

Town of Corning – 20 S Maple Street
Planning Board Meeting and Public Hearing Minutes
January 24, 2023
Amended February 28, 2023
5:30 p.m.

Members Present:

Wayne Bennett, Chair
Jay Harrison
Dale Bly
Sara Hale
Donna Gridley

Others Present:

Brian Toy, STC
Brad Laverty, CEO
James Manley
Gabriel Rossettie, Esq.

Open Meeting

Wayne asked for a motion to open the meeting; moved by Dale Bly, seconded by Donna Gridley. All said yes and the motion carried.

Roll Call of Planning Board Members

All members present.

Minutes

The Board reviewed meeting minutes from December 6, 2022. Wayne Bennett asked for a motion to approve minutes; motion made by Jay Harrison and seconded by Donna Gridley. Dale Bly abstained, and the motion passed.

Subdivision at Gorton Road, Corning, NY, tax parcel ID 318.00-01-081.100, with public hearing and SEQR.

Applicant James Manley and his attorney, Gabriel Rossettie, Esq., were present for the meeting. The applicant wants to subdivide two acres from 41.36 acres. There are no issues with present zoning.

Wayne Bennett asked for a motion for the Planning Board to classify this as an unlisted action and claim lead agency; motion made by Sara Hale and seconded by Jay Harrison. Motion passed.

Wayne Bennett led the Board through the 11 question SEQR Part II Impact Assessment Form. Board members answered all questions with a “no”.

Wayne Bennett asked for a motion for a declaration of negative environmental significance; motion made by Donna Gridley and seconded by Dale Bly. Motion passed.

Wayne Bennett asked for a motion to open the public hearing. The motion was made by Dale Bly and seconded by Donna Gridley. Motion passed. Gabriel Rossettie added remarks for clarification. The public hearing was closed by Chair Bennett.

Wayne Bennett asked for a motion to approve subdivision; motion made by Jay Harrison and seconded by Dale Bly. Motion passed.

Wayne Bennett asked for a motion to have chair sign plats; motion made by Jay Harrison and seconded by Sara Hale. Motion passed. Chair Bennett then signed all plats and advised applicants that they have 62 days to file.

Subdivision at VanEtten Road, Corning, NY, tax parcel ID 300.00-01-043.100

Wayne Bennett asked for a motion to deem application incomplete due to lack of representation; motion made by Dale Bly and seconded by Sara Hale. Motion passed. SEQR and public hearing postponed until next month.

Other Business

Wayne asked about an update from the Town Board; Brian Toy indicated that he had not heard anything.

The Board needs to look at updating subdivision regulations regarding lot line adjustments.

Anytime someone finished with the same number of parcels or fewer parcels than what they started with, it would not be considered a subdivision anymore and would give Code Enforcement the power to approve without having a public meeting. This will simplify and speed up the process. Such activity would not require a SEQR or a public hearing because it is a type-2 automatically.

Brian Toy indicated that there is a need to compile a type-2 SEQR list; any unlisted action can be added to a Type II list at the local level which means that it won't need a SEQR. This would simplify the process for both the applicant and the Planning Board.

Brian Toy will make available the type-1 list. Anything on type-1 list cannot be made a type-2.

Brad Laverty mentioned that he's been contacted about putting up a business sign by Edger Enterprises. It is unclear if this is a Planning Board issue.

Adjournment

Wayne Bennett asked for a motion to adjourn the meeting at 6:12 p.m.; motion by Dale Bly and seconded by Donna Gridley. All were in favor and the motion passed.

Respectfully submitted,

Barbara Sammis
Secretary PBZBA