

The Regular Meeting of the Town of Owego Planning Board was held at 7:00 PM on Tuesday August 22, 2023 at the Owego Town Hall, 2354 State Route 434, Apalachin, New York.

Present: Chairman Robert Rieg, Lynne Esquivel, Lisa Baileys and Cheri Grenier

Excused: David Marsh and Craig Wademan

Absent: Jim Tofte

Chairman Rieg called the meeting to order at 7:00 PM. The minutes from the June 27, 2023 meeting were considered and will need to be revisited due to a lack of quorum (Lisa Baileys and Cheri Grenier were absent).

Site Plan No. 6-2023

Chairman Rieg introduced Site Plan Number 6-2023, a request to construct a parking lot at 471 Pennsylvania Avenue. The applicant, Justin Marchuska, was present.

Justin Marchuska of Marchuska Brothers stated that he owns West Learning Center and leases it to BOCES. BOCES has requested that he add additional parking for the staff that work there Monday through Friday. Mr. Marchuska has submitted a plan to add 44 spaces in total to the site, including four new downward facing lights.

Chairman Rieg asked if the light discharges onto the residential neighbor near the small parking lot. Mr. Marchuska stated that the light there is a single head and that neighbor has a solid wood fenced in back yard. Mr. Marchuska then showed the board the photometric design showing little light infiltration.

Chairman Rieg asked if the small parking lot would be more of an overflow parking. Mr. Marchuska confirmed that it will be.

Chairman Rieg read into the minutes the recommendations of the Tioga County Planning Board as well as comments from NYS DOT, Town of Owego Highway Department and Tioga County Public Works. Chairman Rieg asked how Mr. Marchuska planned on stopping traffic from entering or existing onto Pennsylvania Avenue from the smaller parking lot. After discussion it was decided that there would need to be a small area of greenspace between the two.

Chairman Rieg questioned the validity of the email from Owego Schools granting permission to use their right of way, whether it was enforceable or we needed to see more. Town Attorney, Irene Graven stated that it is in writing and anything further will be between the two schools.

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

Ms. Baileys asked for confirmation that there will only be one light on a pole at the smaller parking lot. Mr. Marchuska confirmed.

Chairman Rieg then opened the meeting up for public comments or concerns.

Joshua and Sara Braman of 488 Pennsylvania Avenue (directly across the street from BOCES) attended the meeting just to see what the project consisted of. They asked if the lights will be turned off at all at night. Mr. Marchuska stated that they will not, as they will be off during daylight hours only.

Chairman Rieg asked if the parking lot will interfere with the sidewalk. Mr. Marchuska stated that it will not, as the sidewalk is on the side where the larger parking lot is located. It is noted on the site plan.

Chairman Rieg stated there is not a negative impact in relation to SEQR and made a motion to approve the SEQR decision. Ms. Grenier seconded the motion and it was unanimously carried.

Ms. Baileys asked the expected completion date. James Caramore of Marchuska Brothers replied that they are really shooting for the first day of school, September 7th.

Chairman Rieg made a motion to approve Site Plan No. 6-2023 with the following conditions:

1. Marchuska Brothers obtains all necessary permits and licenses.
2. Greenspace is added between the smaller parking lot and Pennsylvania Avenue.

Ms. Esquivel seconded the motion and it was unanimously carried.

The next regular meeting is scheduled for Tuesday, September 26, 2023 at 7:00 PM.

There being no further business, the meeting was adjourned at 7:30 PM.

Respectfully submitted,

Brenda Burrell, Secretary
Town of Owego Planning Board