

June 6, 2024
7:00PM
Owego Town Hall
2354 State Route 434
Apalachin, NY 13732

MEETING OF THE TOWN OF OWEGO ZONING BOARD OF APPEALS

Present: Chairman Gary Phelps, David Kresge, Nick Scalzo & Paula Wilcox

Excused: Janet Brown, Jack Legg, Dan Myers

Others Present: Bill Carrigg, Planning & Zoning Administrator, Dean Morgan & Irene Graven, Town Attorney

Chairman Phelps called the meeting to order at 6:57PM. The minutes from the regular Zoning Board of Appeals Meeting held May 2, 2024 were considered. Mr. Kresge made a motion to approve the minutes as written, seconded by Mr. Scalzo. All in favor.

Appeal No. 2149

Mr. Morgan gave an overview of the request for a camping permit at 1436 Carmichael Road, Owego. Mr. Morgan stated that this is a type II SEQR review, no further review required. Mr. Morgan read the definition of camp from the Town of Owego Zoning Code Chapter 125. Mr. Morgan stated the Town of Owego Planning Board made a recommendation for approval. Mr. Morgan stated that the Tioga County Planning Board took no action on the appeal.

A brief discussion was had regarding the Tioga County process with Special Use Permit appeals.

Mr. Morgan invited Laurette Cortright, applicant, to discuss the appeal.

Ms. Cortright is selling her farm and needs a place to live. Ms. Cortright would like to camp seasonally, no winters, on the property until a house can be built. Ms. Cortright stated it will take one to two years to figure out how and what to build.

Ms. Wilcox asked if a house and garage would be built. Ms. Cortright stated she will not be building a garage at this point.

Chairman Phelps asked if any comments were received from neighbors. Ms. Cortright stated she spoke with the neighbors and they had no issue with her camping on the property.

Chairman Phelps closed the public portion of the meeting and opened the meeting up for comments or questions from the board.

Mr. Scalzo inquired on the owners of the property. Ms. Cortright stated she will be buying the property.

Mr. Scalzo inquired on the possibility of two campers. Ms. Cortright stated she will have two campers with one being for visitors. Ms. Cortright stated one camper will remain on the property year round and one will leave during the winter.

A brief discussion was had regarding having two campers, as there is only one on the site plan. Mr. Morgan stated two campers are allowed and Ms. Cortright will have to show where the second camper will be located on the property. Mr. Carrigg inquired as to where the campers would be on the property, the driveway or the foundation. Ms. Cortright stated she might put them both on the garage foundation.

Chairman Phelps read the following:

Recommendation of Approval letter from the Town of Owego Planning Board.

Letter from Tioga County Economic Planning waiving recommendation.

Mr. Scalzo asked if this would be temporary camping. Ms. Cortright replied yes, temporary. Mr. Scalzo asked what the definition was of temporary for the Town.

A brief discussion was had regarding the definition of camp being temporary or seasonal.

Mr. Morgan asked if the temporary camping will be one to two years. Ms. Cortright replied yes, roughly one to two years, probably no more than five.

A brief discussion was had regarding starting a new camping appeal if this appeal goes over five years.

Mr. Scalzo made a motion to accept Appeal 2149 with the following conditions:

1. No more than five years or applicant will need to reapply for a Special Use Permit to camp.
2. Allowance of up to two campers.

Seconded by Ms. Wilcox. All in favor. Carried.

Reference:

Appeal 2149 dated April 16, 2024

ACTION OF THE ZONING BOARD OF APPEALS of the Town of Owego, Owego Town Hall, 2354 State Route 434, Apalachin, New York:

To: Laurette Cortright
2642 Lisle Road
Owego, NY 13827

At a meeting of the Zoning Board of Appeals held the 6th day of June 2024, the above referenced appeal was considered and the Board by resolution GRANTED your request for a Special Use Permit pursuant to Chapter 125 of the Code of the Town of Owego.

The resolution adopted by the Board of Appeals follow, viz:

WHEREAS, a public hearing was held on the 6th day of June 2024, on notice according to the law, at which Laurette Cortright appeared and gave testimony to questions put forth to her by this Board; and

WHEREAS, Ms. Cortright desires to camp until a house is built at 1436 Carmichael Road, Owego, NY; and

WHEREAS, Camping is permitted to no more than five years or Ms. Cortright will need to reapply for a Special Use Permit to camp; and

WHEREAS, Allowance of up to two campers; and

NOW, THEREFORE, be it

RESOLVED, that the Board makes the following findings based on the entire record:

1. Applicant requested a Special Use Permit to camp until a house is built;
2. Property is located at 1436 Carmichael Road, Owego, NY;
3. Property is situated in an Agricultural (AG) zoning district;

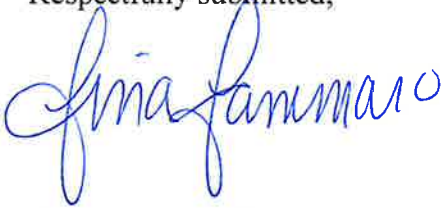
And be it further

RESOLVED, the application for the Special Use Permit is hereby GRANTED.

Any and all other provisions of this Chapter not waived or modified by this decision are to be observed.

With there being no further business, the meeting was adjourned at 7:08PM.

Respectfully submitted,

A handwritten signature in blue ink that reads "Tina Tamaro". The signature is written in a cursive style with a small circle at the end of the last name.

Tina Tamaro, Secretary

