

Town of Corning – 20 S Maple Street
Planning Board Meeting and Public Hearing
Minutes – July 23, 2024
5:30 p.m.

Members Present

Wayne Bennett, Chair
Sara Hale
James Allen
Dale Bly

Others Present

Brian Toy, STC
Hannah Waschezyn, STC
Jody Allen, LaBella Associates
Robert Romine, ClearPath Energy
Patty Ozer, ClearPath Energy
Russ Ozer, ClearPath Energy
Steve Rossettie, ClearPath Energy
Sean Reardon, Tetra Tech

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

Roll Call of Planning Board Members

Jay Harrison absent.

Minutes

The Board reviewed meeting minutes from June 25, 2024. Sara Hale noted a spelling error on the first page; the secretary will correct the error. Wayne Bennett asked for a motion to approve the minutes as amended; motion made by Sara Hale and seconded by James Allen. The motion passed.

Planning Board advisory opinion on area variances for Type 2 Solar Energy System at 2488 Northwood Circle. Tax Map ID#319.15-01-007.200

Brian Toy provided paperwork to the Planning Board. Applicant needs two variances because their lot is too small, and solar panels need to be in the backyard (they are asking to be in the front yard).

Chair Bennett asked for a motion to send an opinion of negative support to the Zoning Board of Appeals. Motion made by Sara Hale and seconded by Dale Bly; motion passed.

Ozer East Solar Project presentation

Sean Reardon and Robert Romine presented their solar project to the Planning Board. Brian Toy provided Board members with area maps; he also noted that there are several changes to come and that the Planning Board would need to see documentation of those changes.

Jody Allen noted that she was doing the engineering review; she had several questions for the applicants to answer. Applicants also answered several questions from Board members and Brian Toy.

Brian Toy will forward the letter to applicants concerning comments that need to be addressed.

Jody Allen advised that applicants should be able to waive the soil sampling.

Based on the presentation and information forthcoming, 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 Sara Hale. Motion passed.

Proposed Zoning Changes Accessory Buildings

Brian Toy provided paperwork for finalizing the accessory buildings update and explained the updates.

Wayne Bennett asked for a motion to send the proposed changes to the Town Board for approval. Motion made by Dale Bly and seconded by James Allen; motion passed.

Other Business

There was a quick discussion about the Hickling Heights station coming back into use.

There was also continued discussion about several issues with the Solar Project presentation. Brian and Wayne addressed the questions raised.

Adjournment

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

Respectfully submitted,

Barbara Sammis
Secretary PBZBA