

**Town of Corning - 20 S Maple St
Planning Board Meeting with Public Hearing
March 28, 2017**

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Members Present:

Elijah Baity, Chair
Richard Pope
Dale Bly
Jon Huff
Marianna Redner
Mike Quattrini

Others Present:

Jeffrey Bly, applicant
Chelsea Robertson, STC Planner
Chuck Coons, Code Officer
Avonne Dickerson, Secretary

Members Absent:

Wayne Bennett

**Motion at 5:30 pm by Dick Pope seconded by Marianna Redner to call the
Planning Board Meeting to order. Voice vote, motion carried.**

1.) Minutes from February 28, 2017 meeting-

Motion by Mike Quattrini seconded by Jon Huff to approve last month's meeting minutes as submitted. Voice vote, motion carried.

2.) 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.

Dale Bly recused himself due to a family connection with the applicant.

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, site is in 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.

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.

Please note that before this Planning Board meeting, the Town of Corning Zoning Board of Appeals had met and granted applicant a 50-foot front setback variance.

- a. Public Hearing-Elijah Baity opened the hearing at 5:37 pm. Elijah Baity closed the hearing at 5:38 pm with no adverse comments heard.
- b. SEQR-Planning Board went through Part 2 of the Short Environmental Assessment Form.

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Motion by Dick Pope seconded by Marianna Redner that the Planning Board declare this as a negative declaration of environment significance. Voice vote, motion carried.

The Planning Board makes and properly files a negative declaration of environmental significance.

- c. Floodplain development permit-motion by Dick Pope seconded by Jon Huff to grant a Floodplain Development Plain to Jeffrey Bly. Voice vote, motion carried.
- d. Site Plan Review-applicant is proposing to construct a 30' by 50' garage building and an 18' by 18' attached office area. Mr. Bly obtained a SCDPW permit for a new driveway location and filed a GML 239m, which has been approved from Steuben County Planning Board.

Hours of operation vary with 5 am being the earliest and 7 pm the latest will be variable. Also, there may be incidental sales at the location.

No more than 24 vehicles at maximum, including employees and machinery. Signage allowed is up to thirty square feet - either two signs back-to-back or two single signs.

Adjacent property to the East does not want a noise buffer. There will also be a well and septic and if there ever is a flood, all vehicles will be moved.

Motion by Dick Pope seconded by Jon Huff to approve the site plan as final. Voice vote, motion carried.

- e. Conditional Use Permit-motion by Jon Huff seconded by Mike Quattrini to approve applicant's request for a contractor's yard, subject to the above conditions listed in section "2d". Voice vote, motion carried.

3.) Other Business

- a. Elijah brought up the subject of appointing an alternate planning board member, as this concern was brought to his attention.
- b. Due to conflicting schedules, the April Planning Board meeting has been rescheduled to meet on April 18th, at 5:30 pm.
- c. Chuck Coons discussed the position of Floodplain Administrator with the Board. Currently, the Planning Board has complete control of that position, however it is legal for the Board to delegate some or all of duties to the Code Officer. Chuck would like to see the Board delegate any residential applications for floodplain development that does not include a conditional use permit to the Code Officer. He is concerned about this as he recently received notice from DEC that in 2003, previous Code Enforcing allowed a home to be built with a full basement in a flood plain area. The grade is elevated above the flood elevation, but basements are not allowed in a flood plain area. The DEC notification advised that a letter will need to be written to inform the home owner of this problem and that they must comply with the law, possibly by filling in the basement.

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Deadline for homeowner Town of Corning to comply is 3/31/1718 , although resident has not yet been notified of this DEC problem.

Janet Thigpen, Floodplain Specialist with STCRPDB, is also aware of the notice that Chuck Coons received and wants more information about this from DEC. She also has history on why the Planning Board was designated as the Floodplain Administrators.

A major problem that could result from non-compliance might be that Town of Corning residents would lose their flood insurance by no longer being able to participate in the National Flood Insurance Program.

Chair Baity concluded that the Board will wait to hear from Janet Thigpen pertaining to what duties were delegated to the Code Enforcer and to discuss past practices of earlier Code Officers.

Reminder of training on April 6th at CCC.

At 6:45 pm Dale Bly made the motion seconded by Mike Quattrini to close the meeting. Voice vote, motion carried.

Respectfully submitted,

Planning Board Clerk, Avonne Dickerson