

**TIOGA COUNTY PLANNING BOARD  
MEETING MINUTES  
January 15, 2014  
Tioga County Office Building  
LEGISLATIVE Conference Room – Main Floor  
56 Main Street, Owego, NY  
7:00 PM**

**I. CALL TO ORDER AND INTRODUCTIONS**

- Chairman Doug C. called the meeting to order at 7:00 PM.

**II. ATTENDANCE**

A. Planning Board Members:

**Present:** William Dimmick III, Tim Pollard, John Current, Doug Chrzanowski, Arrah Richards, Hans Peeters, Gary Henry, Jr., Pam Moore, Patty Porter

**Excused:** Jason Bellis, Georgeanne Eckley

**Absent:** Nathan Clark

B. Ex Officio Members:

C. Local Officials: None

D. 239m Review Applicants: Terry & Ginny Hills and William Gow for Day Hollow Animal Hospital

E. Guests: None

F. Staff: Elaine Jardine

**III. APPROVAL OF AGENDA**

- Approval of agenda.

G. Henry/P. Moore/Carried

None Opposed

No Abstentions

**IV. APPROVAL OF MINUTES**

- Approval of December 18, 2013 minutes

A. Richards/H. Peeters/Carried

None Opposed

No Abstentions

**V. PRIVILEGE OF THE FLOOR**

None heard.

**VI. CORRESPONDENCE**

Folder passed around.

**VII. NEW BUSINESS**

**A. 239 Reviews**

- 1. County Case 2014-001: Town of Owego, Special Use Permit, Day Hollow Animal Hospital**

The applicant is requesting a special use permit to construct a 2,900 square foot addition to their current animal hospital business on their 1 acre property on Day Hollow Road. This veterinary business has experienced a shift in service over the years from large animals requiring on - farm visits to a focus more on small domestic animals with needs for exams, treatments, kennels and waiting areas, all located on-site at the animal hospital. The purpose of the addition is to add modern facilities for these on-site services.

Hours of operation will remain the same at 8:00 AM – 6:00 PM Monday – Friday. Only the kennel will operate on the weekends. The kennel will be short term boarding only, from daily up to two weeks. All kennels will be interior. Animals will be outside only for exercise runs. The applicant plans to initially add 1 full-time veterinarian, 1 full-time equivalent groomer(s) and 1 full time equivalent kennel operator(s). If business grows, 1 more veterinarian will be added as well as 1 more full-time equivalent groomer.

The neighborhood contains a mix of residential, agricultural and institutional uses nearby.

This is a non-conforming commercial use in an Agricultural zoning district. It has existed for decades without incident at this location. The proposed addition does not meet the 50-foot side yard setback at 6 feet, but the existing garage is only 8/10 of a foot away from that same eastern property line. The Town of Owego is therefore not requiring an area variance, but considering the non-conforming use as a whole. The only other aspect that needs to be determined is the amount of additional parking spaces required since 24 spaces are required by the code and none are shown on the site plan.

Staff consulted with County DPW since this site is on a county road, and they had no concerns with the proposal. Staff recommends approval of the special use permit with the condition that the applicant and Town of Owego Board(s) develop a parking plan that is mutually agreeable.

Bill Gow commented that there are 15 existing parking spaces and there is plenty of room for overflow parking to the rear of the building.

**Motion to recommend approval of the site plan:**

<b>T. Pollard/W. Dimmick III/ Carried</b>	
<b>Yes</b>	<b>9</b>
<b>No</b>	<b>0</b>
<b>Abstention</b>	<b>0</b>

**B. Nomination of 2014 Officers**

TCPB members decided by consensus to nominate the 2013 officers for the 2014 officers. Formal slate will be presented and voted on at the February 19<sup>th</sup> meeting consisting of: Chair – Doug Chrzanowski, Vice-Chair – William Dimmick III, and Secretary – Pam Moore.

**VIII. REPORTS**

- A. Local Bits and Pieces
  - 1. Town of Candor – G. Henry
    - No report.
  - 2. Town of Nichols – P. Porter
    - NO report.
  - 3. Town of Berkshire – T. Pollard
    - Town will post sidewalks in hamlet with “No Snowmobile” signs.
  - 4. Town of Tioga – D. Chrzanowski
    - Town Board assigned Site Plan Review regulations to the Planning Board. Only issue they have is how to treat commercial agriculture – those with owners of corporations not living in the town.
  - 5. Village of Waverly – W. Dimmick III
    - Two new stop signs have been installed on Park Avenue.
  - 6. Village of Owego – G. Eckley
    - Not in attendance.
  - 7. Town of Newark Valley – H. Peeters
    - No report.
  - 8. Town of Richford - vacant
  - 9. Town of Owego – J. Current
    - No report.
  - 10. Town of Barton – A. Richards
    - No report.
  - 11. Spencer – N. Clark
    - Not in attendance.

B. **Staff Report** – Staff report sent in mailing. E. Jardine said she would e-mail out 2014 mileage forms to TCPB members.

**IX. OLD BUSINESS**

A. None

**X. ADJOURNMENT**

A. Next Meeting February 19<sup>th</sup>, 2014 @ 7:00 PM in the Legislature Conference Room.

B. Motion made to adjourn at 7:28 PM. Hans Peeters/T. Pollard/Carried.

Respectfully submitted,  
 Elaine D. Jardine, County Planning Director