**Present Others Present**

Wayne Bennett, Chair Marc Maser, Rep. for Dandy Mini-Mart

Donna Gridley Lynette Blanco, wedding venue applicant

Mike Quattrini Maggie Costello, Planner

Dale Bly Chuck Coons, CEO

Avonne Dickerson, Planning Board Secretary

**Members Absent**:

Richard Pope

 Motion at 5:30 pm ~~motion~~ to bring the meeting to order by Mike Quattrini seconded by

 Donna Gridley. All yes, motion carried.

1. ***Minutes from February 25, 2020*** meeting reviewed however; could not be approved because only two of the three members present at previous meeting were in attendance. Motion by Mike Quattrini seconded by Donna Gridley to table voting on the February minutes until a quorum of those that were present can vote. All yes, motion carried.
2. ***Lynette Blanco, applying for a Conditional Use Permit*** for an event venue at the Christian Life Church located at 2355 Bailey Creek Road and located in a R1C zone.

Ms. Blanco is interested in purchasing the above-mentioned church, depending on if she is approved to have a wedding (event) venue on the premises. Since there is no exact definition for an “event or wedding venue” in the current Zoning Law, the Zoning Board of Appeals received a request from Attorney Jeff Evans for their interpretation of “event or wedding venue”.

ZBA met on 02/26/2020 and came back with comparing a cultural facility (such as a library, art gallery, museum, etc.) and a country club as conditional uses that are allowed in a R1C zone that may already permit weddings and receptions. ZBA stated that *the interpretation of a “wedding venue is not inconsistent in a R1C zone within the Town of Corning Law*”, and therefore would be permitted.

Ms. Blanco previously met with Chair Bennett and Planner Costello. Ms. Costello stated that Ms. Blanco has met the standard requirements as requested.

Discussion pertained to any revisions and what she needs for site plan approval; location of septic and well, parking spaces, landscaping, signs. Hours to be 6 am to 10 pm on Saturday’s most likely from May to November with maybe 1 to 2 events per week. No deliveries between 6 pm and 7 am. This is a remote 3-acre property and buffering will not be necessary.

Amount of people allowed would be no more than 150. Concerts would not be allowed, but a band or DJ would be allowed if they comply with the Town’s Noise Ordinance. There will also be an outdoor bar-b-q. Small buses may be allowed to deliver guests. Ms. Costello encouraged Planning Board to physically view the site.

Note that once a use is allowed for a property it will always stay on the property.

As far as alcohol goes-no liquor license will be applied for. Participants may bring in alcohol and must purchase bridal insurance with liquor liability. The Blanco’s will allow pre-approved bartenders that have certification to tend bar, although applicants are responsible to pay them. Applicant will be required to sign a contract with regulations prior to renting venue. If approved the NYS Attorney General must sign off on this because it is currently a church.

~~Ms. Blanco will be present at the June 23~~~~rd~~ ~~Planning Board meeting.~~ Septic was designed originally for the occupancy of 150 people. Ms. Blanco stated that if the septic fails, it will be upgraded as required. Before closing on this property, a home inspector will test water, septic and locate leach field lines.

 3) ***Dandy Mini-Mart, site plan amendment for drive-ways***-

In 2019 NYS DOT verbally approved the initial layout of the plans. However, after further review deviations were indicated as presented by Mr. Maser: NYS DOT would like to see a raised median on State Route 352 to prevent east bound traffic from turning left into Dandy parking lot and basically making their own lane beyond the center two-way driveway.

Another option without a raised concrete median would be a right-in and right-out only at the Rte. 352 eastern driveway, then Goff Rd itself would be exit only. Traffic coming off Goff Road and into Dandy would merge on Rte. 352 and enter in the right-in only. Traffic exiting from Dandy to Goff Rd. would go out the center driveway, across the median heading east and turn left.

The right-in only on the east side is wider than NYS DOT standard is, though this was accepted because delivery trucks will enter, loop around fuel island and pull out into the center drive.

No changes are being made to the center two-way driveway.

The only change to the far west exit-only is that it was shifted 5-ft away from the property line. Also, NYS DOT is requiring a 5-ft buffer between the property line and outer edge of the driveway.

Vinyl white fence is proposed for a portion of the rear property line; the remainder will be a vegetated buffer as well as the same on the western side of the building.

The main driveway issue is that there is more driveway requested (in only, out only and center in-and-out) than there is allowed on a highway. Mr. Maser also stated that NYS DOT wants to see a detailed maintenance protection plan for NYS DOT traffic control once construction begins.

Town of Corning Zoning Code pertaining to driveways states; *\*(Per Section 11.7 C. Driveway Standards: “No more than two driveways to a single commercial establishment entering on one highway shall be permitted. This plan provides three (3) access points connecting to the highway.)*

At the June 19, 2019 ZBA meeting ZBA reviewed Dandy Mini Mart’s application for a variance

relating to driveways. In lieu of a variance the Board made an official interpretation of the Driveway Standards Regulation by deeming the following*: their interpretation of the Driveway Standards Regulation Law is defined as follows; “two ways in and two ways out, not necessarily in the same location. This interpretation will set a precedent; therefore, no variance is needed. This will allow the three access points onto the East Corning Road. A driveway shall be considered an access point which provides both ingress and egress from the site”.*

Mike Quattrini made a motion seconded by Dale Bly deeming that the presented site plan is incomplete, as the driveways represented do not comply with the Town of Corning Zoning codes, consequently this needs to be forwarded to the ZBA for a variance review. All yes, motion carried.

Board discussed aesthetics and barrier on the north side pertaining to the vinyl fence, shrubs

and signs.

 4) ***Other Business***-

 Planning Board members and Planner Costello conversed about the on-going update of the

 Zoning Laws. Completion of this will be later than the Town Board is expecting. CEO Coons will

 alert the Town Board about the complexity of this project.

 5) ***Adjournment***-

 At 7:25 pm motion to close made by Mike Quattrini seconded by Dale Bly. All yes, motion

 carried.

Respectfully submitted,

Planning Board Clerk, Avonne Dickerson