

Town of Corning Town Council
Meeting Minutes
June 11th, 2024 @ 7pm [Teams Link](#)

Welcome

- 1) Call meeting to order at 1900 by Supervisor Mullen
- 2) Roll call of board members present: Lon Fiscus, Donna Gridley, Jenniffer Mullen, Stuart Sammis Absent: R. Michael Brenning
- 3) Pledge of Allegiance

Community Comments (NOT AGENDA RELATED)

- 4) Comments will be limited to 2 minutes per person and a maximum of 10 minutes to allow the meeting to run smoothly.
 - a. Carol Faratella noted that abstract from last month noted \$75 for Ethics Board. Supervisor Mullen instructed that correction was made before approval and correct abstract should be up on website. Supervisor Mullen to check website and update if needed.
 - b. Carol Faratella requested Board to note that Supervisor Mullen agreed not to accept payment for public health officer for the 2024 budget year unless work increases with position per Councilman Sammis. Noted in comments. Supervisor Mullen and Board will review salary and expectations during next budget review.
 - c. Questions regarding abstract and cost of mowing from Jamie Cooney. Supervisor Mullen informed Mr. Cooney that payments were made based on contract.

Reports

- 5) Motion to accept [Town Clerk May 2024 report](#) by Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried.
- 6) Motion to accept Town Highway [May 2024 report](#) by Lon Fiscus and seconded by Stuart Sammis. All in favor. Motion carried.
- 7) Motion to accept [Building and Grounds May 2024 report](#) by Lon Fiscus and seconded by Stuart Sammis. All in favor. Motion carried.
- 8) Motion to accept [Town Council May 21, 2024](#) meeting minutes by Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried.
- 9) Motion to accept [Town Supervisor March 2024 report](#) by Stuart Sammis and seconded by Lon Fiscus. All in favor. Motion carried.
- 10) Motion to accept [Abstract 10 of 2024](#) by Lon Fiscus and seconded by Stuart Sammis. All in favor. Motion carried.

All Good Things

- 11) Motion to discuss positive Town updates by Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried.

- a. [EFPR General Fund Audit Findings](#) discussed.
- b. Tayler Baumgartner earned his Class B and Class C Water Certification from DOH last week.
- c. The Town Hall renovations are coming together.

Legal Discussion

- 12) Motion to approve payment of \$500 to Attorney Bryan Maggs for representation of the Town re: Fairfield Inn assessment case by Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried.
- 13) Motion to approve hiring [Ron Rubino of GAR Associates](#) for commercial appraisal of Fairfield Inn for \$5,000 (deposit of \$2,500 due for retainer, \$2,500 at completion) by Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried.
- 14) Motion to approve [Intermunicipal No-Cost Water District](#) with the Village of South Corning, Village of Painted Post, and the City of Corning adding the following changes by Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried.
- 15) Motion to approve payment of Jenniffer Mullen's notary application, notary stamp, seal, and journal (approx \$140) in order to have Notary available for public use by Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried.

Community Development Block Grant (CDBG)

- 16) Motion to approve **Certifying Officer Resolution 19 of 2024**: DESIGNATING CERTIFYING OFFICER FOR ENVIRONMENTAL REVIEW by Lon Fiscus and seconded by Stuart Sammis. All in favor. Motion carried.

WHEREAS, the Town of Corning will conduct a Housing Needs Assessment to identify housing issues and solutions, to assist in making strategic decisions, and to aid in securing financing for housing programs and projects (the "Project"); and WHEREAS, as a grant applicant and potential recipient the Town is required to undertake and complete the environmental review process for the Project; and, WHEREAS, the Office of Community Renewal requires that the Town designate an Environmental Review Certifying Officer, NOW, THEREFORE, BE IT RESOLVED, the Town Board of Corning hereby designates Bradley Laverty, Code Enforcement Officer as the Town's Certifying Officer for the purposes of complying with the applicable environmental review requirements for the CDBG Community Planning grant through the Office of Community Renewal.

17) Motion to approve **SEQRA RESOLUTION 20 OF 2024 RESOLUTION DETERMINING THAT PROPOSED ACTION IS A TYPE II ACTION FOR PURPOSES OF THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT** by Stuart Sammis and seconded by Lon Fiscus. All in favor. Motion carried.

WHEREAS, the Town of Corning will conduct a Housing Needs Assessment to identify housing issues and solutions, to assist in making strategic decisions, and to aid in securing financing for housing programs and projects (the "Project"); and
WHEREAS, the Town of Corning desires to comply with the New York State Environmental Quality Review Act ("SEQR") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations") with respect to the Project; and

WHEREAS, the Project is not subject to review under SEQRA since it involves information collection and research as well as conducting concurrent housing feasibility and other studies, both of which are listed as a "Type II Action" under 6 NYCRR Section 617.5(c)(24)(27).

NOW, THEREFORE, BE IT RESOLVED, that the Town of Corning declares that the Project constitutes a "Type II Action" under 6 NYCRR Section 617.5(c)(24)(27) and that no further action under the SEQR Act and the Regulations is required; and
BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

18) Motion to approve **RESOLUTION 21 of 2024 SETTING A PUBLIC HEARING** by Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried.

WHEREAS, the Corning Town Board has previously discussed the need for housing rehabilitation within its municipal boundaries; and

WHEREAS, the Corning Town Board is considering applying for a New York State Community Development Block Grant to receive Community Planning funds for a comprehensive Housing Needs Assessment; and

WHEREAS, it is the desire of the Corning Town Board now to go forward to receive public comment on the same;

NOW, THEREFORE, BE IT RESOLVED, that the Corning Town Board does hereby set a Public Hearing on July 16th, 2024 at 7:00 PM at their regularly scheduled meeting to consider applying for a New York State Community Development Block Grant to acquire Community Planning funds for a comprehensive Housing Needs Assessment for the Town of Corning.

By Order of the Town of Corning Town Board
Kathleen Morrow-Olmstead, Town Clerk

Roll Call of Council Vote:

absent R. Michael Brenning _yes_ Lon Fiscus _yes_ Donna Gridley _yes_ Jenniffer L. Mullen yes_ Stuart Sammis

Volunteer Firefighter or Ambulance Partial Tax Exemption

19) Motion to approve setting a public hearing for **LOCAL LAW 3 OF 2024 A LOCAL LAW OF THE TOWN OF CORNING TO PROVIDE A PARTIAL**

EXEMPTION FROM TAXATION OF REAL PROPERTY OWNED BY AN ENROLLED VOLUNTEER FIREFIGHTER OR AMBLANCE WORKER PURSUANT TO SECTION [466-A of the New York State Real Property Tax](#)

[Law as enacted by Character 670 of the Laws of 2022.](#) by Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried.

Should the local law be approved, it will enact the Town Council of the Town of Corning to:

Section 1: Statutory Authority

Section 2:

This local law is adopted pursuant to provisions of the Municipal Home Rule Law of the State of New York.

This Local Law shall be known and cited as “A Local Law of the Town of Corning Providing a Partial Exemption from Taxation of Real Property owned by an enrolled firefighter or ambulance worker pursuant to Section 466-A of the New York State Property Tax Law as enacted by Chapter 670 of the Laws of 2022.

Section 3 Exemptions Provided:

- a. Real Property within the Town of Corning, Steuben County, New York, owned by an enrolled member of an incorporated volunteer fire company, fire district, fire department, or incorporated voluntary ambulance service, or by such enrolled member and spouse residing in the Town of Corning, shall be exempt from taxation for sales taxes to be levied by the Town of Corning to the extent of ten (10) percent of the assessed value of such property, exclusively of special assessments.
- b. Such exemption shall not be granted to an enrolled member of an incorporated volunteer fire company, fire district, fire department, or incorporated voluntary ambulance service residing in the Town unless:
 - i. The applicant resides in the Town which is served by such incorporated volunteer fire company, fire district, fire department, or incorporated voluntary ambulance service;
 - ii. The property is the primary residence of the applicant;
 - iii. The property is used exclusively for residential purposes; provided however, that in the event any portion of such property is not exclusively for the applicant's residence but is used for other purposes, such portion shall be subject to taxation and the remaining portion only shall be entitled to the exemption provided by this section;
 - iv. The incorporated volunteer fire company, fire district, fire department, or incorporated voluntary ambulance service has submitted to the Steuben County Director of Offices of Emergency Services a complete list of enrolled members, with their respective dates of services for such incorporated volunteer fire company, fire district, fire department, or incorporated voluntary ambulance service; and

- v. The application shall have performed two (2) years of continuous service as a volunteer firefighter, or ambulance worker, as specifically defined by section 466-a of the Real Property Tax Law of the State of New York; or
 - vi. If all other provisions are met, the applicant may receive a lifetime exemption provided the applicant shall have at least twenty (20) years of service and has maintained and continues to maintain the primary residence in Steuben County; and
 - vii. An unmarried surviving spouse of an eligible volunteer may retain the exemption provided the requirements of Section 3.a and b.i-vi above are met.
- c. Application for such exemption shall be filed with the assessor on or before the taxable status date on a form as prescribed by the State Board.
- d. No applicant who is a volunteer firefighter or ambulance worker who by reason of such status is receiving and benefit under the provisions of Article 4, of the Real Property Tax law of the State of New York, on the effective date of this section shall suffer any diminution of such benefit because of the provision of this section.

Playground/Parks

- 20) Motion to discuss greenspace on Clark Street for Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried.
- a. The possibility of creating a recreational area in this space was discussed. Request to send out surveys to all Town of Corning residents to determine what would be enjoyed by the majority of the residents. Motion by Lon Fiscus and seconded by Stuart Sammis to send surveys to all residents. All in favor. Motion carried. Jamie Cooney noted that Village Board approved donation of water if splash pad were to be placed in area.

Competitive Bids

- 21) Motion to discuss [competitive bid](#) for roof replacement/trusses for the Town Hall by Donna Gridley and seconded by Stuart Sammis. All in favor. Motion carried.
- [Hale roofing full replacement quote](#) Offering twenty-year limited warranty.
 - [Chilson full replacement quote](#) Offering two-year limited warranty.
 - [Universal Builders Replacement](#) Roof Bid
 - [Ely Smith](#) Trussed Roof bid.
- Discussion regarding best price, recommendations, previous experience with contractors. Motion to utilize Hale Roofing for \$172,000 using ARPA funds for full replacement made by Lon Fiscus after recommendations, price, and bid matched the boards competitive bid requests. Second to the motion made by Stuart Sammis. All in favor. Motion carried.

- 22) Motion to discuss [competitive bid](#) for continued renovation of the Town Hall by Donna Gridley and seconded by Stuart Sammis. All in favor. Motion carried. Item tabled until next meeting to discuss:
- a. Amount of ARPA funds remaining.
 - b. Determine how far along current renovations are and how much more time this would take. Supervisor Mullen to advise at next meeting.
- 23) Motion to approve [change order](#) for glass room to include drywalling ceiling for \$2,050 by Stuart Sammis and seconded by Lon Fiscus. All in favor. Motion carried.
- 24) Motion to discuss minimum bid for Auctions International to place Codes Car up for Auction (Kelly Blue Book \$12-16k) by Lon Fiscus. Seconded by Donna Gridley. All in favor. Motion carried. Discussion regarding the need to sell the car or to use for training and local travel. Ken Field's diesel truck costly on fuel compared to codes car. Codes car has 47,000 miles and running well per Ken Fields. Lon Fiscus requests to review gas and mileage usage in 6 months and determine if best idea is to sell or retain as vehicle for local travel and training as needed. Supervisor Mullen will place calculate at end of 2024 for review.

IT Support

- 25) Motion to discuss [SCT](#) for IT support in comparison to current [Edmunds](#) by Stuart Sammis and seconded by Lon Fiscus. All in favor. Motion carried. SCT quote does not include phone calls, trouble shooting, and extra visits for service. The cost savings would potentially be insignificant based on current use. Donna Gridley notes that Edmunds has quick responsiveness and works well with the Town. Supervisor Mullen agreed. At this time the Town will continue with Edmunds.
- 26) Motion to approve cost not to exceed \$13,000 the following IT purchases using ARPA funds by Donna Gridley and seconded by Stuart Sammis. All in favor. Motion carried. Funds will be used from ARPA.
- a. [Three \(3\) new wireless access points](#) for the Town building \$600
 - b. [Six \(6\) new desktops](#) for: Bookkeeper, Town Clerk, Deputy Town Clerk, Assessor, Two for Water/Building and Grounds (\$6,000 plus monitors as needed (\$150 each for monitors)
 - c. Laptop for general office use & use by ethics board with printer (\$1,300)
 - d. Laptop/tablet for Code Enforcer with portable printer for field use (\$1,300)
 - e. [Microsoft Office Desktop Apps](#) (\$1,750)
 - f. IT service hours (4 hours) (\$600)

Speed Reduction

27) Motion to discuss speed reduction for residential areas in the Town of Corning by Stuart Sammis and seconded by Donna Gridley. List below states suggested speed changes for roads/side streets that Board has heard concerns regarding for approximately 4-5 months. Numerous concerns, phone calls, and conversations from residents noting excessive speed, animals hit, and risk of injury. Glen Rose noted that Sheriff's office has been patrolling more and that speed sign was up for another 2 weeks to attempt to slow drivers down. Lon Fiscus notes that reducing the speed limit is the only action the board has control over regarding this issue. Board agreed to move forward with process of reducing speed in the area to reduce risk. Cost concern noted by Ruth Plaisted. Stuart Sammis noted "What is worth the cost of a child's life?" Supervisor Mullen to gather more information for next meeting on actions needed to create this change.

- a. 30mph: Goff Rd
25 mph: Lower Dr., Upper Dr. Northwood Circle, Schoonover Dr., Stanley Dr., Harrington Dr., King Circle, Theresa Dr., Pinewood Circle, Jolley Way, Lando Lane, Overbrook Dr., Timberline Dr, Forrest Hill Dr., Hickory Lane, Pine Circle, Fairway Rd, Spaulding Dr., Green Pkwy
- b. Cost of signs is \$130 and galvanized post \$160. Total cost for signs \$5,800 (20 signs)

Brush Drop Off

28) Motion to approve brush drop off on Saturdays from 9-noon starting June 21, 2024 September 6th, 2024 (this will allow overtime of 3 hours weekly for highway during this time) by Stuart Sammis and seconded by Lon Fiscus. All in favor. Motion carried.

- a. Questions asked by Board members regarding this discussion were regarding budget. Overtime is available in the budget for highway based on low use during the winter season. Usage log to be kept and presented to board by Highway Superintendent Glen Rose on a monthly basis to determine use and continued need.
- b. Comments regarding having clear posting of what type of material would be allowed to be dropped off and that only Town residents can use. That contractors are not allowed to utilize and to make a clear restriction list on the website. Supervisor Mullen to meet with Superintendent Rose Thursday to review and post to the website before Friday June 14th, 2024.

Ethics Board

29) Motion to accept resignation of Warren Radke from Ethics Board by Stuart Sammis and seconded by Donna Gridley. All in favor. Motion carried. Notice has been placed on website and social media for new member. One applicant has applied at this time. Comment by Joan Rosen that she was unable to read the Town website banner on her phone that noted this position was open. Supervisor Mullen uploaded new picture to make presentation more clear.

Policy Review

- Policy Workshop: June 25, 2024 @ 1730.
 - [Computer and Internet Use Policy](#)
 - [Cybersecurity Policy](#) (Technology Law 208)
 - [Website Policy](#)
 - Employee Handbook 2024 (pending review by Attorney Ryan.) should be complete.
 - Capital Asset Policy (Governmental Accounting Standards Board's (GASB) Statement No. 34).
 - Use of Municipal Equipment (Town Law 64)
 1. Town Owned Vehicles
 2. Computer Use
 3. Cell Phone use and reimbursement policy
 - July/August 2024
 - i. Town Budget Workshops to begin. Dept heads will be requested to have tentative budget requests by June-July 2024 for review.
 - August 2024
 - Local Comprehensive Emergency Management Plan (Executive Law 23)

Community Comment on Agenda Items

- 30) Any comments by visitors/community regarding agenda items. Comments will be limited to 2 minutes per person and a maximum of 10 minutes to allow the meeting to run smoothly.
- a. Jamie Cooney questioned if Edmunds remotely managed the Town system. Supervisor Mullen educated that this is remote but during set up of new equipment, Edmunds has agreed to travel out and set up.
 - b. Carol Faratella questioned abstract and asked board the process used. States concerns that the board is not checking the abstract and that no one is looking at the vouchers. Supervisor Mullen educated that the vouchers are created by the department heads. Supervisor Mullen reviews all vouchers before giving to the bookkeeper for review and adding to the Abstract. The abstract is then loaded in one drive for the board to review in advance (a new process this year in order for the board to have longer to review and analyze). The vouchers are brought to the board for final review and initials at the meeting, but the abstract is sent out generally a week before for timeliness. Final abstracts are added to the minutes for public review.
 - c. Glen Rose questioned when the board would review/approve his current budget request. Supervisor Mullen to place on the policy workshop meeting. Glen notes concern as offer for new loader at \$72,000 will expire

July 1, 2024. Supervisor Mullen to send updated request to board before policy meeting for review.

- d. Kathy Morrow-Olmstead states received concern regarding weed height on River Road and questioned who to contact. Glen Rose educated to have residents contact Todd Housel with the County as this is a County Road and is managed by the County.

Adjournment

- 31) Motion to adjourn at 2021 by Stuart Sammis and seconded by Lon Fiscus. All in favor. Motion carried.

Upcoming Meetings/Workshops:

June 25, 2024 at 5:30pm Policy Workshop

July 16, 2024 at 7:00pm Board Meeting