

Town of Corning – 20 S Maple Street
Planning Board Meeting and Public Hearing Minutes
May 23, 2023
5:30 p.m.

Members Present:

Wayne Bennett, Chair
Sara Hale
Dale Bly
Donna Gridley

Others Present:

Brian Toy, STC
Brad Laverty, CEO
Colton Hillman, Edger Enterprise
Jodi Edger, Edger Enterprise
Steve Brucie, Habitat for Humanity
Patty Ozer

Absent

Jay Harrison

Open Meeting

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

Roll Call of Planning Board Members

All members present except for Jay Harrison.

Minutes

The Board reviewed meeting minutes from April 25, 2023. Wayne Bennett asked for a motion to approve minutes pending the correction to add “variance” after the word area on page 2; motion made by Donna Gridley and seconded by Dale Bly; the motion passed.

Subdivision at 11819 East Corning Road with public hearing and SEQR; tax ID #337.00-01-031.000, 337.00-01-032.000, 337.00-01-040.000, and 337.00-01-041.111

Applicant was present. The request consisted of subdividing 4 lots to recombine and ending up with 2 lots. There were no questions from the Board.

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.

Donna Gridley 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 Sara Hale. Motion passed.

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

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

Subdivision with public hearing and SEQR Habitat for Humanity; tax ID #299.00-01-004.200

Applicant was present.

It was noted that the Zoning Board of Appeals approved the variance.

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

Donna Gridley led the Board through the EAF 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 Dale Bly and seconded by Donna Gridley. Motion passed. The public hearing was closed by Chair Bennett.

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

It was noted that the plats were missing surveyor’s stamp.

Wayne Bennett asked for a motion to conditionally approve the subdivision with the condition that applicant bring back plats with surveyor’s stamp. Motion made by Dale Bly; seconded by Donna Gridley.

Wayne Bennett asked for a motion to have chair sign plats; motion made by Dale Bly and seconded by Donna Gridley. Motion passed.

Site plan amendment for Habitat for Humanity with public hearing and SEQR;
tax ID #299.00-01-004.200

Wayne Bennett asked for a motion to reopen the SEQR; motion by Donna Gridley, seconded by Dale Bly; all approved.

Wayne Bennett asked for a motion to reissue a declaration of negative environmental significance; motion made by Donna Gridley; seconded by Sara Hale. Motion passed.

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

Final site plan review with SEQR 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.

Planning Board members read through submitted paperwork; pipeline issue is being worked through; Brian Toy spoke on the current situation regarding Edger complying with all concerns.

Wayne Bennett led the Board through the SEQR Part II Impact Assessment Form. Board members answered the following questions with a “yes, moderate to large impact may occur.”

- 1.d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.
- 1.e. The proposed action may involve construction that continues for more than one year or in multiple phases.
- 1.h. Other impacts: Impact on land stability around Sunoco L.P./Energy Transfer Pipeline

Board members answered all other questions with a “no”.

Brian Toy reviewed SEQR Part III, “Reasons Supporting Determination”.

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

Discussion was held regarding the houses being in an R1 zone and whether there was a need for a buffered area. It was decided to maintain what’s currently already there for a buffer.

Hours of operation and truck traffic expectations are both on site plan.

Wayne Bennett asked for a motion to conditionally approve site plan and conditional use permit for mining and retail sales with the listed conditions; motion made by Donna Gridley and seconded by Sara Hale. Motion passed.

Condition of approval:

- Receipt of documentation that all concerns have been addressed surrounding the pipeline and approval has been given by Sunoco L.P./Energy Transfer.

Conditions of permit:

- Hours of operation 7 AM – 5 PM Mon-Fri and 7 AM – 3 PM Sat. No mining or processing will be performed after noon on Saturday.
- A maximum of 10 acres of extractive mining will be performed at any one time.
- Loaded truck traffic is an average of 15 loaded trucks per hour, maximum of 20 loaded trucks per hour.
- The Abandoned Light Duty Rd. is for agricultural use only.
- Maintain the existing buffer between parcels 337.00-03-025.000 and 337.00-03-025.100.
- All lighting is to be night-sky compliant.

Other Business

End of term dates:

Donna Gridley – 2023

Sara Hale – 2024

Jay Harrison – 2025

Dale Bly – 2026

Wayne Bennett – 2027

Adjournment

Wayne Bennett asked for motion to adjourn the meeting; motion made by Donna Gridley and seconded by Sara Hale. Motion passed and the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Barbara Sammis
Secretary PBZBA