

Town of Corning – 20 S Maple Street
Planning Board Meeting and Public Hearing Minutes

March 28, 2023

5:30 p.m.

Members Present:

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

Others Present:

Brian Toy, STC
Jodi Edger
Colton Hillman
Catherine Knowles
Steve Rossettie
Stan Gridley, Jr.

Absent:

Brad Laverty, CEO

Open Meeting

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

Roll Call of Planning Board Members

All members present.

Minutes

The Board reviewed meeting minutes from February 28, 2023. Wayne Bennett asked for a motion to approve minutes pending the correction; motion made by Donna Gridley and seconded by Sara Hale; the motion passed.

Subdivision with public hearing and SEQR for 11773-11777 East Corning Rd., Corning, NY; tax ID #337.09-04-016.000 and 337.09-04-015.000

Applicants were present.

Wayne Bennett asked for a motion for the Planning Board to classify this as an unlisted action and claim lead agency; motion made by Jay Harrison and seconded by Dale Bly. 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 Jay Harrison and seconded by Donna Gridley. Motion passed. The public hearing was closed by Chair Bennett.

Wayne Bennett asked for a motion to approve subdivision; motion made by Sara Hale and seconded by Donna Gridley. Motion passed.

Wayne Bennett asked for a motion to have chair sign plats; motion made by Dale Bly and seconded by Donna Gridley. Motion passed. Chair Bennett then signed all plats and advised applicants that they have 62 days to file with the county.

Conditional use permit with public hearing and SEQR for 11773-11777 East Corning Rd., Corning, NY; tax ID #337.09-04-016.000 and 337.09-04-015.000

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

Wayne Bennett asked for a motion to open the public hearing. The motion was made by Jay Harrison and seconded by Dale Bly. Motion passed. The public hearing was closed by Chair Bennett.

Wayne Bennett asked for a motion to approve site plan for conditional use permit; motion made by Dale Bly and seconded by Sara Hale. Motion passed.

Preliminary site plan review for conditional use permit and public hearing for Edger Steele Cold Springs Pit, located north of NYS Route 352, Town of Corning, Steuben County; tax ID #337.00-03-011.000, 319.00-01-020.100 and 337.00-025-025.300

Applicants were present.

Wayne Bennett asked for a motion for the Planning Board to classify this as a Type 1 action and claim lead agency; motion made by Dale Bly and seconded by Donna Gridley. Motion passed.

Applicants answered questions presented by Planning Board members and Brian Toy.

Modifications needed in order to submit for final approval of the site plan are below:

- Property lines shown for tax parcel 337.00-03-025.300 (the parcel with the scale and scale house) and tax parcel 337.00-03-025.100 (the parcel with the single-family home).
- The location of the single-family home on parcel 337.00-03-025.100 with distance from the home to each property line.
- Distance of the scale and scale house to all property lines.
- Location of any signs, stockpiles of material (including smaller stockpiles for customers), truck staging area(s), and parking area(s) including distances to all property lines.
- Notation indicating any areas to be paved (i.e. the access road).
- Addition of a note along the Abandoned Light Duty Road stating “For Agricultural Use Only”.
- Notation on site plan stating:
 - Hours of operation (on Saturdays mining operations until noon, moving/hauling until 3:00 PM).
 - Projected maximum trucks per hour.
 - That only 10 acres or less will be disturbed at a time.

While not a specific requirement of the preliminary approval, it would also be helpful if there was a notation in the “unaffected area” stating that Edger plans to mine this area in the future.

Additionally, as the site is within 500 feet of a farm operation located in a NYS Agricultural District (Allen's Stock Farms), the Town must submit an Agricultural Data Statement to the county for their 239-m review.

Wayne Bennett asked for a motion to open the public hearing. The motion was made by Dale Bly and seconded by Sara Hale. Motion passed. The public hearing was closed by Chair Bennett.

Wayne Bennett asked for a motion to approve a preliminary site plan with modifications listed; motion made by Donna Gridley and seconded by Sara Hale. Motion passed.

Delegate Flood Plain to Code Enforcement Officer

Wayne Bennett asked for a motion to delegate all floodplain management authority, including the review and issuance of floodplain development permits, to the Code Enforcement Officer; motion made; seconded by Donna Gridley. Motion passed.

Other Business: Discussion of attorney comments on new zoning code

Brian went through each of the attorney's comments, documented the Planning Board's responses, and will send them to the Town Board.

Wayne Bennett asked for a motion to send the attorney's concerns and replies to Town Board; motion made by Dale Bly, and seconded by Jay Harrison. Motion passed.

Adjournment

Wayne Bennett asked for a motion to adjourn the meeting at 8:10 p.m.; motion by Dale Bly and seconded by Jay Harrison. All were in favor and the motion passed.

Respectfully submitted,

Barbara Sammis
Secretary PBZBA