

**Town of Corning Planning Board Meeting with Public Hearing(s)  
May 23, 2017  
Held at Town of Corning Town Hall**

Page 1 of 3

**Board Members Present**

Wayne Bennett, acting Chairman  
Michael Quattrini  
Marianna Redner  
Richard Pope  
Dale Bly

**Others present**

Adam Fishel, PE for S Tier Storage  
Chelsea Robertson, Town Consultant  
Chuck Coons, Code Officer  
Avonne Dickerson, Clerk

**Absent**

Jon Huff  
Elijah Baity

**At 5:35 pm Dale Bly made a motion seconded by Marianna Redner  
to bring the meeting to order. Voice vote, motion carried.**

**Review of April 18, 2017 minutes-**

Mike Quattrini made a motion, seconded by Dick Pope, to approve minutes as corrected by changing the word "Lotts's" to "Lotts" in para. 2 on page 3. Voice vote, motion carried.

**1. Raymond Johnson, 2833 Spencer Hill Road-**

subdivision of 1.1-acres from an existing 13.66-acre parcel (335.02-021.112) and add it to (a) 0.91-acre parcel (335.02-014.000) for total of (a) 2.027-acre parcel.

Mr. Johnson is proposing to re-subdivide his land to add 1.1-acres to current parcel in which his home is located. The land to be added is vacant and all required setbacks are met.

a.) **Public Hearing**-at 5:43 pm, Wayne Bennett opened the Public Hearing. At 5:44 pm Wayne Bennett closed the Public Hearing.

b.) **SEQR**-proposed subdivision is a Type II action as it is a land transaction. No further review required.

c.) **Motion**-upon hearing no applicable adverse comments a motion was made by Mike Quattrini and seconded by Marianna Redner for the Planning Board to approve the plat as final and authorize Wayne Bennett to sign the plat. Applicant has sixty-two days to file signed plats with Steuben County Clerk. Voice vote, motion carried.

**2. Steven Ferris, property located at 11425 East Corning Road-**

requesting a modification of the previously approved Conditional Use Permit.

Conditional Use Permit for equipment rental and sales yard business was approved at the February 28, 2017, Planning Board Meeting. Mr. Ferris is asking for an amendment to the original permit to construct a 30' x 30' storage building at rear of property for storage related to rental business.

**Town of Corning Planning Board Meeting with Public Hearing(s)**  
**May 23, 2017**  
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Page 2 of 3

The submitted application indicates that all existing setbacks are met, and as the property is located on a NYS route, a GML §239-m Referral Recommendation from the Steuben County Planning Board Department is enclosed and approved.

- a.) **Public Hearing**-motion by Dick Pope seconded by Marianna Redner for Wayne Bennett to open the Public Hearing at 5:53 pm. Voice vote, motion carried. At 5:54 pm Wayne Bennett closed the Public Hearing.
- b.) **SEQR**-the proposed modification is considered an unlisted action. Motion by Dale Bly seconded by Marianna Redner that the Planning Board reviewed the submitted SEQR and has determined that the proposed action will not be a threat to the environment and therefore, declared that the action will have a negative environmental significance.
- c.) **Motion**-upon hearing no applicable adverse comments, Dick Pope made a motion seconded by Mike Quattrini for the Planning Board to approve the modification of the original Conditional Use Permit. Voice vote, motion carried.

**3. Southern Tier Storage, LLC-**

Currently owned by Rockford Realty Partners (Hanwell Village Mobile Home Park). Southern Tier Storage is working to acquire the three parcels located at 2567, 2581, 2582 East Corning Road.

Adam Fishel, rep. for Marathon Engineering, Rochester NY presented a preliminary site plan review of a re-subdivision of the three properties mentioned above, plus applications for a Conditional Use Permit for construction of a 27,600-square foot self-storage facility and a Conditional Use Permit to use the existing doublewide structure to provide (a) 1-2-bedroom residential space including office/retail use as a part of the self-storage business.

Tax parcel respectively: 336.00-02-072.100, 336.00-02-073.000, 336.00-02-074.000.

a.) **Discussion with applicant and Planning Board-**

- There will be 24/7 accessibility.
- Area will be fenced and gated.
- Security lighting will be outside and motion sensor lighting in front.
- No space for rec-vehicle parking, only turn-around space.
- Wells and septic will be replaced.
- Retail use will be packing boxes and supplies for customers.
- Applicant would like approval for rental of the double-wide if site manager does not live there.
- Signage has not been decided yet.
- Fire control access has been simulated and is good.
- DEC SWPPP is required.

**Town of Corning Planning Board Meeting with Public Hearing(s)**  
**May 23, 2017**  
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Page 3 of 3

b.) **Motion**-by Dale Bly seconded by Mike Quattrini to approve submitted site plan as preliminary site plan. Voice vote, motion carried.

**4. Heather Danson, Davenport Forest & Oakfield Neighborhood Association-**  
(discussion only)

Heather is the president of the Davenport Forest & Oakfield Neighborhood Association, Inc. Her group had delivered a letter to the Planning Board regarding their concern of the medical office building proposed to be located on the Corning Hospital campus.

The basis for their concerns are summarized into the following categories: drainage, noise and light, and the buffer zone. As of now, the Town has not received any notification as to when or what this construction will be.

**5. Chuck Coons, Town of Corning Code Enforcement Officer-**  
discussed the NYS Town Law as it relates to the Planning Board.

**6. Timothy Mandell, 3849 State Route 414-**

Board received recommendation by Corning Town Board at the May 16, 2017 meeting for the Planning Board to review zoning request change from R1 to B2.

**Motion by Dick Pope seconded by Marianna Redner to  
close the meeting at 6:45 pm.**

*Respectfully submitted,*  
Secretary, Avonne M Dickerson