

**Town of Corning Planning Board Meeting with Public Hearing(s)**  
**June 27, 2017**  
**Town of Corning Town Hall – 20 S Maple St**

**Board Members Present**

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

**Absent**

Jon Huff

**Others present**

Kevin McFall, applicant  
Steven Castellana, applicant rep.  
Bob Bringley, Marathon PE  
Stephanie Yezzi, Planner  
Chelsea Robertson, Town Consultant  
Chuck Coons, Code Officer  
Avonne Dickerson, Clerk  
Visitors

**At 5:30 pm Dick Pope made a motion seconded by Dale Bly  
to bring the meeting to order. Voice vote, motion carried.**

**Review of May 23, 2017 minutes-**

Marianna Redner made a motion, seconded by Wayne Bennett to approve minutes as corrected. Voice vote, motion carried.

Planner Chelsea Robertson introduced Stephanie Yezzi as a new planner with STCRPB.

**1. Rockford Realty Partners (Hanwell Village Mobile Home)-**

- a.) Southern Tier Storage is working to acquire the three parcels located at 2567, 2581, 2582 East Corning Road.  
Tax parcel #'s respectively: 336.00-02-072.100, 336.00-02-073.000, 336.00-02-074.000.

Bob Bringley, rep for Marathon Engineering, Rochester NY, is seeking a Conditional Use Permit for construction of a 27,600-square foot self-storage facility. The existing mobile home park will be demoed and the standing doublewide structure to provide (a) 1-2-bedroom residential space including office/retail use as a part of the self-storage business.

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

- The three parcels must be re-subdivided (combined) into one, legal ad required.
- Board members have not received the newest completed plat yet.
- So far signage has not been designed but will meet the Town of Corning codes.
- Area will be paved.
- SWPPP is completed.
- Two-bedroom existing doublewide with office use included is part of a separate Conditional Use application and requires a legal ad.
- No plans to add vegetation, as they will keep the wall of vegetation that currently exists on the western side of the property.

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c.) **Public Hearing-**

at 5:48 pm, Elijah Baity opened the Public Hearing.  
Comments as follows:

Brian Harris, proprietor of several self-storage units in this local area-

Inquired if a formal feasibility study has been done,

Felt this was a hazardous real estate business,

Was this property a swamp at one time and then filled in,

Was told this property is contaminated,

Has there been a Phase I or Phase II done on this property to show it is readily adaptable,

Has the Town hired a consultant to review the report that was handed in,

Has DOT and DEC been involved,

This land is not zoned for this use,

Curious if the proper agencies have been involved.

Larry Baker, 11403 East Corning Road-

Wondered about septic tanks and what will happen to them,

What kind of fence will go up around it,

Does not want a light on the business sign,

Would like something in between the doublewide and his house.

d.) At 5:57 pm Elijah Baity closed the Public Hearing.

e.) **Motion-**

Marianna Redner made a motion, seconded by Dick Pope for the Planning Board to deem the application incomplete until the new plat is delivered. Voice vote, motion carried.

**2. Corning Food Pantry, property located at 11715 East Corning Rd (currently "Beartown"), Project manager Steven Castellana-**

Request for Conditional Use Permit to repurpose building to accommodate distribution of necessary food/supplies to citizens of Steuben County (non-profit organization).

Tax parcel 337.09-04-007.000.

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

- Hours of operation: Monday & Tuesday-9 am to 12 noon; Wednesday-10 am to 2 pm; Thursday & Friday-noon to 3 pm, second & fourth Saturday-10 am to 2 pm.
- Deliveries of food to the Pantry-10 am on Wednesdays.
- The house in front will be offices for staff.
- Parking will be existing 4 in the front and 5 new slots on the West side.
- Most residents will come to pick up food in a car or van.

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- There is no longer a shed on the property.
- There is a gas well on the West side of the property and a residence with children on the East side of the property. A chain length fence will be erected on the East side of the property.
- Workers are all volunteer.
- Nothing definite for signage yet.
- Written narrative is required.

b.) **Public Hearing-**

at 6:17 pm, Elijah Baity opened the Public Hearing. At 6:18 pm Elijah Baity closed the Public Hearing.

c.) **Motion-**

upon hearing no applicable adverse comments, a motion was made by Mike Quattrini, seconded by Wayne Bennett for the Planning Board to deem the application as incomplete and is requiring applicant to submit a written narrative by the July 11th Pre-Planning Board Meeting. Voice vote, motion carried.

**3. Kevin McFall, for property located at 1853 Benjamin Road, subdivision of (a)36-acre parcel.** Tax parcel # 354.00-01-021.000.

Mr. McFall would like to separate (a) 36.792-acres from (a) 48.7-acre parcel located on the Benjamin Road.

Plat that was submitted for approval was missing some vital information; first, the total acreage was not noted and second, the number of acres should be noted under “remaining lands”.

The biggest concern is access to the property off the Benjamin Road. There are driveways to each home, but they are not noted on the plat. Easements may also be needed.

a.) **Motion-**

motion by Dick Pope seconded by Dale Bly to deem the application incomplete and have Mr. McFall work with the Board before the next Pre-Planning meeting on July 11th. Voice vote, motion carried.

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

Mr. Mandell has submitted a request to the Planning Board to change zoning on the left side of the road, heading north, from R1 to B2. Currently applicant has an outdoor hunting business in the Village of S. Corning and is seeking to move this business to his Route 414 home.

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Much of the Southside of Route 414 is B2. The Northside is R1, very steep and not appropriate for business's, although the Mandell property appears as if it could handle commercial business. Also, there is concern for changing zoning for an area simply because a resident has asked for it.

Planner Chelsea Robertson stated that the Town is currently in a comprehensive plan process and it may make sense to ask the Comprehensive Plan Committee and consultant(s) to evaluate Mr. Mandell's request to rezone his section of State Route 414.

a.) **Motion-**

motion by Dale Bly seconded by Mike Quattrini for the Town of Corning Planning Board to specifically request the Town of Corning Town Board to ask the Comprehensive Plan Committee and consultant(s) if they feel it would be reasonable to fully consider extending B2 zoning along the north side of State Route 414, precisely regarding this request. Voice vote, motion carried.

5. **Meeting opened to the Public-**

Tim and Maggie Lot, 11225 River Road-inquired if there was anything going on with the O. H. Striping property next to them on the River Road and if there are any new plans that they need to be aware of? Any motions made concerning putting the driveway where it is supposed to be? They are also concerned over the trucks rolling in from 6 am to 9 pm and would like to know if a buffer was required in the original Conditional Use permit.

Planning Board to review notes from previous meetings concerning O. H. Striping.

**Motion by Dick Pope seconded by Marianna Redner to  
close the meeting at 6:55 pm.**

Respectfully submitted,  
Secretary, Avonne M Dickerson