

**Planning Board Meeting & Public Hearing Minutes**  
**December 5, 2017 @ 5:30 pm**  
**Town of Corning Town Hall**

---

**Members Present:**

Wayne Bennett, Chair  
Marianna Redner  
Michael Quattrini  
Dale Bly

**Others Present:**

Matt Kerwin, Blue Wireless Atty  
Brad Kapral  
Janet Thigpen, Flood Plain Specialist  
Chelsea Robertson, Planner

**Members Absent:**

Richard Pope

\* Please note the original agenda for this meeting was amended.

Motion by Mike Quattrini, seconded by Marianna Redner to open the Planning Board Meeting. All yes, motion carried.

**Review of minutes**

motion by Mike Quattrini, seconded by Marianna Redner to accept the October 24, 2017 meeting minutes amended as follows: *The color of the tower and ~~pole~~ construction style was discussed. Motion made by Dale Bly seconded by Mike Quattrini to approve the ~~pole~~ style as lattice and the color as gray.* All yes, motion carried.

**Upstate Tower**

Attorney Matt Kerwin was representing Upstate Tower/Blue Wireless to subdivide the above parcel of 1.98-acres into a .69-acre parcel and a 1.29-acre parcel. This is a R3 zone and all submitted plats meet the Town of Corning's bulk and density requirements. The shared driveway will be addressed as a right-of-way and put in the deed.

**SEQR**

at the September 26, 2017, meeting the Planning Board had reviewed the submitted SEQR, claimed itself as Lead Agency, stated that they will conduct a coordinated review and has determined that the proposed action will not be a threat to the environment. A negative declaration was done at the time of approval of Conditional Use Permit.

**Public Hearing for subdivision**

Chair Bennett opened the public hearing at 5:38 pm. Chair Bennett closed the public hearing at 5:39 pm.

Motion by Dale Bly, seconded by Marianna Redner to approve the plat as submitted. All yes, motion carried. Final maps will be brought in to be signed and stamped by Chair Bennett and applicant will have sixty-two days to file at the Steuben County Clerk's Office.

**1.) Brad Kapral**

Tax map: 336.00-01-012.111

applying for a 2.75-acre subdivision from his 73-acre lot off Brown Road/Orchard Drive. All setbacks are met, and the subdivision meets Town of Corning bulk and density requirements.

**Planning Board Meeting & Public Hearing Minutes**  
**December 5, 2017 @ 5:30 pm**  
**Town of Corning Town Hall**

---

Previously this land was being considered for a “Bampa’s House” location. Planning Board is not aware of any plans pertaining to “Bampa’s House”.

**Public Hearing**

Chair Bennett opened the hearing at 5:52 pm.

- Jamie Cooney, Brown Rd resident: stated that Brad Kapral must be in person at this meeting to receive a ruling.  
Does the Board intend to approve the subdivision tonight? He also questioned the meaning of minor and major subdivision.
- Tacy Kilmer, Brown Rd resident: stated that she has small children and is worried about traffic increase.
- Mary Lu Walker, Brown Rd resident: asked if land has been sold.
- Wanda Boeke, Brown Rd resident: would like to see the land kept the same for the wildlife and natural beauty.

Motion by Dale Bly seconded by Marianna Redner to table request for subdivision until further on in the meeting. Voice vote, motion carried.

**2.) Mattie Bailey, 2497 Brown Hollow Rd**

Tax map: 337.00-02-021.200

Ms. Bailey’s home was built in year 2003, however, she did not have an elevation certificate which the Planning Board requires. An elevation certificate must show elevations of all utilities in addition to the lowest. Code Officer Coons had informed Ms. Bailey of this floodplain violation on her property and that the Town is working with DEC to address this violation.

Ms. Bailey is desiring to add a 24 x 28 carport, a 21 x 16 wrap-around porch and a 24 x 16 pavilion to her property. All would be in the 100-year floodplain, buildings will be unattached with no walls, so nothing will be raised up.

Flood Mitigation Specialist, Janet Thigpen mentioned that all building materials need to be below base flood elevation plus, two feet. To complete the floodplain permit she will need an elevation certificate prepared by a surveyor documenting elevation of different parts of the buildings.

There is no SEQR required as this is a ministerial action.

Mike Quattrini made a motion seconded by Marianna Redner to process a floodplain development permit contingent on obtaining an elevation certificate that includes elevations of all utilities (in addition to the lowest) for the home. Voice vote, motion carried.

**Planning Board Meeting & Public Hearing Minutes**  
**December 5, 2017 @ 5:30 pm**  
**Town of Corning Town Hall**

---

**3.) Guthrie, 1 Guthrie Drive**

Tax map: 319.00-01-020.200

Guthrie Hospital has submitted a revised site plan for the 60,600 square feet on two levels at the concept stage and they are here to update their progress.

Present to discuss updates to the proposed Guthrie building was Joe Middleton with Welliver/McGuire; Jody Allen, lead engineer and Doug Bailey, project manager.

Guthrie reps have had several meetings with neighbors about the new office building including location of parking lot, noise, encroachment on neighbors, signs, landscaping and lighting. Guthrie has also talked with Dominion pertaining to a right-of-way. Likewise, Guthrie is in no way negatively impacting storm water management on proposed site.

Mr. Middleton stated that he will set up a tour with neighbors to look at the visual line of proposal. Major source of noise is Route 17.

Adjusted Quantity of parking.

Jody Allen specified that final plans are progressing; Guthrie will require a floodplain development permit even though FEMA has removed the actual hospital building out of the floodplain area which does not include the area in which they are working in right now.

Currently, the facility has an open SPEDES permit with DEC but due to the amount of changes that permit will be closed out and they will apply for a new one.

The next submission will be full drawings with engineer reports with all the calculations.

**4.) At 6:55 pm, re-open Brad Kapral**

Motion by Dale Bly seconded by Marianna Redner to re-open the application for a subdivision from Brad Kapral. Voice vote, motion carried.

Motion by Dale Bly, seconded by Mike Quattrini to approve Mr. Kapral's plat as submitted and to authorize Chair Bennett to sign such plat once it has been received.

**5.) Other Business**

Chelsea Robertson had board members sign a thank you card to Elijah Baity for all of the time and effort he put forth as the Planning Board Chair and as a member.

**Planning Board Meeting & Public Hearing Minutes**  
**December 5, 2017 @ 5:30 pm**  
**Town of Corning Town Hall**

---

**SEQR**

Planner Robertson went through the SEQR with Board members. Motion by Dale Bly, seconded by Marianna Redner for the Planning Board to:

Claim the Board as lead agency

Classify the type of action as unlisted

Review short form EAF

Determine that this action will have a negative environmental impact and declares a declaration of negative environmental significance

All yes, motion carried.

this application complete.

with Board.

**Motion-**

**Amended Motion-**

motion by Wayne Bennett seconded by Dale Bly All yes, motion carried.