

Town of Corning
Planning Board Meeting Minutes
January 24, 2017

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Members Present:

Elijah Baity, Chair
Richard Pope
Dale Bly
Wayne Bennett

Members Absent:

Jon Huff
Marianna Redner
Mike Quattrini

Others Present:

Christine Gerow, applicant
Steven Ferris, applicant
Jason Gorman, applicant
Jeffrey Bly, applicant
Stan Gridley Jr
Mike Brenning
Chuck Coons, Code Officer
Gabriel Holbrow, STC Planner
Avonne Dickerson, Secretary

Motion at 5:38 pm by Dick Pope seconded by Dale Bly to call the Planning Board Meeting to order. Voice vote, all yes, motion carried.

1.) Minutes from October 25, 2016 meeting-motion by Wayne Bennett seconded by Dick Pope to approve minutes as submitted. Voice vote, all yes, motion carried.

2.) Terry Towner, Addison NY: 4-lot subdivision with Public Hearing for two parcels located on the Rose Road. Parcel #'s 300.00-01-022.112 & 283.00-01-045.110.

Previously, applicant came before the Board on 09/27/2016 and presented a concept plan for the subdivision. He now has a completed survey plat. All proposed lots meet the required dimensions for the zoning district and no new roads or other improvements are planned.

a.) **SEQR-Short Environmental Assessment Form-**

Part 1 of the EAF was completed and filed by applicant Terry Towner. Part 2 and 3 were reviewed by Planning Board with Planner Gabriel Holbrow.

b.) Motion by Dale Bly seconded by Wayne Bennett that the Planning Board declares the following: proposed action will not result in any significant adverse environmental impacts and application is considered complete. Voice vote, all yes, motion carried.

c.) Public Hearing-at 5:49 pm Chair Elijah Baity opened the Public Hearing. At 5:50 pm Chair Elijah Baity closed the Public Hearing with no public comments heard.

d.) Motion by Wayne Bennett seconded by Dick Pope to approve the proposed Towner subdivision. Voice vote, all yes, motion carried. Applicant has sixty-two days to file signed maps with Steuben County Clerk.

3.) Clair Gerow (Christine Gerow), 3099 Gorton Road: reaffirm subdivision of (a) 2.5-acre parcel from (a) 42.71-acre parcel, approval as dated June 28, 2016. Parcel # 318.00-01-039.100.

Planning Board previously granted final plat approval on June 28, 2016, however the plat was never signed or filed with the Steuben County Clerk.

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Originally, Christine Gerow had planned to combine the 2.5-acre lot to an existing 0.12-acre lot, which was a condition of the Planning Board approval in June 2016. However, that was impossible to meet because ownership of these two parcels is not the same.

a.) Motion by Wayne Bennett seconded by Dick Pope to reaffirm approval of the Gerow subdivision as submitted. Voice vote, all yes, motion carried. Applicant has sixty-two days to file signed maps with Steuben County Clerk.

4.) Steven Ferris, Bath NY: (Concept Plan only)-Conditional Use Application for an equipment and party rental store business. The property he is considering is (a) 2.36-acre parcel located at 11425 East Corning Road and owned by Victoria Kozey. Parcel # 335.023-01-006.000.

Mr. Ferris is proposing to purchase the Kozey property to house a rental and sales business. The existing home will be used as a show room and offices with minimum renovation to make the house look like a store. He explained that this is a seasonal operational business with heavier traffic during the summer months. Mr. Ferris also provided a map that displays where equipment storage and parking will be. Because property is within 500 feet of the NYS highway right-of-way, applicant must provide a GML §239-M Referral Form to Steuben County Planning Department. Also, Mr. Ferris has spoken to NYS DOT concerning the opening to the highway.

5.) O. H. Striping Company, owned by Jeffrey Bly, 11178 River Road: (Concept Plan only)-Conditional Use Permit to house a business at above location. Map # 337.00-02-006.000.

Planning Board member Dale Bly, Jeff Bly's father, temporarily recused himself from the meeting.

O. H. Striping is a company that primarily works on County and State roadways throughout NY and PA. The proposed site is (a) 3.62-acre vacant lot formerly owned by Hakes Construction. Applicant proposes to construct an office/garage building and operate a striping business at this location.

The Planning Board would need to know hours of operation and what kind of vehicles will be coming in and out of the business.

The parcel is in a floodplain zone and will require a Flood Plain Development Permit while the back portion of the lot (closer to the river) is in the regulated floodway. It is legally possible to develop in this area, but an evaluation prepared by a licensed engineer stating that the development will not result in any flood level increase is required.

Because property is within 500-feet of a County Highway right-of-way, a copy of the complete Conditional Use Permit application, including the site plan, must be submitted to the Steuben County Planning Department for a review of potential inter-municipal impacts in accordance with sections 239-l and 239-m of NYS GML.

No Board action taken as a Public Hearing must be advertised and held.

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6.) Finger Lakes Land Trust, Rep. Jason Gorman: (Concept Plan only)-Conditional Use Application to make public access improvements to the Houghton Land Preserve located on Spencer Hill Road. Parcel # 335.02-01-006.000.

Finger Lakes Land Trust recently accepted a donation of 195-acres of land, which includes a mix of forest, fields and undeveloped land, from the Houghton family to establish the Houghton Land Preserve on Spencer Hill. The Land Trust proposes to construct improvements such as a parking area, signage, explanatory kiosk and improved hiking trails. When completed, it will be formally open to the public.

The proposed parking area will be surfaced with crushed stone and will cover approximately 6,000 square feet. Because Spencer Hill Road is a County Highway, applicant obtained a Steuben County Works Permit with an agreement to install a culvert under the road to ensure adequate drainage from the parking lot site.

7.) Other Business: Stanley Gridley Jr.-Property located at 11240 River Road, Parcel # 337.00-02-009.100.

In 2012 Mr. Gridley came to the Planning Board to receive an approval for a mining facility at above location and at that time his Conditional Use application was incomplete. The Board advised him to get the information needed from DEC and return to the Planning Board for the processing of his request to operate a business.

Currently, Mr. Gridley has a mining operation at this location (by way of DEC issuing a permit) and is also selling a small amount of mulch at this site. He wants to build a \$35k pole barn at this site, which is in a flood zone area and requires a floodplain permit to go forward.

Because Mr. Gridley did not return to the Planning Board with completed conditional use application, Code Officer Coons is not in favor of issuing a building permit for the pole barn. A public meeting must be held with a public hearing to receive the conditional use permit to run any business in that zone.

- a.) Chairman Baity went through the floodplain permit requirements with applicant. On motion of Dale Bly seconded by Dick Pope the Planning Board approved Mr. Gridley's floodplain permit. Voice vote, all yes, motion carried.
- b.) Motion by Dale Bly seconded by Dick Pope to request that Mr. Coons consider issuing Mr. Gridley a building permit to build a pole barn on that property. Voice vote, all yes, motion carried.
- c.) Chuck Coons searched through the Town of Corning Zoning Code, Section 4.9 Use Regulation Table, and viewed page 36 labeled "ACCESSORY USES ", definition as follows- "Accessory use customarily incident to any of the use mentioned herein and on the same lot." This would presumably allow Mr. Gridley to continue to sell gravel and mulch at the location above.

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Planner Holbrow mentioned that Mr. Gridley may want to write a letter to the Planning Board, asking that they consider adding the selling of mulch and gravel to his Conditional Use Permit application.

Other Business continued:

CEO Chuck Coons stated that he is modifying the Pre-Planning meeting date to be one week from the submission of information date which will give him, the Planning Board Chair and the Planner more time to review information.

Chuck mentioned that he has modified the application for Conditional Use Permit and would like Planning Board members to review.

He also suggested putting signs on residents' property that have come to the Planning Board. This would allow neighbors and residents to see that that property is considering a project and is under review.

Chair Baity stated that Supervisor Feehan asked that any member who received training needs to get proof to her that they did it.

Planner Holbrow mentioned that the STC Planning Board is hosting the yearly Leadership Conference at CCC on April 6, 2017. The NYS yearly requirement is 4 hours of training.

At 8:15 pm motion to close the meeting by Dale Bly seconded by Wayne Bennett. Voice vote, all in favor, motion carried.

Respectfully submitted,
Planning Board Clerk, Avonne Dickerson