

A Regular Meeting of the Town of Owego Planning Board was held 7:00 PM on Tuesday, September 24, 2024 at the Owego Town Hall, 2354 State Route 434, Apalachin, New York.

Present: Acting Chairman Jim Tofte, Craig Wademan, Lisa Baileys, Eric LaClair and Ed Harrison (Alternate)

Excused: Lynne Esquivel and Cheri Grenier

Absent: Chairman Robert Rieg

Others Present: Irene Graven & Dean Morgan

Acting Chairman Tofte called the meeting to order at 7:00pm. The minutes from the August 27, 2024 meeting were considered. Ms. Baileys made a motion to accept the minutes as written. Mr. LaClair seconded the motion. All in favor.

Appeal No. 2155

Mr. Morgan introduced the project as a grade improvement for 1046 Marshland Rd, Apalachin submitted by George Alexopoulos on behalf of Katherine Alexopoulos. Mr. Morgan stated a letter was received from Katherine Alexopoulos giving permission for Mr. Alexopoulos to submit this request as she is the property owner. Mr. Morgan stated the plan was to fill in the lower area of the property per plans submitted.

Acting Chairman Tofte asked if the property was in the flood plain. Mr. Morgan responded stating part of the property is in the flood plain and an administrative flood plain permit would be issued after the grade improvement.

Acting Chairman Tofte invited Mr. Alexopoulos to discuss his project with the board.

Mr. Alexopoulos stated he wants to raise the grade in order to build a level parking pad for vehicles, pulling in from Marshland Rd, go up a slight grade and park right next to the house. Mr. Alexopoulos stated looking south, the parking pad would be to the left, 24ft by 36ft. Mr. Alexopoulos stated in order to construct the parking pad the grade would need to be leveled. Mr. Alexopoulos stated his intent was to put a U-shaped driveway to the left, making as level as parking space for a travel trailer and vehicle. Mr. Alexopoulos stated that the grade, looking at the house from Marshland Rd, is pretty level but it slopes towards a propane tank (shown on plan), which is placed on concrete piers. Mr. Alexopoulos stated this was done so that the parking pad would be level with the sill of the foundation of the house. Mr. Alexopoulos stated the top of the piers is about 2ft above grade, due to sloping, the surface of the parking pad will be about 2ft above grade. Mr. Alexopoulos stated he is not looking to make a plateau, the grade will be tiered from the northwest to northeast corner.

Acting Chairman Tofte inquired if the gravity blocks coming off the house would be buried and come out of the ground. Mr. Alexopoulos replied yes, just enough to hold back the stone. Mr. Alexopoulos stated the material will be about 80% 4- stone and will be topped off with gravel, will not be paved. Mr. Alexopoulos stated the grade would be from the shoulder of the road about 26ft, the slope will be gradual up to the concrete parking pad.

Mr. LaClair inquired about the concrete pad. Mr. Alexopoulos explained the concrete pad will tie into the stone parking pad, a spot where you can exit the car and step on a flat surface.

Acting Chairman Tofte asking if any new culverts would be added across the driveway. Mr. Alexopoulos stated he does not feel that a culvert is necessary.

Acting Chairman Tofte asked if there was a ditch. Mr. Alexopoulos stated no as the grade from the shoulder of the road will remain unchanged. Mr. Alexopoulos stated a culvert pipe would be necessary for the proposed U-shaped driveway.

A brief discussion was had regarding neighboring properties.

Mr. Wademan inquired on the short powered hydrant near the U-shaped driveway. Mr. Alexopoulos stated it was for the travel trailer, it is not a municipal hydrant.

Acting Chairman Tofte asked if the RV was just being stored on the site and would anyone be living in it. Mr. Alexopoulos stated the RV is just being stored.

Mr. Harrison stated per NYS Building code, you cannot have grade at the finished floor level of the house there needs to be a step down and inquired if the power hydrant would be in the town's right of way. Mr. Alexopoulos stated the hydrant would not be in the easement, it would be 23ft from the center of the road. Mr. Alexopoulos explained that the power and water would come from the southeast of the house and will run underneath the parking pad.

A brief discussion was had regarding Mr. Alexopoulos to be in contact with the Town of Owego Codes department to obtain approval of anything to be done or built per NYS Code guidelines.

A brief discussion was had regarding thresholds for grade improvements.

Mr. Harrison suggested that whoever delivers propane be advised of the grade improvement. Mr. Alexopoulos stated they are already aware.

Acting Chairman Tofte made a motion to approve Appeal No. 2155.

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

The next regular meeting is scheduled for Tuesday, October 22, 2024 at 7:00PM.

There being no further business, the meeting was adjourned at 7:20PM.

Respectfully submitted,

Tina Tammaro

Secretary