

**Town of Corning – 20 S Maple Street**  
**Planning Board Meeting and Public Hearing Minutes**  
**October 22, 2024**  
**5:30 p.m.**

**Members Present:**

Wayne Bennett, Chair  
James Allen  
Dale Bly  
Sara Hale

**Others Present:**

Brian Toy, STC  
Brad Laverty, CEO  
Sean Reardon (TetraTech/Clearpath)  
Robert Romine (Clearpath)  
Hannah Waschezyn (STCRPDB)  
Russell Ozer, Land Representative  
Patricia Ozer  
Jody Allen, LaBella

**Open Meeting**

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

**Roll call of Planning Board Members**

All members were present except for Jay Harrison

**Minutes**

The Board reviewed meeting minutes from September 24, 2024. Wayne Bennett asked for a motion to approve minutes; motion made by Sara Hale and seconded by James Allen; the motion passed.

**Preliminary site plan review for Ozer East Solar Project**, 11799 East Corning Road, Corning, NY various parcel numbers.

Brian Toy presented information received from various sources and updates. Sean Reardon then explained their process to the Board members. There was extensive discussion regarding tree removal and disposal.

Wayne Bennett asked for a motion to approve the preliminary site plan with conditions to provide further documentation for there being no off-site drainage and intended management of stumps from tree clearing activities. Motion Made by Dale Bly; seconded by Sara Hale. Motion passed.

**Concept plan review** – Zeltins, Ozer West and Ozer North Solar Projects

Brian Toy distributed maps and paperwork to the Board members and explained what was contained in each map. Sean Reardon then gave a presentation regarding the three parcels. He asked if they could request that subdivisions be approved at the same time as a conditional use permit. Brian Toy recommended that they be allowed to make both requests at the same time.

Brian also had several follow-up questions regarding the plan, which were addressed by Sean Reardon and Robert Romine via discussion.

**Town of Corning Codes & Planning Fee Schedule**

Brian Toy distributed paperwork regarding the Codes and Planning Fee Schedule suggested updates. After some discussion, Brian indicated he will make final updates, and will also speak with Town Supervisor, Jen Mullen for her consideration.

### **Planning Board Training**

Brian Toy will email the Board members with available training course schedules for all members to complete their required training for the year.

### **Other business: December meeting date**

There will be no Planning Board meeting in November. A pre-planning meeting will be held on Tuesday, November 19 at 2:30 p.m. and the December Planning Board meeting will be scheduled for Tuesday, December 10 at 5:30 p.m.

### **Adjournment**

Wayne Bennett asked for a motion to adjourn the meeting at 7:17 p.m.; motion by Dale Bly and seconded by Sara Hale. All were in favor and the motion passed.

Respectfully submitted,

Barbara Sammis  
Secretary PBZBA