Town of Corning – 25 South Elm Street

Planning Board Meeting and Public Hearing Minutes

September 1, 2026

5:30 p.m.

Members Present:
Wayne Bennett, Chairman
Sara Hale
James Allen
Daly Bly

Others Present:
Alison Salisbury, STCRP&DB

Open Meeting
Wayne Bennett asked for a motion to open the meeting at 5:33 p.m.; a motion was made by Dale Bly and seconded by Sara Hale. All said yes and the motion carried.

Roll Call:
All members were present.

Minutes
The Board reviewed meeting minutes from July 28, 2026. Wayne Bennett asked for a motion to approve the minutes; a motion was made by Sara Hale and seconded by James Allen. All said yes and the motion passed.

Concept plan review for Conditional Use Permit and Site Plan approval of a cell telecommunications tower located at 2724 Riter Road, Corning, NY.

Applicant was not present.

Alison Salisbury gave some background regarding the project. Vertical Bridge, which is Bell Atlantic Mobile Systems, which is Verizon, is looking to construct and operate a 145-foot tower, plus a 4-foot lightning rod on a parcel located at 27254 Riter Road. The parcel is in an R1 district, and telecommunications towers are a permitted use. The premise behind choosing this location is that Verizon does not have reliable wireless telecommunications coverage in and around this Historic Corning cell. The Applicant has indicated that building a tower in this location will remedy that and offload capacity from the two existing towers that they operate on near Corning.

Key concerns that were flagged at the pre-planning meeting are as follows:

- One is related to process – have they notified the Village of Riverside and all adjacent municipalities.
- Additional information on the site plan is needed – missing was information on the distance from the home that is currently located on the property to the tower.
- How close would the tower be to each neighboring parcel, given it is a residential area.
- More information was requested on the renderings.
- Questions concerning the driveway that they proposed to construct, clearings, reinforcing the area, lighting, concerns about generator use, and noise impact on the neighborhood.
- Did applicant pursue opportunities to co-locate on other towers, and did they try to provide sufficient documentation that they attempted to do so.

Alison Salisbury noted that all these questions were shared with the applicant and it is the expectation that they will provide the requested information. She then asked if the Board members had any questions or concerns.

Dale Bly asked if there was a light on top of the tower and Alison Salisburty responded that there would not be a light on top of the tower. There will be a 25-watt floodlight at the base of the tower, and she believes it will be on a timer. She noted this was one of the questions flagged during initial review of the application and more information on the purpose of the light, frequency of use and length of timer has been requested of the Applicant.

Wayne Bennett mentioned that the Board is trying to get more line-of-site pictures, as applicant is proposing a 30-foot driveway with a 20-foot temporary clear cut on each side of the access to the site, which is directly across from a vacant lot that a new house will be built on.

Alison Salisbury stated that as these questions have not been satisfactorily answered to date, she can go back to the applicant again and see about getting more information to determine when applicant will be ready with this information to put the application on the Planning Board's agenda for further review and discussion.

Sara Hale asked if letters were sent out to neighbors alerting them about the project. Wayne Bennett stated that this should also be done, starting with residents on Riter Road, Powder House Road (starting on 6th Street), all the way up to Dibble Road.

Other Business

Alison Salisbury talked about the individual who contacted the Planning Board concerning a property on Rouge 352, just outside of Gibson. He was interested in setting up a "glamping" project. The Planning Board, via Brad Laberty, Code Enforcement Officer, corresponded with that individual to let him know that it was not an approved use for how that area is zoned. That individual has now requested a formal petition for a zoning amendment so that the location, which is currently an R3, would be designated as industrial. Brad Laverty is going to send them a copy of the form which needs to be filled out properly, as the request was previously made via email. Once the form is filled out and they pay the associated fees, it would then become a matter for the Planning Board to consider.

Allison Salisbury also mentioned that she was going to email Jamie Gensel regarding the status of the Corning Country Club driving range project.

James Allen gave an update on the Edger project. He noted that things have slowed down substantially. Sara Hale noted that the signs had been taken down. James Allen noted that he suspected that topsoil was being dropped in, and that the gravel pit was not going to be filled in with product that could be resold in the future. James is having conversations with neighbors who have stated that there appears to be a bit of after-hour activities happening as well as activity on Sundays. James told neighbors that they should contact the DEC noting their concerns since they control the permit for mine operations. He also noted that neighbors can attend a Planning Board meeting or contact Code Enforcement to officially note their concerns. Additionally, he noted that vehicles driving through that area are covered in mud given the recent rain.

Adjournment

Wayne Bennett asked for a motion to adjourn the meeting at 5:54 p.m.; the motion was made by Sara Hale and seconded by Dale Bly. All were in favor and the motion passed.

Respectfully submitted,
Barbara Sammis
Secretary PBZBA