

A Special Meeting of the Town of Owego Planning Board was held 7:00 PM on Wednesday, May 29, 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, Cheri Grenier and Eric LaClair

Others Present: Irene Graven & Dean Morgan

Chairman Rieg called the meeting to order at 6:56 pm. The minutes from the April 23, 2024 meeting were considered. Ms. Esquivel made a motion to accept the minutes as written. Chairman Rieg seconded the motion which was carried 5-1 with Mr. LaClair abstaining.

#### Appeal 2149

Chairman Rieg introduced Appeal No 2149, a request for a Special Use Permit by Laurette Cortright to camp at 1436 Carmichael Road, Owego. The applicant, Laurette Cortright, was present.

Ms. Cortright briefly explained that she is in the process of selling her farm and needs a place to live and she would like to camp temporarily during the summer at 1436 Carmichael Road, Owego until a house can be built, about a year or so. Ms. Cortright explained the house that was there burned down. Ms. Cortright stated she will not camp during the winter months.

Chairman Rieg inquired if Ms. Cortright would be purchasing the property. Ms. Cortright responded yes.

Chairman Rieg inquired about there being up to two RVs. Ms. Cortright responded yes, for when family visits.

Mr. Tofte inquired on the typical occupancy of the RV. Ms. Cortright stated just her and her dog and visitors will not be that many.

Mr. LaClair inquired about building a garage. Ms. Cortright stated she is not building anything right now as the rules are too difficult. Ms. Cortright explained that she would have liked to have built a garage for storage but she is not doing that at this time.

Mr. Tofte asked for the status of the fire damage to the structure. Ms. Cortright explained there is the foundation and cement walls left. Ms. Cortright stated the remaining foundation has not been tested yet.

Mr. Tofte asked if the remaining structures would be used immediately. Ms. Cortright stated yes, she would be parking the RV on the cement pad where the garage was.

A brief discussion was had regarding what remaining structures were on the property.

Mr. Tofte asked if there was active electrical service. Ms. Cortright stated no, she is working on that with an electrical contractor. Ms. Cortright stated she will get the applicable permit from NYSEG as a pole and box will need to be installed.

Mr. Tofte asked if there was natural gas on the property. Ms. Cortright replied no.

Mr. Tofte asked if all utilities were in place. Ms. Cortright stated yes, once they are all hooked up. Ms. Cortright stated there is a fairly new septic system. Ms. Cortright stated there was a well and that she is working on having the electric hooked up to it so she can have water.

Mr. Wademan asked if the end plan was to build a house. Ms. Cortright stated yes.

Mr. Wademan inquired on the timeframe to build a house. Ms. Cortright stated about two years.

A brief discussion was had regarding camping being from May to October.

Mr. Morgan stated the planning board would make a recommendation to the zoning board for this appeal.

A brief discussion was had regarding this appeal being a good example of the definition of camping, use of the property short term with long term plans.

Mr. Tofte made a motion to recommend approval to the Zoning Board of Appeals for Special Use Permit No. 2149.

Chairman Rieg stated that when Ms. Cortright was ready to hook up the utilities, that she go through the proper channels with applicable inspections.

Seconded by Ms. Esquivel and it was unanimously carried.

#### Site Plan No. 2-2024

Mr. Morgan gave an overview of the project stating this Site Plan Review was the next step in the process for property at 2027 Day Hollow Road. Mr. Morgan explained the rezoning of the property from Agricultural to Neighborhood Transition was previously approved and this Site Plan is for the actual operation of the farm store. Mr. Morgan stated once the Site Plan is in place, the planning office will do a walk through.

Mr. Morgan stated the Tioga County Planning Board made recommendation for approval with no conditions. Mr. Morgan stated neighbors to the property was notified and no comments were received.

Chairman Rieg opened the meeting for questions or comments from the board members.

Mr. LaClair asked if the covered bridge on the property was for the farm or the store and what was on the other side of the bridge. Mr. Ray Reeves, representing Jacob & Danielle Reeves, stated that the bridge was for both the farm and store and the bridge leads to a neighboring field.

Mr. Morgan interjected and stated when the rezoning for Neighborhood Transition was approved, it was specifically stated the use needs to be 4,000 square foot or less so it is not subject to SEQR. Mr. Morgan stated calculations were done and the use is about 3800 to 3900 square feet.

Chairman Rieg inquired on the hours of operation and the proper lighting for the property. Mr. Reeves stated hour of operation are Monday through Saturday 7:00am to 6:00pm. Mr. Reeves stated in the winter it does get dark within these hours and there is outdoor lighting with timers that go off around an hour after closing.

A brief discussion was had regarding Tioga County Planning Board signage comments were not conditions.

Mr. Tofte stated that the Site Plan approval process includes a full parking layout to include ADA accessible parking. Mr. Reeves said that a plan would be provided.

Mr. Morgan stated in Mr. Reeves' application letter Mr. Reeves states gravel parking lot with adequate space for 12 or more cars and parking is shown on site map. Mr. Morgan stated that meets the requirement for parking in Neighborhood Transition. Mr. Morgan stated parking for this Site Plan is consistent with what has been done in the past with other Neighborhood Transition Site Plans in regards to parking requirements.

A brief discussion was had regarding parking. Mr. Morgan stated he would have the applicant delineate the parking.

Mr. Wademan inquired on receiving outside deliveries and if they are off hours. Mr. Reeves replied yes they receive outside deliveries and deliveries are during hours of operation.

Mr. Wademan inquired on the traffic pattern with the delivery trucks and asked if there have been any issues with the trucks in regards to pedestrians. Mr. Reeves replied no to issues with pedestrians and that the area is large enough for three semi-trucks to turn around very easily. Mr. Reeves explained that there are arrow signs "In" & "Out" and that off to the side there is a big parking area for delivery trucks.

Mr. Wademan asked if that big parking area was strictly for delivery trucks. Mr. Reeves replied no.

A brief discussion was had regarding the design of the parking lot as well at ADA parking.

Mr. Morgan stated that after the Site Plan approval process is complete, the planning and zoning department will visit the site and delineate the parking.

A brief discussion was had regarding parking code, amount of traffic & deliveries.

Chairman Rieg asked how long the store has been open and if there had been any issues. Mr. Reeves replied the store has been open for about two years and there have not been any issues.

Mr. Tofte inquired if there were any events scheduled. Mr. Reeves stated there have been multiple inquires about scheduling events, however, at this time, there are none scheduled or planned.

Mr. Tofte asked if the plans were to have the parking surface hardened as to have striping and designated parking. Mr. Reeves replied yes, when the base was put in it was prepped for blacktop.

Mr. Morgan asked if Mr. Reeves met with the Tioga County regarding the access on Gaskill Rd and that the driveway on Day Hollow Road was discouraged from being used. Mr. Reeves replied that it was his understanding that Tioga County had been involved with the placement of the driveways.

Chairman Rieg made a motion to approve Site Plan 2-2024.

Mr. Wademan seconded the motion. The motion was unanimously carried.

The next regular meeting is scheduled for Tuesday, June 25, 2024 at 7:00PM.

There being no further business, the meeting was adjourned at 7:28PM.

Respectfully submitted,

Tina Tammaro

Secretary