

**Town of Corning – Planning Board Meeting – 20 S Maple St
February 28, 2017**

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Members Present:

Elijah Baity, Chair
Richard Pope
Dale Bly
Jon Huff

Members Absent:

Wayne Bennett
Marianna Redner
Mike Quattrini

Others Present:

Steven Ferris, applicant
Jason Gorman, applicant
Jeffrey Bly, applicant
Joe Carey, applicant
David Iocco, PE
David Shafer, Town Council
Chuck Coons, Code Officer
Gabriel Holbrow, STC Planner
Avonne Dickerson, Secretary

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

1.) *Minutes from January 24th meeting-motion by Dick Pope seconded by Dale Bly to approve minutes as submitted. Voice vote, all yes, motion carried.

*please note that Stan Gridley Flood Plain permit was issued for building only.

2.) Stan Gridley Jr, 11250 River Road-parcel # 337.00-02-009.100.

Public Hearing-Chair Baity opened the Public Hearing @ 5:52 pm. Chair Baity closed the Public Hearing at 5:53 pm.

SEQR-previously completed by NYD DEC in 2013 with neg-dec findings.

Motion-Dale Bly made a motion seconded by Dick Pope to approve the site plan as final. Voice vote, all yes, motion carried.

Flood Plain Permit-motion by Jon Huff seconded by Dick Pope to approve Flood Plain Permit for Stan Gridley. Voice vote, all yes, motion carried.

Other-motion by Dale Bly seconded by Dick Pope to approve the Conditional Use Permit for Stan Gridley Jr., to run a mining and accessory operation at 11250 River Road, with permit expiring in five years-02/28/2022.

3.) Steven Ferris, 11425 East Corning Rd-Conditional Use Application to change property use from residential to an equipment rental and party rental center, while using existing building as a showroom and office. Parcel # 336.00-02-004.200

Public Hearing-at 6:05 pm Chair Elijah Baity opened the Public Hearing. At 6:06 pm Chair Elijah Baity closed the Public Hearing.

SEQR-Planning Board went through part 2 of the SEQR form. Motion by Dick Pope seconded by Dale Bly to declare that the Planning Board has determined that the proposed action will not result in any significant adverse environmental impacts. Voice vote, all yes, motion carried.

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Motion-Dale Bly made a motion seconded by Dick Pope to approve the preliminary site plan as final.

Motion-by Dale Bly seconded by Dick Pope to grant a Conditional Use Permit for the equipment rental and sales yard business at 11425 East Corning Road. Voice vote, all yes, motion carried.

- 4.) Finger Lakes Land Trust, Spencer Hill Road**-Conditional Use Application to make public access improvements to the Houghton Land Preserve located on Spencer Hill Road. Parcel # 335.02-01-006.000.

Public Hearing-Chair Baity opened the Public Hearing at 6:23 pm. Chair Baity closed the Public Hearing at 6:24 pm

SEQR-Planning Board went through part 2 of the SEQR form. Motion by Dick Pope seconded by Dale Bly to declare that the Planning Board has determined that the proposed action will not result in any significant adverse environmental impacts. Voice vote, all yes, motion carried.

Motion-Dick Pope made a motion seconded by Jon Huff to approve the preliminary site plan as final. Voice vote, all yes, motion carried.

Motion-Dale Bly made a motion seconded by Dick Pope to approve a Conditional Use Permit for the “Cultural Facility” use. Voice vote, all yes, motion carried.

- 5.) O. H. Striping Company, owned by Jeffrey Bly, 11178 River Road:**

Conditional Use Permit to house a business at above location.
Parcel # 337.00-02-006.000.

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 property is in a floodplain and will require a floodplain development permit. Also, it is a Special Flood Hazard Area zone AE with an established base flood elevation of 915 feet. Additionally, the back portion of the property closer to the river is in the regulated floodway.

Board member Dale Bly recused himself due to a family connection with the applicant. No official action was taken on this application as there was not a quorum of board members present.

Due to the limited width of buildable land on the site outside the floodway, the board members present expressed support for the ZBA to grant a front setback variance to locate proposed building fifty feet from the road centerline.

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- 6.) Corning Comfort Care Inc:** Conditional Use Application for an end-of-of life care home on Brown Road Extension, presented by David Iocco (Concept Plan only).
Parcel # 336.00-01-012.111 (70.56-acres)

Applicant is proposing to create (a) 4.82-acre parcel out of the above lot to construct a new home on Brown Road Extension and operate an end-of-life care facility for area residents who have a serious illness and may not have long to live. The care home will be named “Bampa’s House.”

For the purpose of the Town Zoning Ordinance, this use has been determined to be a” Nursing or convalescent home” and is an allowed Conditional use subject to site plan provisions.

Properties on Brown Road are private residences. The proposed building will be constructed to be indistinguishable from other homes in that neighborhood. Traffic would be only slightly different, as typically caretakers and volunteers would come and go in four-hour shifts.

Planning Board acknowledges that a subdivision of the 4.82-acres is needed.

At 7:18 pm motion to close the meeting by Dick Pope seconded by Jon Huff.

Voice vote, all in favor, motion carried.

Respectfully submitted,

Planning Board Clerk, Avonne Dickerson