

Town of Corning
Planning Board Meeting Minutes
Town of Corning Town Hall
May 28, 2019

1 | Page

Present

Wayne Bennett, Chairman
Donna Gridley
Michael Quattrini
Dale Bly
Richard Pope

Others present:

Maggie Costello, Town Planner
Evan Brown, East Cng Fire Department
Duane Phillips, Dandy Rep
Jody Allen, Town Engineer
Chuck Coons, Code Officer
Avonne Dickerson, PB Secretary

1.) Open meeting

motion at 5:30 pm by Dick Pope seconded by Donna Gridley to open the Planning Board Meeting. All yes, motion carried.

2.) Minutes from December 24, 2018, January 22, 2019 and March 26, 2019

motion by Dick Pope seconded by Dale Bly to approve the 3 sets of minutes as presented. All yes, motion carried.

3.) Dalrymple Quarry 11899 East Corning Road-Tax map #: 337.00-01-047.000.

application to subdivide a 1.148-acre lot off a 45.50-parcel.

Once the above lot is split, Dalrymple will be selling a 0.39-acre parcel to East Corning Fire Department to increase the parking area behind their building.

a.) SEQR ACTION-

motion by Mike Quattrini seconded by Donna Gridley for the Planning Board to claim Lead Agency and to classify this subdivision as an Unlisted action. All yes, motion carried.

Chair Bennett led the Board through the 11-question Part II Impact Assessment Short Form. All five members answered "no" to the questions. Motion by Dale Bly seconded by Dick Pope to issue a Determination of Negative Environmental Significance. All yes, motion carried.

b.) at 5:50 pm motion by Dick Pope seconded by Dale Bly to open the Public Hearing. All yes, motion carried. At 5:51 pm Chair Bennett closed the Public Hearing.

c.) after hearing no adverse comments, motion by Mike Quattrini seconded by Dale Bly for the Planning Board to authorize the Chair to sign the plat, pending on the Board receiving a final version of the plat. All yes, motion carried. Board reminded applicant that the signed approval must be filed at the County Clerk's office within 62-days.

Mike Quattrini made a motion seconded by Dale Bly to approve the application once an updated version is submitted and signed by Chair Bennett. All yes, motion carried.

Town of Corning
Planning Board Meeting Minutes
Town of Corning Town Hall
May 28, 2019
2 | Page

4.) **East Corning Fire Department, 11873 E. Corning Road**-application for a Conditional Use Permit to create a small parking area behind the fire station. The land behind the station is owned by Dalrymple Contracting and for approximately ten years ECFD has leased this area from Dalrymple Contracting to support the overflow parking needs for the department. If approved ECFD seeks to improve the area by removing topsoil, leveling the area and backfilling with a packed gravel base. Also, GML 239-m Referral recommendation received from Steuben County Planning Board stating that the action subject has no intermunicipal impacts.

a.) **SEQR ACTION-**

motion by Dick Pope seconded by Mike Quattrini for the Planning Board to claim Lead Agency and to classify this request as an Unlisted action. All yes, motion carried. Chair Bennett led the Board through the 11-question Part II Impact Assessment Short Form. All five members answered “no” to the questions. Motion by Dale Bly seconded by Donna Gridley to issue a Determination of Negative Environmental Significance. All yes, motion carried.

b.) at 6:02 pm motion by Mike Quattrini seconded by Dick Pope to open the Public Hearing. All yes, motion carried.

1. Jamie Cooney, Brown Road resident: inquired as to whether the front area will remain graveled. Also, the entrance road is shared by Darymple and the ECFD.

At 6:06 pm Chairman Bennett closed the Public Hearing.

c.) after hearing no adverse comments, motion by Dick Pope seconded by Mike Quattrini for the Planning Board to approve the ECFD’s application of a Conditional Use site plan. The condition being “*that if the ECFD ever plans on paving the graveled parking lot they must go before the Planning Board for a site plan amendment*”. All yes, motion carried.

5.) **Dandy Mini Mart, 11979 East Corning Rd., owned by Randy Williams**

Tax parcel #'s: 337.07-01-023.000 & 337.00-01-22.00.

Dandy Mart is looking to expand the business at its current location by purchasing the Crystal Party Center located next door at 11973 East Corning Road. Proposal is to join the two lots, demolish both buildings and construct a new 5,675 sq. ft Dandy Mini Mart. The Party Center building would be demolished first followed by the original Dandy building.

This application was initially presented at a Regular Planning Board Meeting with Public Hearing on March 26, 2019, however at that time the Board deemed the plan incomplete. Also, being that these parcels are under 1-acre, no SWPPP is required.

a.) **variances**-parking requirements and lot coverage are currently two variances that Dandy will need. This involves meeting with the ZBA for review and approval.

Town of Corning
Planning Board Meeting Minutes
Town of Corning Town Hall
May 28, 2019

3 | Page

b.) access to site and traffic flow-Dandy has proposed to alter the entrance to an angled right-in only access from the Goff Road with a mountable curb separating the right-in only from the exit onto Goff Road and “Do Not Enter” signage. This is to prevent East Corning traffic from accessing this entry point.

The remaining original access points will remain open and be widened to allow improved ingress and egress for gasoline trucks when accessing the pumps, assuming they will be entering the site traveling westbound and the northeastern access to a right-in only access from the east.

CEO Coons stated that a typical vinyl white fence will be installed as a divider around the back side of the property in lieu of a buffer barrier.

Middle entrance-in cooperation with DOT suggestion; that the center striped portion directly in front of the site on E. Corning Road be changed to allow for cars to enter the space to make left turns into the property. DOT is ok with that entrance.

Maggie Costello presented comments about the Town Zoning Code as to the number of driveways permitted to access a highway pursuant to Section 11.7(c) of the Code. It was determined that a variance will be needed to permit the third access drive.

Jody Allen commented pertaining to the western exit driveway and where Dandy is proposing it; the proximity of the two-way existing gravel drive to the proposed Dandy drive would be two drives next to each other. Also, the plans do not show any radii on the pavement, however drivers would basically be teeing-on the shoulder of the road and not the driving lane. DOT had commented that they still need to evaluate everything.

Plans are showing an engineered stormwater infiltration basin in DOT right-of-way. Conformity needs to be clarified by DOT to see if this is allowed. Jody also mentioned that the proposed drywell is in the northwestern corner of the property, which is not practical, as Dandy would have to infringe on the neighbor’s land. Septic system is not regulated by DEC or DOH, but Jody does have a few suggestions concerning the grease trap sizing with a private system. Perc test was ok.

On the eastern part of the property plans show a low-level berm to delineate the area to eliminate the cut through, to not obstruct getting in and out of the property.

Jody commented that a SPDES permit is not required as the size of the lot to be disturbed is less than an acre. Dry wells are not ideal at a filling station due to stormwater run-off, yet there is no regulation by DEC or the Town of Corning.

At 6: 48 pm motion by Dale Bly seconded by Donna Gridley to open the public hearing. All yes, motion carried.

Town of Corning
Planning Board Meeting Minutes
Town of Corning Town Hall
May 28, 2019

4 | Page

- 1.) Jamie Cooney, Brown Road-there is a difference between denying and tabling. Aquafer protection overlay districts-does it matter here?
Limitation for access points to a highway for a commercial area.

At 6:50 pm Chair Bennett closed the public hearing.

Motion by Mike Quattrini seconded by Dick Pope that the Planning Board intends to claim to be the Lead Agency; to classify this as an Unlisted action and to do a coordinated review with NYS DOT and the Town of Corning Water Dept. All yes, motion carried.

Motion by Dale Bly seconded by Dick Pope to send a statement to the ZBA that the Town of Corning Planning Board has no objection to the variances that are being applied for:

1. parking spaces.
2. lot coverage.
3. two driveways

All yes motion carried.

Motion by Dick Pope seconded by Donna Gridley to deem the application incomplete until ZBA has decided on the variances.

Motion by Dale Bly seconded by Dick Pope to close the meeting at 7:00 pm.
All yes, motion carried.

Respectfully submitted, Secretary, Avonne M Dickerson

Next meeting is ~~July~~ **June** 25, 2019 @ 5:30 pm.