

TOWN OF TIOGA PLANNING BOARD

Regular Meeting – April 1, 2025

The April 1, 2025 Town of Tioga Planning Board meeting was brought to order at 6:30pm.

Present were Alan Bill and Miranda Fisher with Chairman Kerry Root presiding.

Also present were Town Councilman Nicholas Schoonover and William Zepkowski.

Ms. Fisher made the motion to approve the March 4, 2025 Planning Board minutes as presented, Mr. Bill seconded, carried.

Residents residing in campers and sheds was further discussed.

Chairman Root asked Town Councilman Schoonover if The Board had any suggestions on this matter.

Councilman Schoonover responded that The Board had discussed this issue at length after Alan Bill attended the March Board Meeting and brought the situation to the Town Board's attention. The Board decided to view each situation on a case by case basis so that any health concerns can be addressed by either the Code Enforcer and/or County and State services regarding the resident of concern.

Lack of signage at Town lines stating that building permits are required was brought up at the March Planning Board meeting and after some reviewing it was determined that there is in fact signage at the Town lines.

William Zepkowski is seeking a variance for his garage located on Glenmary Dr to open a garage business.

He requested and received a variance in 2023 from the Planning Board to place the garage on his property as the building did not meet the standard building code requirements. In this 2023 variance it was stated to Mr. Zepkowski that this building could not be used as a business as it did not meet code requirements for a business.

Planning Board Chairman Root and Mr. Bill requested a visit to the site to review the situation to which Mr. Zepkowski agreed.

Mr. Zepkowski was asked to return to a Planning Board meeting with a Site Plan and maps with his boundaries and measurements.

Abandonment of Ayres Rd was discussed.

Town Lawyer Robert McKertich was contacted for his advice on the situation and presented four options that Highway Law allows us to use and the procedures involved with each option.

Supervisor Chrzanowski requested the Planning Board review these four options and recommend what option they feel best fits the situation regarding Ayres Rd.

A motion was made from Mr. Bill that the Planning Board recommends option #3, Discontinuance (Highway Law §171(2)), Ms. Fisher seconded, carried.

Mr. Bill – Aye

Mr. Strong - Absent

Ms. Fisher – Aye

Mr. Canale – Absent

Mr. Bill is and Chairman Root requesting that the Code Enforcer attend Planning Board meetings occasionally as it aids in keeping up to date with Town business.

Ms. Fisher made the motion to adjourn at 7:20pm. Chairman Root seconded, carried.

Tiffany Middendorf
Tioga Town Clerk