

Town of Corning Planning Board Meeting Minutes
20 S Maple St, Corning NY
March 26, 2019

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Board members present

Chair, Wayne Bennett
Donna Gridley
Dale Bly
Mike Quattrini
Dick Pope

Others present

Rep for Mr. Copp, Attorney Pawlak
Rep for Dandy, Duane Phillips
CEO, Chuck Coons
STC Consultant, Maggie Costello
LaBella Engineer, Jody Allen
P B Clerk, Avonne Dickerson

- 1.) Meeting brought to order at 5:30 pm.
- 2.) Planning Board minutes from December 4, 2018 and January 22, 2019 were presented for review. Since there was not a quorum present at either of these meetings, minutes could not be approved, however; corrections were noted and updated.

3.) **Richard Copp, subdivision of a 5.373-acre vacant lot located on Copp Hill Road,**

Owned by Richard Copp & Roxanne Edwards. Tax map: 336.10-03-010.100.

Mr. Copp has applied to subdivide a 2.309-acre lot from the 5.373-parcel above. All setbacks and density requirements are met.

SEQR

Motion by Mike Quattrini seconded by Dick Pope for the Town of Corning Planning Board to declare itself as lead agency and to classify this as an unlisted action. All yes, motion carried.

Donna Gridley led the Board through the eleven question Short Form EAF Part II, which assesses any bearing that the project may have on the environment. All Board members answered “no” to all eleven questions on the EAF.

Motion by Dale Bly seconded by Dick Pope for the Planning Board to issue a determination of negative environmental significance. All yes, motioned carried.

Copp Public Hearing

Chair Bennett opened the hearing at 5:40 pm.

- 1.) Jamie Cooney, Brown Rd resident-what is the zoning at the upper end of Copp Hill Road and does this property have a quarry on it? CEO Coons stated that the Copp property is in a R3 zone.

At 5:45 pm Chair Bennett closed the public hearing and entered back into the regular meeting.

Approval

Motion by Dale Bly seconded by Donna Gridley to approve the Copp subdivision and authorize Chair Bennett to sign the plats as presented. Applicant has sixty-two days from this date to file plats with the Steuben County Clerk. All yes, motion carried.

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4.) **Dandy Mini Mart, 11979 East Corning Rd., owned by Randy Williams**-Tax parcel #'s: 337.07-01-023.000 & 337.00-01-22.00.

Dandy Mart is looking to expand the business at its current location by purchasing the Crystal Party Center located next door at 11973 East Corning Road. Proposal is to join the two lots, demolish both buildings and construct a new 5,675 sq. ft Dandy Mini Mart. The Party Center building would be demo-ed first followed by the original Dandy building. Also, being that these parcels are under 1-acre, no SWPPP is required.

Site Access

Duane Phillips, Jody Allen and CEO Coons discussed at length about the site accesses. CEO Coons stated that currently, any striped yellow line on a roadway is unlawful to pass. In cooperation with NYS DOT engineers the latest plan reflects the suggested modification that the center striped portion (directly in front of the site on East Corning Road) be changed to allow for cars to enter the space to make left turns into Dandy. Also, drivers heading west on East Corning Road often access Dandy by cutting across East Corning Road through the intersection at Goff Road.

Currently, Dandy has an egress and ingress of 4 points and Party Center has 1. Applicant plans to alter the access to an angled right-in only access off Goff Road. To prevent traffic from East Corning Road (to access this entry point) a mountable curb separating the right-in only entrance from the exit onto Goff Road would be placed with a "do not enter sign". The other two entry points will most likely be widened to allow better entrance and exit points for the larger gasoline trucks.

Applicants proposal shows an exit heading west to exit the property onto what is known as a "paper alley". No one knows who's the owner of this piece. CEO Coons suggests that Dandy delete this request from their proposal.

Other information

- Dumpsters will be relocated.
- Concerned over distance that customers must walk from gas pump island to the proposed location of the store.
- In the B-2 zone, landscaping is required for all yards and land that are adjacent to a building. A variance is required for no landscaping adjacent to the building however; the Planning Board may waive the landscaping requirements if determined by CEO.
- Instead of a buffer barrier on the back-property line, a 6-ft white vinyl fence may work well.

Parking

According to Town code, one section states that a 9 x 18 sq. ft parking space is allowed, while in another section it states that a minimum of 200 sq. ft is required. Applicant is requesting a variance to allow for 33 spaces instead of the required 57 spaces. The proposed aisle width in the main parking area is shown on the plans to be 50', even though the required width is 24'.

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Lowering the size to 24' will reduce parking spaces and the percentage of impervious surface while increasing the landscape area.

Septic system

Jody Allen discussed the septic system which will already is and will continue to be located under the pavement. She is confident that there is a system that will work for this site, she just has not seen it yet. Cost may be a concern. Currently dry wells are being used; however, they are no longer accepted with new construction. She feels it is good that the Dandy property has a private well and a working water system, which will eventually be connected to municipal water.

Public Hearing

At 6:48 pm motion by Dick Pope seconded by Donna Gridley to open the hearing. All yes, motion carried.

Comments:

- 1) Jamie Cooney, Brown Road resident-where are the current lights located. As of now, they are located on the edge of the property and are not expected to be moved.

At 6:50 pm, Chair Bennett closed the hearing.

Variances

Once the lots are combined the new lot will be oddly shaped and be considered a corner lot. There will be two side yards, a front yard and no back yard. To meet most of the setbacks and provide easier traffic flow, the new building is set to be in the northwestern corner. Applicant will be requesting a 6' setback variance instead of the required 35'. Also, a variance from the current 50% max lot coverage will be needed. Existing lots are 81% and 89.7% lot coverage and applicant is proposing a total of 88.1% coverage and a parking space variance.

Motion by Mike Quattrini seconded by Dick Pope to table the preliminary site plan approval for the Dandy Mart. All yes, motion carried.

Meeting closed at 6:30 pm.

Respectfully submitted,
Avonne M Dickerson, Planning Board Clerk