

Town of Corning – 25 South Elm Street
Planning Board Meeting and Public Hearing Minutes

December 9, 2025

5:30 p.m.

Members Present:

Wayne Bennett, Chairman
Jay Harrison
James Allen
Dale Bly
Sarah Hale

Others Present:

Sean P. Reardon, TetraTech
Robert Romine, Clear Path Energy LLC
Mollie Messenger, DRS
Steve Rossettie, RRM (Steele)
Russell and Patty Ozer
Gerald McDonald
Jody Allen, LaBella

Open Meeting

Wayne Bennett asked for a motion to open the meeting at 5:30 p.m.; motion was made by Dale Bly and seconded by Jay Harrison. All said yes and the motion carried.

Roll Call:

All members were present.

Minutes

The Board reviewed meeting minutes from October 27, 2025. Wayne Bennett asked for a motion to approve minutes; a motion made by Jay Harrison and seconded by Dale Bly. All said yes and the motion passed.

Final approval of Higman Hill solar project

Applicant was present.

Wayne Bennett stated that at the last meeting that, in order to give them their preliminary, there were a few items that were still needed to get final approval. He noted that everything is pretty much in now: the engineer reviewed the SWPPP and found it satisfactory, the road use agreement is out, the decommissioning plan is done, along with the host benefit agreement of which the Planning Board does not have a copy. However, the Board has no issues with the host benefit agreement or the road use agreement. Wayne Bennett asked for a motion to deem the documents acceptable. The motion was made by Dale Bly and seconded by Sara Hale; all said yes and the motion carried.

Wayne Bennett then mentioned that all this information would be sent to the Town Board. He noted that these were the conditions: no building permit shall be issued until the Town Board signs a road use agreement with Delaware River solar, no building permit shall be issued until the Town Board accepts and approves the decommissioning plan and the associated bond set by the Town Board, and no building permit shall be issued until the Town Board and Delaware River Solar jointly enter into and sign an host community benefit agreement.

Waye Bennett then asked for a motion to approve the final site plan with those conditions; motion was made by Dale Bly and seconded by Sara Hale. The motion carried.

Mollie Messenger noted that she talked to the Town Supervisor and would be sending her the rest of the documents.

Preliminary site plan approval consideration for Ozer/Zeltin Solar project.

Applicants and representatives were present.

Wayne Bennett stated that there were a few issues that have since been resolved, specifically an approval from the DEC for the SWPPP. Engineers have all responded to issues. The SEQR and coordinated review had begun. There was no response from the county on the 239. The only thing holding

things up is the subdivision. Robert Romine gave an explanation as to how this will be taken care of.

Sean Reardon then gave an update on the changes made to the project and answered questions from the Board members. Wayne Bennett relayed information from LaBella which stated that they would be more than happy to work with the applicant and that final approval from New York State DEC is required prior to starting construction. Applicant stated that they will obtain a letter from the DEC saying that the SWPPP has been approved. Applicant then provided and explained in detail the updated visuals for the project. He also took and answered questions from the Board members. Wayne Bennett had a specific question about the SHPO letter being sent; applicant said that they heard back from them and needed to send them a site plan.

Wayne Bennett then asked for a motion to deem the application complete. The motion was made by Jay Harrison. Wayne Bennett then asked for a motion to have the Town of Corning Planning Board claim lead agency. Motion made by Jay Harrison and seconded by Sara Hale; all said yes and the motion passed. Wayne Bennett also asked for a motion to declare lead agency and classify this action as Type 1 action. A motion was made by Dale Bly and seconded by Jay Harrison; all said yes and the motion passed.

Wayne Bennett reviewed SEQR Part 2 with the Board. Based on the answers, Wayne Bennett asked for a motion to approve the preliminary site plan. The motion was made by Jay Harrison and seconded by Dale Bly; all said yes and the motion carried.

It was asked of the Board members if they had any interest in having a road use agreement. After some discussion, it was decided that a road use agreement would be put forth to the Town Board, as well as a host community agreement.

Other Business

Jay Harrison has been approved for another 5-year term by the Town Board.

Adjournment

Wayne Bennett asked for a motion to adjourn the meeting at 6:31 p.m.; the motion was made by Dale Bly and seconded by Sara Hale. All were in favor and the motion passed.

Respectfully submitted,

Barbara Sammis
Secretary PBZBA