

*Minutes from Town of Corning Planning Board Meeting
June 22, 2021 – Corning Town Hall*

1 | Page

Members Present

Wayne Bennett, Chairman
Richard Pope
Dale Bly
Donna Gridley
Sara Hale

Absent

Jay Harrison

Other's Present

Kathleen Young, applicant rep
Steve Rossettie, Latium applicant rep
Fred Macchia, Southern T. Storage rep
Maggie Costello, Planner
Marla Bly
Brad Laverty, Code Officer
Avonne Dickerson, Secretary

- 1) At 5:30 pm Dale Bly made a motion seconded by Dick Pope to open the meeting. All yes, motion carried. Roll call vote: Dale Bly, Dick Pope, Sara Hale, Donna Gridley & Wayne Bennett. Welcome to Sara Hale as the newest Planning Board member.
- 2) Minutes from 01/26/2021, 05/12/2021 & 05/25/2021-
Motion by Dale Bly seconded by Donna Gridley to approve the 01/26/2021 minutes as written: 4-yes, 1-abstained, motion carried.
Motion by Dick Pope seconded by Dale Bly to approve the 05/12/2021 minutes as written: 4 yes, 1 abstained, motion carried.
Motion by Dale Bly seconded by Donna Gridley to table reviewing the 05/25/2021 meeting minutes. All yes, motion carried.
- 3) Jeff Bly, O H Striping-11217 River Road-Amended Conditional Use Permit Site Plan for a Contractor's Yard at River Road location.
(5:43 pm-Member Dale Bly recused himself from this portion of the meeting.)
Code Officer Laverty reported that at the December 2020 Planning Board Meeting the Board gave Mr. Bly a list of 12 conditions that he had to achieve to meet compliance. On January 12, 2021, CEO Laverty issued a stop-work order until conditions were met. On 03/02/2021 the stop-work order was rescinded as Mr. Bly has met complete compliance with the 12 conditions and exceeded what was required.

PUBLIC HEARING-

At 5:47 pm, motion by Donna Gridley seconded by Sarah Hale to open the Public Hearing. All yes, motion carried. At 5:48 pm Chair Bennett closed the Public Hearing.

SEQR-

Motion by Dick Pope seconded by Donna Gridley to re-open SEQR and for the Planning Board to claim itself as Lead Agency and to classify this as an unlisted action. All yes, motion carried.

EAF-

Chair Bennett led the Board through the 11-question SEQR Part II Impact Assessment Form. Board members answered all questions with a "no, or small impact may occur".

Motion by Dick Pope seconded by Donna Gridley to issue a Declaration of Negative Environmental Significance. All yes, motion carried.

*Minutes from Town of Corning Planning Board Meeting
June 22, 2021 – Corning Town Hall*

2 | Page

APPROVAL-

Although CEO Laverty has not viewed the SWPP paperwork that was signed off-of by DEC, he understands that it has been filed. Mr. Bly is in complete compliance of requirements and he must remain in complete compliance with DEC for one year from today, June 22, 2022.

Motion by Donna Gridley seconded by Sara Hale to approve the Conditional Use Permit for O H Striping, Jeff Bly, to operate a contractor’s yard at 11217 River Road while observing conditions as set by Planning Board. All yes, motion carried.

(At 5:55 pm, Dale Bly rejoined the meeting).

- 4) Margaret Olinger property (rep. K. Young), 4509 College Avenue-subdivision of a (26.512-acre) lot from an existing (96.40-acre) lot into two parcels. Board reviewed plans and found all information in order.

PUBLIC HEARING-

At 5:58 pm motion by Dale Bly seconded by Donna Gridley to open the Public Hearing. All yes, motion carried. Chair Bennett closed the Hearing at 5:59 pm.

SEQR-

Motion by Dick Pope seconded by Donna Gridley to review the SEQR and for the Planning Board to claim itself as Lead Agency and to classify this as an unlisted action. All yes, motion carried.

EAF-

Chair Bennett led the Board through the 11-question SEQR Part II Impact Assessment Form. Board members answered all questions with a “no, or small impact may occur”.

Motion by Dick Pope seconded by Sara Hale to issue a Declaration of Negative Environmental Significance. All yes, motion carried.

APPROVAL-

Motion by Dale Bly seconded by Dick Pope to approve the Olinger Subdivision. All yes, motion carried.

Motion by Donna Gridley seconded by Dick Pope to authorize Chair Bennett to sign the plats. All yes, motion carried.

Applicant has 62-days to file signed plats at the County Clerk’s Office in Bath NY.

- 5) Applicant Latium LLC (rep. Steve Rossettie)-subdivision of three lots located on Shane and Flashphaler Roads that total (344-acres) into two lots of (221.526-acres) and (122.5-acres).

PUBLIC HEARING-

At 6:07 pm motion by Dale Bly seconded by Donna Gridley to open the Public Hearing. All yes, motion carried. Chair Bennett closed the Hearing at 6:08 pm.

SEQR-

Motion by Dick Pope seconded by Sara Hare to review the SEQR and for the Planning Board to claim itself as Lead Agency and to classify this as an unlisted action. All yes, motion carried.

EAF-

Chair Bennett led the Board through the 11-question SEQR Part II Impact Assessment Form. Board members answered all questions with a “no, or small impact may occur”.

*Minutes from Town of Corning Planning Board Meeting
June 22, 2021 – Corning Town Hall*

3 | Page

Motion by Dick Pope seconded by Sara Hale to issue a Declaration of Negative Environmental Significance. All yes, motion carried.

APPROVAL-

Motion by Dale Bly seconded by Bly Dick Pope to approve the Latium Subdivision as presented. All yes, motion carried.

Motion by Donna Gridley seconded by Dick Pope to authorize Chair Bennett to sign the plats. All yes, motion carried.

Applicant has 62-days to file signed plats at the County Clerk's Office in Bath NY.

- 6) Former Hanwell Village Trailer Court, aka Southern Tier Storage being developed by Robert Stayton (rep Fred Macchia)-concept plan for proposed ministorage facility at 2567 & 2581 East Corning Road.

This is a (3.71-acre) parcel in the B-2 zone and was formerly the site of a pre-existing mobile home court. In June of 2017, the Planning Board approved a conditional use permit for a self-storage facility at that location. The 1-year time frame in which to construct the facility as approved at that time is exceeded. Applicant is returning with a concept plan for a new conditional use permit approval.

Mr. Macchia stated that all remaining mobile homes and such will be cleared out. The fence between this property and the Pinnacle is deteriorating and will be addressed as well. All septic tanks will be pumped and removed. There is also a house in front that borders the property and would likely need a buffer. There will be no retail sales on site and no offices. This will be cold storage only and dark skies solar lighting with no ability to run heat or electric to any of the units. Also needs to clarify how many units will be built and size of buildings.

Chair Bennett stated that a new plan will have to be presented. Following is a list created by the Planning Board with requirements for an updated plan. This information will be put in letter form and forwarded to applicant:

- Resubmit updated plan with current, accurate data.
- Define the hours of operation and customer access.
- Describe and show on plan any proposed buffers.
- Note the inside height of the structures.
- Note if the driveways will be paved or gravel.
- Explain the need for electrical service into shed #1.
- Give detailed description of units - include sizes and number of units in each building.
- Provide a digital rendering of the appearance and location of the units along with a rough idea of views from the road and neighboring properties.
- Describe the timeline for building and explain any proposed phases.
- Explain the plan for repairing the damaged fence along neighboring property or if it will be removed completely.

- 7) ADJOURNMENT-

At 7:05 pm motion by Dale Bly seconded by Donna Gridley to close the meeting. All yes, motion carried.

Respectfully submitted, Secretary, Avonne Dickerson