

Minutes of Town of Corning Planning Board Meeting & Public Hearing(s)
Town of Corning Town Hall 20 S Maple Street
February 27, 2018

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Board Members Present:

Chair Wayne Bennett
Richard Pope
Marianna Redner
Mike Quattrini

Board Members Absent:

Dale Bly

Others Present:

Town Supervisor Kim Feehan
Code Officer Chuck Coons
Corning Hospital reps
Stephanie Yezzi, STCRPDB
Clerk Avonne Dickerson
Several residents/interested persons

At 5:40 pm motion by Dick Pope seconded by Marianna Redner to open the meeting.
Voice vote, all in favor.

January 2018 Minutes review-

Motion by Marianna Redner seconded by Dick Pope to approve minutes with changes noted by italics. Voice vote, all in favor.

Corning Guthrie Hospital-

Joe Middleton-Welliver McGuire, Jody Allen-LaBella Engineering, Doug Bailey-project engineer are present to discuss proposed building construction.

Mr. Middleton and Ms. Allen began a slide show of updates from last month's meeting. Also, a discussion consisted of:

- LaBella has submitted a full engineering report with a storm drainage water analysis to ~~the~~ Hunt, the Town's Engineer and DEC for review. Comments to be discussed at the next submission date.
- Code Officer Coons recently received the Engineering Review of the new medical building ~~dated 01/08/2018~~ from Tim Steed @ Hunt Engineers.
- Parking lots will be in the R-O-W of the Dominion Pipeline. Plans have been submitted to Dominion and Welliver will see that their requirements are met. The existing parking lot has 604 spaces and 209 new spaces will be added.
- Water use for the additional building should have no impact in that area. Current water use is approximately 33,000 gallons per day compared to a projected amount of 75,000 per day.

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- Neighborhood residents are concerned about the landscaping as some of the trees that were planted originally are not doing well. Eventually, these will be removed and replaced. Also, the existing large oak tree on the lot will not be removed.
- Information looks good, though lacking the Flood Plain Development ~~Plan~~ Permit. Ms. Allen stated that the plan is prepared, and the Flood Plain **Development Permit** application will be going out soon.
- Steuben County referral from the Town is complete. The involved and interested agencies were notified and all three **individual** agencies - NYSDOH, NYSDEC and the Chemung County Sewer District - signed off and did not challenge lead agency status.
- CEO Coons also contacted (a) Mr. Appleby at the Susquehanna River Basin Commission due to concern over water usage and wells. He stated that there is no issue that he is concerned with except the alluvial (sedimentary) layers.
- CEO Coons noted that the Town did receive a letter from the neighbors asking for some conditions to be placed on the final site plan including a mitigation for the sound **decibel**.

At 6:40 pm Marianna Redner made a motion seconded by Dick Pope to open Guthrie's Public Hearing. All yes, motion carried. Comments as follows:

1) Sherry Crozier, Chequers Circle-

On behalf of the Neighborhood Association-feel that they have been listened to **by Guthrie**, pertaining to noise, landscaping, illumination, parking and the traffic pattern.

Ask that deliveries and trash removal be limited to the hours of 7 am to 7 pm.

Some of the existing trees and landscaping which **has have** died on the present site will be replaced with the mix that Joe spoke about.

Happy with the way the parking area will be.

The illumination levels were a concern with the light and if there is any way to place the sign on the left side vs. the right.

Proposed **site development** does increase the storm water area and pleased that has been addressed.

If any new trees die after they have been put in how will that be addressed.

Could construction hours be from hours be limited from 7 am to 7 pm.

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Appreciated working with the folks at the hospital and Guthrie and the Engineering team.

2.) Diane Taft, County Line Drive-

Very appreciative of the way the organization worked with the residents and taking consideration with their concerns.

At 6:45 pm Chair Bennett closed the Public Hearing.

Motion by Dick Pope seconded by Marianna Redner to approve the ~~preliminary~~ site plan as ~~presented by Guthrie preliminary plan~~. All yes, motion carried.

Maggie and Tim Lott

The Planning Board had received a letter from Mr. and Mrs. Lott concerning the approval of O H Striping, owned by Jeff Bly and adjacent to the Lott property.

Town Supervisor Feehan also reviewed the letter and determined that there are some legal allegations stated in the letter and subjects that the Planning Board has no right to discuss or take under consideration. This communication has since been forwarded to the Town of Corning's attorney, John Ryan, for review.

Motion by Marianna Redner seconded by Dick Pope to pass the case and associated information to Attorney Ryan for his review. All yes, motion carried.

Other Business

Board discussed adjusting the ~~Wednesday~~ pre-planning meeting date to a different time of day.

Motion by Mike Quattrini seconded by Marianna Redner to set the pre-planning meetings to the second Wednesday of the month at 2:30 pm, unless otherwise stated. All yes, motion carried.

Supervisor Feehan stated that the Town Board has ~~passed a resolution proposed~~ to amend the ~~amount number~~ of ZBA members from 5 to 3 and the Planning Board members from 7 to 5. This proposal is still under consideration.

At 6:55 pm Dick Pope made a motion seconded by Mike Quattrini to close the meeting. All yes, motion carried.

Respectfully submitted,

Planning Board Clerk, Avonne Dickerson

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approved