

The Regular Meeting of the Town of Owego Planning Board was held at 7:00 PM on Tuesday, September 28, 2021 at the Owego Town Hall, 2354 State Route 434, Apalachin, New York.

Present: Chairman Robert Rieg, Lisa Baileys, Craig Wademan, James Tofte and Lynne Esquivel.

Absent: Leah Hammond Excused: David Marsh

Others Present: Planning & Zoning Administrator Joann Lindstrom, Town Attorney Irene Graven

Chairman Rieg called the meeting to order at 7:02 PM. Lynne Esquivel made a motion to approve the minutes from the July 27, 2021 as written. Chairman Rieg seconded the motion, and the motion was carried unanimously.

Chairman Rieg introduced Appeal No. 2093, a Special Use Permit Site Plan Review to construct a two bay garage addition at 567 Main Street, submitted by Nikos Automotive. Lee Ward and Kory Rosati from Nikos Automotive were present.

Chairman Rieg asked for a brief overview of the project, to ensure no changes have been made. Mr. Rosati explained nothing has changed, and at previous meetings, it was stated the business would have up to twenty (20) cars. Mr. Rosati stated after discussing it further with Mr. Ward, they do not believe this would happen. Mr. Ward stated customers only come to drop their vehicles off and leave.

Mr. Tofte stated he felt the site plan received was not adequate enough for the construction they plan to do.

Mr. Wademan echoed Mr. Tofte, adding he was having a hard time making sense of the parking available. Mr. Wademan questioned how many parking spaces there would be, and of those what is used for retail and what is used for service. Mr. Ward stated currently there are four (4) lined spaces, but once they are able to lay gravel, an additional three (3) rows to accommodate eight (8) vehicles in each row would be available on the side of the building, and an additional eleven (11) spaces in the front of the building. Mr. Ward noted there are no vehicles on the Pennsylvania Avenue side of the building.

Mr. Wademan questioned the increase of traffic and parking with the addition being added to perform service work. Mr. Rosati explained the service work will be completed mostly on their own vehicles, and does not feel there would be much additional traffic congestion or parking issues.

There was much discussion of the site plan that was submitted, emphasizing the ingress/egress on the side of the building. Mr. Ward and Mr. Rosati agreed to keep the Pennsylvania Avenue side of the lot blocked off. Mr. Tofte suggested using that space as additional retail to prevent customer vehicles from using it as an entrance and exit. Mr. Ward agreed it was a good idea and would do that. Mr. Tofte noted everything needed for a sufficient site plan is found in the Town of Owego Code.

Mr. Tofte questioned the delivery of vehicles. Mr. Ward stated only single trailers would be unloading, because of the small area available, a larger truck and trailer would not fit.

Mr. Tofte questioned the location of the dumpster. Mr. Rosati stated where the dumpster was located and noted the disposal company has no issues or complaints where it is.

Mr. Tofte asked if there was fire access. Ms. Lindstrom stated there was no comment from the Apalachin Fire Department.

Mr. Wademan asked if Mr. Ward and Mr. Rosati plan to have extra signage with the new building. Mr. Rosati stated any signage for the new building would be on the building itself. Mr. Ward stated they would not be using signage down by the road, to alleviate any distractions and sight obstructions for passing motorists.

Mr. Wademan questioned additional lighting that would be used on the building, and how Mr. Ward and Mr. Rosati plan to keep it from being a “blinding light” at a busy intersection (Pennsylvania Avenue and Main Street). Mr. Ward explained they plan to install lighting on the addition similar to what they already have on the current building. Mr. Rosati stated the lights would be pointed down and shields would be placed over them to point in the direction they want.

Mr. Tofte made a motion to approve Appeal No. 2093 contingent on a complete site plan to include the following:

- Closing the ingress/egress on Pennsylvania Avenue
- Showing the location of the dumpster on the site plan
- Showing the location and number of parking spaces on the site plan
- Showing the traffic flow circulation on the site plan
- Showing where the lighting would be located and direction it would be pointing on the site plan
- Showing additional signage that would be used for customers on the site plan

Ms. Esquivel seconded the motion, it was passed unanimously.

The next regularly scheduled meeting is Thursday, October 26, 2021 at 7:00 PM.

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Teddi Card

Secretary, Planning Board