

Town of Corning – 20 S Maple Street
Planning Board Meeting and Public Hearing Minutes
February 27, 2024
5:30 p.m.

Members Present

Wayne Bennett, Chair
Sara Hale
Dale Bly
Jay Harrison
James Allen

Others Present

Brad Laverty, CEO
Brian Toy, STC
Shane Donahue
Josh Boor
Angela Boor
Kristin Lynch
Patrick Lynch
Jacob Lynch

Meeting was opened at 5:35 PM.

Roll Call of Planning Board Members

All members present.

Minutes

The Board reviewed meeting minutes from January 23, 2024. Wayne Bennett asked for a motion to approve the minutes; motion made by Dale Bly and seconded by Sara Hale. The motion passed.

Site Plan review for Conditional Use Permit for Commercial Event Facility, Pine Hill Road, Corning, NY; tax ID #282.00-02-040.12

Applicants were present.

Discussion surrounding the site plan occurred and Planning Board members asked questions of the applicants.

Wayne Bennett asked for a motion for the Planning Board to waive paving requirements as per Zoning Code Section 7.4. Motion made by Jay Harrison and seconded by Dale Bly. Motion passed.

Wayne Bennett asked for a motion for the Planning Board to waive preliminary site plan review as per Zoning Code Section 4.2. Motion made by Sara Hale and seconded by James Allen. Motion passed.

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 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 Jay Harrison and seconded 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 Sara Hale. Motion passed. Chair Bennett closed the public hearing.

Wayne Bennett asked for a motion to approve the final site plan and issue a conditional use permit with the following conditions:

- Hours of operation are Monday through Sunday from noon to midnight
- Night-sky compliant lighting
- All conditions as listed on site plan

Motion made by Sara Hale and seconded by Jay Harrison. Motion passed.

Discussion was held regarding the number and size of accessory structures allowed in the Town of Corning. It was decided that STC Consultant Brian Toy

would draft potential development standards related to accessory structures for the Planning Board to review.

Discussion was held regarding the Edger Pit on NYS Route 352. It was noted that there are potential violations of the conditional use permit occurring.

Wayne Bennett asked for a motion to send a notice of potential violation letter to Edger Enterprises requiring proof of compliance with conditional use permit and final site plan design by April 15th, 2024. Motion was made by Jay Harrison and seconded by Sara Hale. Motion passed.

Adjournment

Wayne Bennett asked for a motion to adjourn the meeting at 6:59 p.m. Motion was made by Dale Bly and seconded by James Allen; motion passed.

Respectfully submitted,

Brian Toy
STC Planning Consultant