

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

April 23, 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

A motion was made by Chair Wayne Bennett to open the meeting at 5:32 p.m. Motion was made by Sara Hale and seconded by Dale Bly; motion carried.

Roll Call of Planning Board Members

All members present.

Minutes

The Board reviewed meeting minutes from February 27, 2024. Wayne Bennett asked for a motion to approve the minutes; motion made by Dale Bly and seconded by Sara Hale. The motion passed.

Discuss Conditional Use Permit for Edger Enterprises.

Brian Toy gave the Board members a timeline of prior dealings with Edger Enterprises, as well as background information relative to this timeline.

It was brought to the attention of the Planning Board and the Code Enforcement Officer that Edger Enterprises was in potential violation of their Conditional Use Permit. Legally, the Planning Board can hold a public hearing to revoke their Conditional Use Permit. After much discussion, Wayne Bennett suggested

sending a letter to Edger Enterprises regarding their violations, advising that, at the May pre-planning meeting on May 14th, if they are not compliant, the Planning Board will hold a public hearing to discuss revocation of their Conditional Use Permit at the next Planning Board meeting on May 28th. Brad Laverty will send the letter out as Code Enforcement Officer.

Discuss potential zoning changes related to accessory structures

Brad Laverty wanted to discuss the amount of storage sheds on various sizes of property. Size of property will determine the amount/size or accessory structures allowed. There was discussion by the Board members regarding having a proposed number of accessory structures for property size (lot square footage) versus setting a percentage of lot square footage for R2 and R3.

After extensive discussion, Brian Toy will modify the current code and come up with proposed wording/changes for the next Planning Board meeting.

Housing Needs Assessment Study Grant

Wayne Bennett brought up the issue of the Housing Needs Assessment Study grant. Brian Toy expanded on the purpose of the grant and the various types of grants available. He also explained that there are stipulations to giving grant money to residents. Brian will bring this to the Town of Corning Board at their May meeting for approval for applying for this grant.

Adjournment

Wayne Bennett asked for a motion to adjourn the meeting at 6:54 p.m. Motion was made by Sara Hale and seconded by Dale Bly; motion passed, and meeting was adjourned.

Respectfully submitted,

Barbara Sammis
Secretary PBZBA