

The Regular Meeting of the Town of Owego Planning Board was held at 7:00 PM on Tuesday February 28, 2023 at the Owego Town Hall, 2354 State Route 434, Apalachin, New York.

Present: Chairman Rieg, David Marsh, Jim Tofte, Lynne Esquivel, Craig Wademan and Cheri Grenier

Excused: Lisa Baileys

Chairman Rieg called the meeting to order at 7:00 PM. The minutes from the January 24, 2023 meeting were considered. Mr. Marsh made a motion to accept the minutes as written. Mr. Tofte seconded the motion. Mrs. Grenier abstained due to just being appointed to the board.

Site Plan 1-2023

Chairman Rieg introduced Site Plan Number 1-2023, a request to sell seasonal agricultural products at 9578 State Route 434 in Apalachin. The applicant, Andrew Price, was in attendance as well as engineer Brian Doak of Doak Engineering.

Mr. Price briefly explained the plan to sell local fruits and vegetables during the months of May through October or November each year. Mr. Price anticipates the busiest time of day to be from noon until 4pm with approximately 20 cars per hour during that time. It will be a cash and carry business, so there will be no burden on the current water, sewer or electricity. Mr. Price stated that he currently operates his counseling services out of the primary building.

Chairman Rieg read into the minutes the comment letters from Town of Owego Highway Superintendent and Apalachin Fire Department, granting their approval. Chairman Rieg then read Tioga County's comment letter requiring compliance with NYS DOT and Town Board compliance in regards to signage and traffic flow recommendations. Chairman Rieg noted that the DOT comment letter requires a Highway Work Permit.

Chairman Rieg commented that there will be plenty of parking.

Mr. Doak stated there will be no Old Owego Road ingress or egress.

There was a discussion on the number of parking spaces required for this site, as the amount on the site plan seems unnecessary. If they keep all of the proposed future parking it will eliminate that space for any other use in the future.

Mr. Wademan stated that if the business operates more than six months it becomes a permanent business and there will be other items to address such as lighting amongst others.

Mr. Tofte stated that the four foot access aisle needs to be eight foot to bring it up to code.

Chairman Rieg asked if the property was flat. Mr. Doak stated it was not, probably a four or five percent grade.

Mr. Tofte stated the NYSDOT wants additional calculations for storm water with any additional impermeable surface. Mr. Doak stated that is why he used gravel in his plans. Mr. Tofte stated that the runoff coefficient is the same for gravel or pavement, according to the DOT. Mr. Doak stated that he had hoped for some percolation with the compacted gravel.

Chairman Rieg asked if there will be adequate parking with the estimated 20 customers per hour at peak. Mr. Doak stated there are 13 spots up front, which will be more than enough.

Mr. Tofte stated his concerns with people parking on the shoulder. Mr. Wademan was concerned with people parking against the building, potentially getting pinned in by other shoppers. Mr. Doak stated the thirty feet DOT setback requirements. Mr. Tofte stated that is only for the building, not parking. Mr. Tofte then suggested that they could park right up to the right-of-way. Mr. Wademan agreed that this would solve a lot of the parking congestion. Mr. Doak stated that DOT would not want uncontrolled access to the highway. Mr. Tofte asked if there was a ditch. Mr. Doak stated no. Mr. Price stated his neighbor has a chain link fence to deter people from driving right through to the highway. Mr. Doak liked the recommendations.

Mr. Wademan asked of signage. Mr. Price stated there is a sign, but would like to move it in front of the fruit stand. Mr. Tofte stated sign square footage is part of overall square footage, so keep that in mind.

Mr. Price stated produce will be purchased from auctions. He will use a small truck and a trailer to transport the goods on site.

Mr. Tofte asked if a portable toilet would be on site. Mr. Price stated he has no plans of one, and has a restroom in the existing office building in the event one is needed.

Mr. Tofte asked about the electricity for the business. Mr. Price stated the existing utility building has power to it. He will use power from there to operate the cash register.

Ms. Lindstrom stated that any proposed future parking prohibits the land to be used for anything else in the future. Mr. Doak then asked if she suggested he resubmit the site plan with a change in the parking. He stated he interpreted the parking requirements based on square footage of land, and not on square footage of building, like Mr. Wademan had pointed out earlier. Ms. Lindstrom agreed that Mr. Wademan was correct. Mr. Doak suggested that he resubmit the site plan with the change in parking. Mr. Wademan encouraged Mr. Doak to double check with Ms. Lindstrom before changing the site plans.

Mr. Doak would like to use the thirty foot buffer if it is available. Mr. Tofte stated that the setback is for buildings only.

Mr. Wademan encouraged Mr. Doak to integrate the sign in the front, while redeveloping the parking.

Mr. Wademan suggested adding lighting to the site plan if they anticipate being open later in the day or later in the season at any time in the future.

Mr. Tofte made a motion to recommend the following conditions, seconded by Mr. Wademan, contingent on Planning & Zoning Administrator's approval:

1. Modify parking to eliminate excess spaces.
2. All existing and proposed access aisles to be eight foot wide.
3. Add four parking spaces to the front of the facility.
4. Compliance with NYS DOT.
5. Propose location of signage.

All were in favor of the motion.

There being no further business, the meeting was adjourned at 7:41pm.

Respectfully submitted,

Brenda Burrell, Secretary
Planning Board
Town of Owego