solar Energy Systems local law.

**Q. J. Budney** – Is this law meant to include solar panels for private use or a dollar value identified? **A. C. Davis & E. Jardine** – No it is meant for utility scale.

**Q. P. Moore** – What if a farm wants to put one in for their own use. Since farms can be a commercial enterprises, would the language in the law need to address this? **A. D. Chrzanowski** – Suggested using a Kilowatt number in the law that is less than utility scale operations but still usable for farm use. Town of Tioga used 50 or 75 Kilowatts. **A. E. Jardine** – You can address this by exempting agriculture related use within the law.

**Motion to recommend Approval of the Moratorium on Development and Construction of Solar Energy Systems local law:**

<b>K. Traub/P. Moore/Carried</b>	
<b>Yes</b>	<b>11</b>
<b>No</b>	<b>0</b>
<b>Abstentions</b>	<b>0</b>

**2. County Case 2025-022: Village of Waverly, Storage Container Moratorium, Village of Waverly Village Board of Trustees**

The Village of Waverly Board of Trustees has been advised by their Village Attorney to institute a one-year moratorium on placement of shipping containers or natural shipping vessels within the Village of Waverly. Portable shipping containers have been utilized, modified, and offered for sale for alternate purposes other than shipping containers, such as permanent mini storage units, and human habitation within the Village of Waverly. The Village Board’s goal is to analyze and determine appropriate regulations for portable shipping containers

within the Village as they have impact and effect on aesthetics, quality of life, and property values, as well as health and welfare of occupants when utilized as a dwelling. The Village Board is gathering information regarding village and state zoning matters related to placement of shipping containers to pursue appropriate and reasonable regulations concerning the siting, use, and location of cargo and storage containers within Village boundaries.

Land use moratoria are considered a Type II Exempt Action under SEQR, therefore no SEQR evaluation is required.

Please see attached local law for details.

**Comments:**

It is prudent that the Village of Waverly would halt the placement of portable shipping containers within the Village boundaries for one year to allow ample time to diligently research reasonable regulations. The Village has not regulated the placement of portable shipping containers until this time and have knowledge of specific issues arising from use of portable storage containers as permanent storage units and as habitable dwellings that need to be addressed to make a regulation that is beneficial to the village and to better protect the general health, safety and welfare of the community. It is advised, however, that the timeframe of said moratorium be limited to six months, as there has been no substantive reasoning provided for the need for one year.

After thorough consideration of the above, Staff advises the County Planning Board recommend approval with Modification (6 months instead of one year) of the Moratorium on Portable Storage Containers local law.

**D. Chrzanowski** – Asked Tioga County Planning Board members if they agreed the moratorium should be limited to 6 months. Board members agreed.

**D. Chrzanowski** – Asked Tioga County Planning Board members if a condition should be placed on this request or approve with modification to 6 months. Board members agreed to a modification to 6 months for the moratorium.

**Motion to recommend Approval with Modification (6 months instead of one year) of the Moratorium on Portable Storage Containers local law:**

<b>J. Budney/J. Current/Carried</b>	
<b>Yes</b>	<b>11</b>
<b>No</b>	<b>0</b>
<b>Abstentions</b>	<b>0</b>

**3. 239 Referral Intermunicipal Agreement with the Village of Owego**

Modifications to the Intermunicipal Agreement between the Village of Owego Planning Board, the Village of Owego Zoning Board of Appeals and the Tioga County Planning Board were reviewed.

**Motion to recommend Approval of the Intermunicipal Agreement with the Village of Owego:**

<b>J. Current/G. Eckley/Carried</b>	
<b>Yes</b>	<b>11</b>
<b>No</b>	<b>0</b>
<b>Abstentions</b>	<b>0</b>

**VII. REPORTS**

**A. Local Bits and Pieces**

1. **Town of Barton** (G. Updyke)
  - No report.
2. **Town of Berkshire** (S. Davison)
  - No report.
3. **Town of Candor** (A. Cacciola)
  - A. Cacciola reported Nick Chase has been named as the Director of Operations for EMS for the Town of Candor.
  - A. Cacciola reported that the proposed drive-thru coffee shop project has been on hold and the applicant should resume local approvals during the winter.
4. **Town of Newark Valley** (J. Marzen)
  - J. Marzen reported that the Town of Newark Valley Supervisor, Stuart Yetter, passed away recently. This loss has had a big impact on the community. The Town of Newark Valley has appointed Joe Tomazin who is an existing Town Board member as Interim Supervisor. Joe Tomazin is currently approved to run for Board Member for the Town of Newark Valley in the November elections but is unsure if he can run for Supervisor until he contacts the Board of Elections for confirmation.
5. **Town of Nichols** (P. Moore)
  - No report.
6. **Town of Owego** (J. Current)
  - J. Current asked where to get production data on operational utility solar projects. E. Jardine stated NYSERDA website has this information. To view the map of New York solar projects, go to the [NYSERDA DER Integrated Data System](https://der.nyserda.ny.gov/map/) at <https://der.nyserda.ny.gov/map/> Click on a specific solar project, then View Facility and View Data to get specific solar project data.
7. **Village of Owego** (G. Eckley)
  - No report.
8. **Town of Richford** (V. Davis)
  - V. Davis reported that the Town of Richford Fire Department Bond passed.
  - V. Davis reported that the Town of Richford Potato Festival is Saturday, September 20, 2025, running from 10:00 AM to 3:00 PM.
9. **Town of Spencer** (J. Budney)
  - No report.
10. **Town of Tioga** (D. Chrzanowski)
  - No report.
11. **Village of Waverly** (K. Traub)
  - K. Traub reported that the Village of Waverly has been seeing an influx of new businesses monthly.

- K. Traub reported that the Village of Waverly’s implementation of the Business Registration Law has eliminated all the illicit cannabis sticker stores.

**12. Alternates (B. Goodrich)**

- Not in attendance.

**B. Staff Report:**

- E. Jardine reported that the invitations for the Clean Energy training course hosted by the Land Use Leadership Alliance on October 26<sup>th</sup> to 28<sup>th</sup> at Greek Peak went out to five Tioga County municipalities; Town of Owego, Town of Nichols, Town of Newark Valley and Town of Candor. Three attendees have registered with the possibility of 2 more. If anyone is still interested in attending, registration can still occur after the September 19<sup>th</sup> deadline.
- E. Jardine reported that starting in October, she will be contacting the Town/Village Supervisors for Tioga County Planning Board members whose terms are expiring at the end of the year. The Town/Village Boards of these members will need to nominate someone. Tioga County Planning Board members J. Budney, D. Chrzanowski, V. Davis and G. Updyke terms are set to expire at the end of the year.
- E. Jardine reported that G. Goodrich, Tioga County Alternate, is not going to serve another term. Tioga County Alternates do not need to be nominated by the Town/Village Boards. If anyone has a recommendation for an Alternate, please let her know.

**VIII. OLD BUSINESS**

None.

**IX. ADJOURNMENT**

- A. Next Meeting October 15, 2025, @ 7:00 PM at HHS Building Room #2139.
- B. Motion made to adjourn at 7:51 PM. J. Current/J. Marzen/Carried.

Respectfully submitted,

Colleen Chrzanowski  
Tioga County Planning Board Recording Secretary