

The Regular Meeting of the Town of Owego Planning Board was held at 7:00 PM on Tuesday April 23, 2024 at the Owego Town Hall, 2354 State Route 434, Apalachin, New York.

Present: Chairman Robert Rieg, Lynne Esquivel, Jim Tofte, Craig Wademan, Lisa Baileys and Cheri Grenier

Excused: Eric LaClair

Others Present: Irene Graven & Dean Morgan

Chairman Rieg called the meeting to order at 6:59pm. The minutes from the March 26, 2024 meeting were considered. Chairman Rieg made a motion to accept the minutes as written. Ms. Esquivel seconded the motion. All in favor.

Appeal No. 2146

Mr. Morgan gave an overview of the request for a camp. Mr. Morgan stated that the appeal meets the definition of a camp. Mr. Morgan read the definition of camp from the Town of Owego Zoning Code Chapter 125. Mr. Morgan stated he understood the appeal to be for just one camper.

Chairman Rieg asked if this camp had been in use for a while or if it was new. Chris Waite spoke on behalf of Shelbilyn Nickels-Schaffer, property owner. Mr. Waite stated Ms. Nickels-Schaffer owns the property and the intention is to build a house. Chairman Rieg inquired about the camp being seasonal or temporary and that still being the plan. Mr. Waite responded yes and they have worked to make the site/camper presentable.

Mr. Morgan stated letters were sent to neighbors for Zoning Board meeting. Mr. Morgan stated he received a couple of calls from neighbors and stated those neighbors have no objection to this appeal.

Mr. Tofte inquired if the Zoning Board will define the length of time, seasonal vs. temporary. Mr. Morgan stated the Zoning Board could put a condition, if necessary, on the appeal.

Mr. Wademan inquired about the wording on the application stating to operate a camp, meaning multiple campers. Mr. Morgan interjected and stated that the definition of camp was for just one camper. Mr. Waite stated there will be only one camper on the property.

Mr. Wademan inquired on the septic system on the property. Mr. Waite stated that the septic is already on the property and that there is a plan to build a more modern septic system. Ms. Nickels stated that the plans for the updated septic should be on file with the Town. Mr. Wademan inquired on what was already existing on the property e.g. well, electricity and if the camper was hooking up to the well and electricity.

Mr. Tofte inquired on the separation distance from the well to the septic. A brief discussion was had regarding the septic being pre-existing.

Mr. Tofte inquired on any other permanent structures e.g., a deck, foundation or tie-downs. Mr. Waite responded the house that was on the property was beyond repair and was destroyed.

Mr. Tofte inquired if the special use permit would expire. Mr. Morgan stated no unless a condition was put on the special use permit. It was discussed that the Zoning Board of Appeals would issue a condition, if necessary.

Mr. Wademan made a motion to recommend approval to the Zoning Board of Appeals for Special Use Permit Appeal No. 2146.

Seconded by Ms. Baileys and it was unanimously carried.

Appeal No. 2147

Mr. Morgan gave an overview of the appeal as informational only in case there were questions regarding parking spaces. Mr. Morgan stated the Planning Board does not make recommendations to the Zoning Board on Variances.

Appeal No. 2148

Chairman Rieg invited Zachary Kamm of Dynamic Engineering on behalf of Tractor Supply, to introduce the project.

Mr. Kamm explained the project is located Route 434, the site is two lots, which are 4 acres a piece. Mr. Kamm stated the lots will be merged making the lot 8 acres in total. Mr. Kamm stated the development area is around 5 to 5.5 acres. Mr. Kamm stated the grade slopes quite a bit from the rear to the North and there is a 50 foot wide gas easement where there is a high powered gas line operated by Kinder Morgan and development will not interfere with that easement. Mr. Kamm stated the building will be around 22,000 square feet, there will be

outdoor fenced storage areas, parking with full movement around the building. Mr. Kamm stated there is an outdoor display out front as well as a storm water infiltration basin. Mr. Kamm stated there are 79 parking spaces proposed. Mr. Kamm stated the reason for the request for a parking variance was demand during peak weekday hours is 25-30 spaces, weekend hours 40-50 spaces. Mr. Kamm stated the one loading space is in the rear of the site. Mr. Kamm stated deliveries are typically once a week on Wednesdays. Mr. Kamm stated a proposal for a septic along the western part of driveway and a water main extension. Mr. Kamm stated the water main extension would come through the rear and across two properties. Mr. Kamm stated offsite testing is currently underway to determine the feasibility of the water extension.

A brief discussion was had regarding the water supply process serviced by Veolia for the Village of Owego, and to make sure there is no impact of supply to existing structures. Mr. Morgan stated that if this process would not be appropriate, a private well would be proposed and that would be part of the building permit process.

Mr. Tofte inquired if the access loop around the building was for deliveries, emergency vehicles or public use. Mr. Kamm stated anyone could use the loop but that it was designed for emergency access. Mr. Tofte asked if there had been discussion with the Fire District. Mr. Kamm replied no. Mr. Morgan interjected stating that there will be contact with the Fire District in regard to the fire lane.

A brief discussion was had in regards to grating on the west side of the building. Mr. Kamm stated there are two plateaus, the lower being the primary field and the other being a reserved septic field upgrade of it in case the primary fails. Mr. Kamm stating preliminary geotechnical testing has been done due to shallow rock.

Mr. Tofte inquired about capturing off-site flows being re-routed so treatment is not necessary. Mr. Kamm briefly explained the off-site flow process.

Mr. Tofte inquired about protection for ADA accessible parking in the front, between the building and the vehicle. Mr. Kamm stated there will be concrete wheel stops.

Mr. Tofte explained in New York State access aisles requirements are 8 feet. A brief discussion was had regarding making the access aisles the required 8 feet and parking spaces the required 10x20.

Mr. Kamm briefly discussed some of the larger, angled parking spaces were on wrong side of the plan and how vehicles would exit from the larger parking spaces. Mr. Morgan inquired on a revised plan showing the change of the parking spaces. Mr. Kamm replied yes.

Mr. Tofte inquired if this was a super store. Mr. Kamm replied it is a standard store.

Mr. Tofte asked Mr. Kamm to explain the transaction for Tractor Supply stores. Mr. Kamm stated the typical customer will spend 15-20 minutes, depending on the time of year, holidays may be longer. Mr. Kamm stated that Tractor Supply is corporate owned, there are no franchises.

Ms. Baileys inquired if the plan was for the Vestal Tractor Supply to remain open as well as the proposed Owego Tractor Supply. Mr. Kamm stated yes, that is the plan.

Mr. Tofte inquired on how the accessible parking spot signs mounted. Mr. Kamm stated they are standard signs and are behind the sidewalk.

Mr. Wademan inquired if the building would be heated by propane. Mr. Kamm replied no, heating will be natural gas. Mr. Wademan inquired on the propane tank on the site. Mr. Kamm stated the propane tank will be for customer use. Mr. Kamm explained the propane tank is for larger, 10-20 pound tanks. Mr. Kamm stated the propane tank will only be operated by trained employees. Mr. Wademan inquired on the distance of the propane tank to the building per NFPA guidelines, depending on tank size and how far the tank needs to be from the building. Mr. Wademan stated the dimension should to be added to site plan. Mr. Kamm stated the distance from the propane tank to the building is around 130 feet.

Mr. Tofte inquired about bollards around the tank. Mr. Kamm stated "yellow dots" on the site plan were the bollards.

Mr. Wademan asked if the building will be sprinklered. Mr. Kamm replied yes.

A brief discussion was had regarding the water and separate water for domestic fire services and reference to New York State fire code for this size of a building.

Mr. Morgan inquired if the building was equipped with an emergency communication system. Mr. Kamm stated he would confirm an alarm system. Mr. Morgan stated he would give the New York State fire code requirements to Mr. Kamm. A brief discussion was had regarding the code requirements of an emergency communication system being in place for emergency personnel to be able to communicate within the building.

Mr. Tofte inquired if there would be an after-hours road gate to prohibit the public from entering the site. Mr. Kamm replied no.

Mr. Tofte inquired about a knox box being in the building and will that be coordinated with the fire department. Mr. Kamm replied yes.

Ms. Bailey inquired on a starting timeline for project. Mr. Kamm responded saying it depends on how long it takes to coordinate the water main. Mr. Kamm stated potentially the project could start spring/summer of next year.

Mr. Tofte inquired if there were any large special events planned e.g. grand opening of the store. Mr. Kamm stated it was too early in the process to know.

A brief discussion was had regarding the process of approval for this project.

A brief discussion was had regarding some clarifications and minor adjustments to the site plan.

Mr. Morgan stated he was unaware of any conditions other than they need water and wastewater.

Mr. Wademan stated water, wastewater, and some minor parking space modifications and dimensions were discussed. Mr. Morgan stated those site plan modifications will be available for the Zoning Board of Appeals and will be part of their record.

Mr. Tofte inquired about the site/gravity block wall being part of the site plan and not a building element. Mr. Kamm stated the wall is over 4 feet tall and will need full design calculations and will part of the building permit process.

Mr. Tofte made a motion to recommend approval to the Zoning Board of Appeals for Special Use Permit Appeal No. 2148.

Seconded by Mr. Wademan and unanimously carried.

Chairman Rieg made a motion for a Special Meeting for Wednesday May 29th, 2024 at 7:00pm.

Seconded by Ms. Esquivel, all in favor.

There being no further business, the meeting was adjourned at 7:32pm

Respectfully submitted,

Tina Tammaro

Secretary

