

**Town of Corning Planning Board Meeting Minutes**  
**Town of Corning Town Hall**  
**August 22, 2017**

**Members Present**

Wayne Bennett, acting Chair  
Michael Quattrini  
Marianna Redner  
Richard Pope  
Dale Bly

**Members Absent**

Elijah Baity, Chairman  
Jon Huff

**Others Present**

Chelsea Robertson, Town Consultant  
Chuck Coons, Code Officer  
Matthew Kerwin, Blue Wireless/Upstate rep  
Maggie Costello, Planner STCRPDB  
Chelsea Robertson, Planner STCRPDB  
Gary Mapes, Town Board member  
Avonne Dickerson, Plan. Board Clerk

**At 5:30 pm Marianna Redner made a motion seconded by Mike Quattrini to call the meeting to order. Voice vote, motion carried.**

**Review of minutes-**

Motion by Marianna Redner, seconded by Michael Quattrini to approve July 25, 2017 Planning Board Meeting minutes as presented with the following corrections:

- o *Section 1, item C-correct spelling of chain-link fence*
- o *include sign-in sheet with minutes at every meeting*
- o *last paragraph of Section 5 "was that item put before the Town Attorney"?*

Voice vote, motion carried.

**1) Applicant Elizabeth Tietje, subdivision of her 44.241-acre parcel located at 3037 Hickock Road with a re-subdivision of Tietje property to Jason Bierman property located at 3055 Hickock Road-**

Ms. Tietje is to subdivide her parcel into two parcels: (1) 42.227-acre parcel and (1) 2.014-acre parcel. The acreage of 42.227 will then be re-subdivided into the neighboring Jason Bierman property (which is an approximate 44.24-acres). This will increase Mr. Bierman's property acreage to an approximate 86.47-acres and the remaining acreage of 2.014-acres would be retained by Elizabeth Tietje.

Tax map #'s: 319.00-01-009.120 (Tietje) and 319.00-01-009.111 (Bierman).

**a. Public Hearing-**

acting Chair Wayne Bennett opened the Public Hearing at 5:51 pm. Acting Chair Wayne Bennett closed the Public Hearing at 5:52 pm. No adverse comments were made.

**b. SEQR Action-**

motion by Mike Quattrini seconded by Marianna Redner for the Planning Board to review the SEQR Short Form # 2. Voice vote, motion carried.

Planner Robertson reviewed the SEQR with the Planning Board. Motion by Dale Bly seconded by Marianna Redner for the Planning Board to classify this as an unlisted

**Town of Corning Planning Board Meeting Minutes**  
**Town of Corning Town Hall**  
**August 22, 2017**

action, deem as a negative environmental impact and issue a negative declaration of environmental significance. Voice vote, motion carried.

**c. Approval-**

upon hearing no adverse public comment, motion by Dick Pope seconded by Dale Bly to approve the subdivision plat as submitted and to authorize the Acting Chair Wayne Bennett to sign presented plats. Applicant has sixty-two days to file the signed plats with Steuben County Clerk's Office. Voice vote, motion carried.

**2) Up State Tower Co., LLC and Buffalo-Lake Erie Wireless Systems (Blue Wireless)- preliminary review of a Conditional Use application to construct and operate a 160' public utility telecommunications tower at 10545 Winfield Street including a subdivision of the property.**

Tax map #: 299.12-01-056.000.

Matthew Kerwin, Counsel, from Barclay Damon LLP and Representative for above applicant, gave a detailed presentation of tower proposal to Planning Board members, including the following: Blue Wireless letter of intent, project description, compliance with public utility standards, long-form SEQR, structural certification letter, FCC compliance report and license, and tower decommissioning policy as well as other items.

There will be placement of nine (9) antennas and (3) three microwave dishes at a height of 160' on the tower. Cabling will run from the antennas down the tower and be connected via an ice bridge to its proposed ground based equipment cabinets located on a 10' by 12' concrete pad. A 60' by 60' fence will surround the tower and pad.

There will be an engineered break point located at or above 80' from the top of the tower. In the unlikely event of a structural failure, the tower is designed such that it would buckle at or above the 80' engineered break point and collapse within a radius of 80' from the center of the tower.

Blue Wireless engineering team has determined that a coverage gap exists in the central and northern portions of the Town and City of Corning. This particular site was chosen due to its position within the search ring, and because it is located within a semi-industrial area adjacent to I-86 and away from residences in an R3 zone.

The Winfield Street property is currently in the name of "Estate of Allison Schutt" and is a former reclamation yard. Chuck Coons stated that an analysis (soil samples) was completed on this property last year and it came back nearly non-contaminated.

The project will involve the subdivision of the existing 1.98-acre lot into two lots; proposed lot # 1 will include the existing single-family house and consist of approximately .69-acres

**Town of Corning Planning Board Meeting Minutes**  
**Town of Corning Town Hall**  
**August 22, 2017**

Proposed lot # 2 will encompass the remaining approximate 1.29-acres. Four variances will be required from the Town of Corning Zoning Board of Appeals to allow a setback of approximately 67.92' to the nearest property line.

**Concerns of Board members-**

Concern was expressed about the breakpoint and a few Board members suggested the possibility of tethering.

Co-location of tower site was evaluated. There are no existing towers within close proximity of the ½ mile search ring that could serve as viable co-location opportunities.

If Upstate Tower Co determines that a tower is no longer usable for its intended purpose, then the tower will be decommissioned. All attachments and equipment shall be removed from the tower and the tower would be disassembled and disposed of within a reasonable time.

**Motion-**

Dick Pope made a motion seconded by Marianna Redner to deem the application complete as submitted. All in favor, motion carried.

**Motion-**

Dale Bly made a motion seconded by Mike Quattrini to recommend that the Planning Board send the application to the Zoning Board of Appeals for approval of (4) four setback variances for the proposed tower at 10545 Winfield Street. All in favor, motion carried.

**3.) Other Business**

Code Officer Chuck Coons mentioned to the Board that in the case of simple subdivisions such as a resale or merging, each municipality on its own can revise their own Type 2 actions for SEQR purposes, as there is nothing that would affect anything environmentally. Chelsea Robertson stated that this is a formal process and once created by the Planning Board the changes would have to go before the Town Board for approval.

Chuck also stated that the Town Board has approved and purchased metal signs to identify properties that have something going on; such as renovations, building, etc. to alert neighboring properties of up-coming changes to the area. Notice of Conditional Use Permit requests will also be mailed to bordering neighbors.

Other conversation topics consisted of: having Planning Board minutes go out to all Town Board members and vice versa so each would know what the other one is doing. And appointing a Planning Board liaison to the Town Board and vice versa.

**Meeting closed at 7:40 pm.**

**Town of Corning Planning Board Meeting Minutes**  
**Town of Corning Town Hall**  
**August 22, 2017**

Respectfully submitted, Planning Board Clerk, Avonne M Dickerson

DRAFT