

The Regular Meeting of the Town of Owego Planning Board was held at 7:00 PM on Tuesday June 27, 2023 at the Owego Town Hall, 2354 State Route 434, Apalachin, New York.

Present: Chairman Robert Rieg, David Marsh, Lynne Esquivel, Jim Tofte, Craig Wademan, and alternate Edward Harrison

Excused: Lisa Baileys and Cheri Grenier

Chairman Rieg called the meeting to order at 7:01 PM. The minutes from the May 24, 2023 meeting were considered. Ms. Esquivel made a motion to accept the minutes as written. Chairman Rieg seconded the motion and was carried with five yes votes and one abstention (Mr. Harrison recused himself due to prior absence).

Site Plan No. 3-2023

Chairman Rieg introduced Site Plan Number 3-2023, a request to open a convenience store and guitar store at 163-167 Pennsylvania Avenue. The applicant, Saquif Rahman, was present.

Planning and Zoning Administrator, Joann Lindstrom stated there is a parking variance and updated parking plan since the board last met on this project. Mr. Wademan asked if the variance is for the number of parking spaces. Ms. Lindstrom confirmed that it is, as well as a loading space.

Chairman Rieg noted that the updated plot plan is vastly improved.

Mr. Wademan stated that the parking lot is very tight, so a parking variance is necessary. Mr. Rahman added that he would like to add asphalt to the grassy area of the property to add more parking at a later date.

Chairman Rieg mentioned the snow comment from the last meeting. Mr. Rahman stated that he talked to that neighbor and they have come to an agreement.

Mr. Wademan asked what source of heat will be used. Mr. Rahman stated that it is heating oil.

Mr. Rahman stated that he will be selling tobacco products, snacks and music. He does not have an alcohol license at this time. He also stated that if the business does not work out for him, he plans to rent the space out.

Mr. Wademan made a motion to approve Site Plan No. 3-2023. Mr. Tofte seconded the motion and it was unanimously carried.

Site Plan No. 5-2023

Chris Maby of Delta Engineers introduced Site Plan Number 5-2023, a request to convert the former Hanafin Marine to warehouse space for Style Edit at 6352 State Route 17C. Mr. Maby stated that the outside of the buildings will remain as they are and they will utilize the existing well and septic. They would like to add bollards in front of the propane tanks. Mr. Maby stated there will be two to four workers there for the anticipated two to four pallets a day, delivered by 24' box trucks.

Mr. Wademan recused himself at the beginning of the site plan review because he is the engineer for this project.

Mr. Harrison asked if the storage building is empty. Mr. Maby was unsure and stated anything that is inside will stay there, the outside will be cleaned up.

Ms. Esquivel asked if this will be one product. Mr. Maby stated that it will be multiple cosmetic products that will come in on pallets and need to be sorted by hand.

Mr. Harrison asked how tall the products will be stacked. Mr. Maby stated that they will be on pallets.

Chairman Rieg read the comments from Campville Fire Department.

Mr. Harrison asked if there are bathroom facilities. Mr. Maby replied there are and they will be fully code compliant. Chairman Rieg then asked if the company would need a building permit. Ms. Lindstrom stated that they will and they have already been working with Code Enforcement, which is what triggered this site plan review.

Ms. Esquivel asked if the public would be picking products up from the site. Mr. Maby replied that they will not be, just truck deliveries in and out.

Mr. Tofte asked if there are any trash receptacles. Mr. Maby stated that there are none on the plans, but he will accommodate that.

Chairman Rieg asked what changes will be made to the flooring. Mr. Maby stated that it will remain the same.

Mr. Harrison asked what kind of outdoor lighting will be added. Mr. Maby stated that they will reuse the existing lighting.

Chairman Rieg asked how long it will take to start utilizing the site. Mr. Maby stated that it will be quick, as they are ready to move as soon as everything gets approved, approximately a month.

Chairman Rieg read into the minutes the comments from Tioga County Planning Board.

Ms. Esquivel made a motion to approve Site Plan No. 5-2023. Mr. Marsh seconded the motion. Mr. Wademan abstained, all others in favor.

Appeal No. 2133

Christian Spenziero of Charge Smart EV introduced Appeal Number 2133, a request to install electric vehicle chargers in the floodplain at the Hampton Inn at 1030 State Route 17C. Mr. Spenziero stated that this is part of a three site grant, where all three need approval in order to receive any funding. The other two sites have been approved already in Vestal and Ithaca.

Chairman Rieg asked if this site will be as simple as pulling in and plugging in. Mr. Spenziero stated that is correct.

Ms. Esquivel asked how long it takes to charge an electric vehicle. Mr. Spenziero stated the proposed chargers will charge a small car or SUV in 30 to 40 minutes, with larger electric vehicles taking about an hour.

Chairman Rieg asked whether the chargers will be open to the public or only patrons of the hotel. Mr. Spenziero stated they are available to everyone.

Chairman Rieg asked if there will be any signage. Mr. Spenziero would like to put a sign in front of each of the charging spots if he is allowed to, but there will be no sign at the road as users use apps on their phones to locate charging stations.

Chairman Rieg asked who will operate and maintain the charging stations. Mr. Spenziero stated that Charge Smart EV will be sending a ping every fifteen minutes to check the signal. They then will send a local service technician if they find a problem.

Mr. Tofte asked if there will be bollards. Mr. Spenziero stated that they will have bollards around the transformer and charging stations at the curb in order to protect equipment.

Mr. Tofte asked if anyone can park in the spots, whether they are charging a vehicle or not. Mr. Spenziero confirmed that they do not need to charge an electric vehicle to park there, even though his company leases those spots from the hotel.

Mr. Wademan asked if there will be any additional site lighting. Mr. Spenziero stated there is enough lighting on site currently.

Chairman Rieg asked when the busiest times can be expected. Mr. Spenziero stated that there will be spikes in usage when travel is busier, such as seven to nine in the morning and four to seven in the evening.

Mr. Tofte made a motion to recommend approval of Appeal Number 2133 to the Zoning Board of Appeals, with the recommendation that all parking spots remain available to every patron. Mr. Wademan seconded the motion and it was unanimously carried.

The next regular meeting is scheduled for Tuesday, July 25, 2023 at 7:00 PM.

There being no further business, the meeting was adjourned at 8:03 PM.

Respectfully submitted,

Brenda Burrell, Secretary
Town of Owego Planning Board