

Minutes from Town of Corning Planning Board Meeting
July 26, 2022

Members Present

Wayne Bennett – Chair
Donna Gridley
Dale Bly
Sara Hale

Others Present

Chelsea Robertson, STC
Brian Toy, Planner

Absent Member: Jay Harrison

Open Meeting

At 5:35 motion made by Donna Gridley, seconded by Dale Bly to open the meeting. All yes, motion carried.

Minutes

Board reviewed minutes from the May 24, 2022 Planning Board Meeting. At 5:37 motion made by Dale Bly, seconded by Sara Hale to approve the May 24, 2022 minutes. All yes, motion carried.

Robert Stayton, 2567 East Corning Road, Conditional Use Permit Site Plan Amendment –

Robert Stayton applied and received Planning Board approval for a Conditional Use permit at the Sept 2021 Planning Board Meeting. Mr. Stayton has submitted an application to amend the originally approved plans and provided new site plans which were reviewed at the May 2022 meeting. That application was deemed incomplete by the Planning Board as the SWPPP needed to be updated since the size of the basin changed. Since the May 2022 meeting, Mr. Stayton has submitted the SWPPP for review. The SWPPP was reviewed by Engineering Consultant Jody Allen and LaBella Associates and any concerns have been satisfied.

SEQR

Motion made by Dale Bly, seconded by Sara Hale to re-open the SEQR. All yes, motion carried. Donna Gridley led the Board through the 11 question SEQR Form. Board members answered all questions with a *“no, or small impact may occur.”*

PUBLIC HEARING

Motion by Dale Bly, seconded by Donna Gridley to open public hearing at 6:00. No comments were made. Chair Wayne Bennett closed the public hearing.

EAF

Motion by Donna Gridley, seconded by Dale Bly to Issue a Declaration of Negative Environmental Significance. All yes, motion carried.

APPROVAL

Motion made by Dale Bly, seconded by Sara Hale to approve the amended site plan for the conditional use permit with prior conditions set at the September 28, 2021 Planning Board Meeting. All yes, motion carried.

Prior Conditions include:

- A vinyl fence along the property line abutting nearby residence. Color to be noted as white unless agreed upon by neighboring property owner and applicant.
- Remove residential structure previously intended to be used as both residence and retail space and to include a copy of that plan.
- Remove parking spaces shown for retail use.
- State hours of operation in notes
- Security gate with hours of operation on a timer.

OTHER BUSINESS

Motion by Dale Bly, seconded by Sara Hale to submit Preliminary draft of the Zoning Law Revision to the Town Council for review. All yes, motion carried.

CLOSE

At 6:14, Motion made by Donna Gridley, seconded by Sara Hale to close the July Planning Board meeting. All yes, motion carried.

Thank you,
Sara Hale