

Town of Corning Planning Board Minutes
September 26, 2017 – Held at the Corning Town Hall

Members Present

Elijah Baity, Chairman
Michael Quattrini
Wayne Bennett
Richard Pope
Dale Bly

Others Present

Maggie Costello, Town Planner
Stephanie Yezzi, STC Planning
Chuck Coons, Code Enforcement
Avonne Dickerson, Clerk
see attached list

Absent

Marianna Redner
Jon Huff

At 5:30 pm motion by Dick Pope seconded by Wayne Bennett to open the meeting. All yes, motion carried.

Previous meeting minutes

Motion made by Dale Bly seconded by Mike Quattrini to approve August 22, 2017 Planning Board minutes as presented. All yes, motion carried.

1) Up State Tower Co., LLC and Buffalo-Lake Erie Wireless Systems,

review of a Conditional Use application to construct and operate a 160' public utility telecommunications tower at 10545 Winfield Street, for providing wireless telecommunications service to the area.

Tax map #: 299.12-01-056.000.

Public hearing-

at 5:40 pm Chairman Baity opened the public hearing. Comments below:

- Christine Flint, 10501 Winfield St-
is the access drive the current driveway or the access road which is the access road to her property.

At 6:00 pm Chairman Baity closed the public hearing.

At 6:02 pm Chairman Baity re-opened the public hearing.

- Steve Dennis, representing the City of Corning Planning Department-
several comments concerning the preservation of the valley viewshed; consider photo simulations; also, would like the ZBA to consider mitigation measures for style of construction; consider co-location as there seems to be several towers being constructed within this general area; it is his understanding that the applicant must provide documentation that they have done due diligence looking at alternative locations.

At 6:07 pm Chairman Baity closed the re-opening of the public hearing.

SEQR-

Chair Baity stated that the Planning Board claims itself as Lead Agency and declares

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this application complete.

Planner Costello went over the Full Environmental Assessment Form Part 2 (long form) with Board.

Motion-

the Planning Board has reviewed the submitted EAF and has claimed itself as Lead Agency. Motion by Mike Quattrini seconded by Dale Bly that the Planning Board has determined that the proposed action will not be a threat to the environment and therefore declared the action to have a negative environmental significance. All yes, motion carried.

Amended Motion-

motion by Wayne Bennett seconded by Dale Bly stating that the Planning Board has reviewed the submitted SEQR and claimed itself as Lead Agency, and is conducting a coordinated review and has determined that the proposed action will not be a threat to the environment and therefore declared the action to have a negative environmental significance. All yes, motion carried.

Conditional Use-

Chair Baity declared that the application is tabled until the ZBA meets regarding the required area variances.

2) Loren VanCuren, 2979 Gorton Road-

application for a subdivision and re-subdivision from his existing 51-acre parcel to create a 3.3-acre parcel.

Mr. VanCuren is proposing to create a new lot from his existing 51-acre lot by combining a new 1.8-acre lot with the already existing land-locked 1.5-acre parcel located near the rear of the property. This will alleviate the landlocked status of the existing parcel, by bringing it into conformity with the Town codes.

Motion-

motion by Wayne Bennett seconded by Dale Bly to approve this as a conceptual sketch for a minor subdivision of land located at 2944 Gorton Road. All yes, motion carried. Mr. VanCuren will attend next month's meeting for the Public Hearing and to bring more information from his land surveyor.

3) Richard Copp, 2350 Davis Road-

requesting a front setback variance to construct a 32' x 40' steel "A" frame farm equipment garage shed on his property located at 2350 Davis Road.

He is seeking a 55-foot front yard setback variance to allow for a front yard setback of 20'. Currently there is an existing farm equipment storage building on the lot which has a front yard setback of only 19'. Applicant stated that due to the sloping terrain and restricted buildable area he is not able to meet the required setback for the additional building.

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Motion-

by Mike Quattrini seconded by Dale Bly to forward a recommendation to the ZBA to agree on a setback variance for placement of a 32' x 40' farm shed as suggested by the Code Enforcement Officer and Zoning Board of Appeals. All yes, motion carried.

Motion by Dick Pope seconded by Mike Quattrini to close the meeting @ 7:30 pm.
All yes, motion carried.

Minutes respectfully submitted by Secretary, Avonne Dickerson

Next meeting will be October 24, 2017