

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

March 24, 2026

5:30 p.m.

Members Present:

Wayne Bennett, Chairman
Sarah Hale
James Allen
Dale Bly

Others Present:

Chelsea Robertson, STCRP&DB
Alison Salisbury, STCRP&DB
Jodi J. Edger, Edger

Members Absent:

Jay Harrison

Open Meeting

Wayne Bennett asked for a motion to open the meeting at 5:32 p.m.; motion was made by Sara Hale and seconded by James Allen. All said yes and the motion carried.

Roll Call:

All members were present except Jay Harrison.

Minutes

The Board reviewed meeting minutes from January 27, 2026. Wayne Bennett asked for a motion to approve minutes; a motion made by Sara Hale and seconded by Dale Bly. All said yes and the motion passed.

Edger Enterprises: Complete final Site Plan Review for amendment of Conditional Use Permit for temporary increase of trucking and temporary increase of trucking and temporary hours of operation; 11891 State Rt. 352, Corning

Before beginning discussion of Edger Enterprises issue, Chelsea Robertson introduced Alison Salisbury to the Planning Board.

Chelsea and Alison then gave an update:

- There was a public hearing in January of 2026
- A 239 M review with the county was submitted; response indicated no significant county-wide or intermunicipal impact.

- SEQR – DEC is lead agency and issued a negative declaration of environmental significance.
- Tonight the Planning Board is voting on temporary modifications to Conditional Use Permit.
- There were some minor differences between what was originally detailed in the Application submitted to the Town and the information submitted to the DEC for the SEQR. For consistency, we are deferring to the information submitted to DEC as they are lead agency and will use that information to make a determination on the Conditional Use Permit amendment.
- The DEC notice of complete application is allowing temporary modifications as follows:
 - Temporarily increase the hours of operation to 7:00 am – 8:00 pm Monday through Saturday. This is a change from the previously authorized hours of operation, which were 7:00 am – 5:30 pm Monday through Friday, and 7:00 am – 3:00 pm Saturday. There are no proposed hours on Sundays or holidays.
 - Temporarily increase truck traffic to up to 50 trucks per hour (up to 500 truck trips per day). This is an increase from the currently approved 20 truck trips per hour (up to 200 truck trips per day).
 - The Permit Term Area (PTA) would temporarily be increased to 29.2 acres (ac) up from the current PTA of 15.2 ac.
- On the increase in truck traffic, DEC noted that, if there was an issue, they would address it at that point, and they could stop operations at any time.
- The Metropolitan Planning Organization (MPO), which is run by Chemung County Planning, may do a traffic study related to the Project Milo (Amazon) site and may include the construction numbers.

Chelsea then stated options for the Planning Board to consider:

- Consider hours of operation increase as well as truck increase.
- Approve a specific number of trucks, which may not necessarily be what was requested, but what the Town feels comfortable with, pending traffic studies.
- Ask for an independent traffic study by an independent engineer and then decide on the specific number of trucks.
- Set a timeline to avoid Edger having to request extensions.
- Disapprove everything and provide reasons.

Concerns from the Planning Board:

- Dale Bly asked if the quantity of yardage being removed from the Project Milo site had changed? Chelsea replied that not all the material from the Project Milo site is necessarily going to Edger. Some material may be kept on site to level out certain areas of the site; some material may go to alternative sites. Jodi Edger responded that there needed to be several plans lined up.

- Dale Bly mentioned concerns about the neighborhood. Jodi said that they will be starting at 7:00 a.m. instead of 6:00 p.m., ending at 8:00 p.m., Monday-Saturday (which is consistent with the DEC SEQR).
- James Allen mentioned that, as a resident of that neighborhood, the sediment generated from truck traffic to and from the mine needs to be maintained, perhaps having a street cleaner coming through coming through on a regular basis. Jodi replied that they will be maintaining and containing the debris. James also asked if there was a plan for traffic monitoring. Chelsea replied that DOT may have to deal with this.
- Dale Bly mentioned concerns about the hours of operation, as well as dust and debris making the houses dirty. He also mentioned a concern about extending the Saturday hours beyond 3:00 p.m.
- Sara Hale asked what would happen if the Planning Board did not approve the plan – would Amazon have another plan. Chelsea responded that, in that event, it is not for the Town to figure out, and Amazon and the Town of Big Flats would deal with that issue.

At the conclusion of the discussion, James Allen offered an opinion that if Jodi Edger can maintain cleanliness of the road and keep within the parameters determined by the Town, he agrees with the changes. Wayne Bennett also agreed that this project should be done as soon as possible. Dale Bly added that it is often a struggle to move dirt during summer months, depending on the weather. Sara Hale mentioned that she is agreement with the project but just keep the hours on Saturday until 3:00 p.m. (consistent with the current hours of operation).

Jodi Edger mentioned that there would be message boards and proper signage along the roadways to alert traffic and pedestrians of the increased truck traffic.

It was decided that the timeframe for the temporary modification to the Conditional Use Permit would be May 1 – October 31, 2026, the hours would be 7:00 a.m. to 8:00 p.m. Monday-Friday, and 7:00 a.m. to 3:00 p.m. on Saturday, and the number of trucks as proposed would be up to 50 truck trips/hour (up to 500 trucks per day).

Wayne Bennett asked for a motion to approve the Conditional Use Permit modification with the changes made for Edger Enterprises. Motion was made by Dale Bly and seconded by James Allen. All said yes and the motion passed.

Other Business:

Regarding Staton, Chelsea noted that this project has not been brought back to the Board at this time. She and the Board members had some discussion on the history of this project, and what it might require to move it forward. She suggested that the Planning Board might want to ask for a bond.

Wayne Bennett added that another order of business was a subdivision application that was submitted to the Board in March, but there was still work to be done on it, as it was incomplete.

Adjournment

Wayne Bennett asked for a motion to adjourn the meeting at 6:28 p.m.; the motion was made by Sara Hale and seconded by James Allen. All were in favor and the motion passed.

Respectfully submitted,
Barbara Sammis
Secretary PBZBA