

REGULAR JOINT TOWN AND VILLAGE PLANNING BOARD MEETING

August 21st, 2024, at 6:30pm | Mount Morris Town Hall | 103 Main Street, Mount Morris NY

Present: Jim Patrick, Planning Board Chairman; Planning Board Members Phil Race, Larry Woodworth, and Joel Clester; Shawn Grasby, Town Code Enforcement Officer; Kaylee Leone, Planning Board Secretary

Others Present: Town Councilmember, Joseph Rawleigh

CALL TO ORDER

Chairman Jim Patrick called the meeting to order at 6:34pm and led those in attendance in reciting the Pledge of Allegiance. All members in attendance introduced themselves.

REVIEW OF MINUTES

A motion to approve the July 17th, 2024, Regular Planning Board Meeting Minutes was introduced by Phil Race and seconded by Joel Clester, and was voted on by members as follows:

Aye: 4 (Clester, Patrick, Race, Woodworth)

No: 0

Abstain: 0

The motion was carried.

A motion to approve the August 1st, 2024, Special Planning Board Meeting Minutes was introduced by Larry Woodworth and seconded by Phil Race, and was voted on by members as follows:

Aye: 4 (Clester, Patrick, Race, Woodworth)

No: 0

Abstain: 0

The motion was carried.

PUBLIC HEARING – MINOR SUBDIVISION IN THE TOWN OF MOUNT MORRIS

Chairman Jim Patrick opened the Public Hearing for Thomas and Carol Yorks’ Minor Subdivision Application in the Town of Mount Morris. Chairman Patrick asked Town Code Enforcement Officer Shawn Grasby to give an overview of the proposed subdivision. Officer Grasby stated that Thomas and Carol Yorks wish to divide 41 acres off from their approximately 300-acre lot on Dutch Street Road and plan to utilize the land primarily for the raising of cattle. Officer Grasby stated that the proposed parcel meets all requirements of Town Code.

Chairman Jim Patrick opened questions up to the board, to which none were offered. Chairman Patrick asked those in attendance for additional comments in support of or in opposition to the Yorks’ subdivision, to which none were offered. Chairman Patrick closed the public hearing.

A motion to enter a negative SEQR declaration and to approve Thomas and Carol Yorks’ Minor Subdivision Application at 7291 Dutch Street Road in the Town of Mount Morris was introduced by Joel Clester and seconded by Larry Woodworth, and was voted on by members as follows:

Aye: 4 (Clester, Patrick, Race, Woodworth)

No: 0

Abstain: 0

The motion was carried.

Secretary Kaylee Leone stated she did not have a mylar copy of the Yorks’ survey. The Yorks communicated with their surveyor, who said he would deliver a copy to the Town Clerk’s Office the next day. Chairman Jim Patrick directed Secretary Leone to sign the mylar copy upon receipt.

PUBLIC HEARING – MINOR SUBDIVISION IN THE TOWN OF MOUNT MORRIS

Chairman Jim Patrick opened the Public Hearing for Nicholas Shea’s application for subdivision at 7783 Dutch Street Road in the Town of Mount Morris. Chairman Patrick asked Town Code Enforcement Officer Shawn Grasby to give an overview of the proposed subdivision. Officer Grasby stated that Nicholas Shea hopes to add .496 acres from a neighboring parcel onto his property. Officer Grasby added that the applicant’s parcel is a pre-existing non-conforming lot smaller than 3 acres and will be made slightly less non-conforming with the added subdivision.

Chairman Jim Patrick asked Mr. Shea if he was still in the process of applying for variances before the Joint Town and Village Zoning Board of Appeals, to which Mr. Shea confirmed that he was. Chairman Jim Patrick opened questions up to the board, to which none were offered. Chairman Patrick asked those in

attendance for additional comments in support of or in opposition to the Shea subdivision, to which none were offered. Chairman Patrick closed the public hearing.

A motion to enter a negative SEQR declaration and to approve Nicholas Shea’s Minor Subdivision Application at 7783 Dutch Street Road in the Town of Mount Morris was introduced by Phil Race and seconded by Larry Woodworth, and was voted on by members as follows:

Aye: 4 (Clester, Patrick, Race, Woodworth)

No: 0

Abstain: 0

The motion was carried.

PUBLIC HEARING – MINOR SUBDIVISION IN THE TOWN OF MOUNT MORRIS

Chairman Jim Patrick opened the Public Hearing for the Didas Family Limited Partnership’s application for subdivision located at 2502 Frost Road in the Town of Mount Morris.

Chairman Patrick asked Town Code Enforcement Officer Shawn Grasby to provide an overview of the proposed subdivision. Officer Grasby stated that the Didas family is hoping to keep approximately 17.25 acres from the original 78-acre parcel behind their home as the family has sold their entire farm operation. Officer Grasby pointed out that a well from a neighboring house on the other side of the street is located on the land that is proposed to be subdivided and that he believes this well to be non-functional as it has likely been disconnected from the neighboring property.

Chairman Jim Patrick opened questions up to the board, to which none were offered. Chairman Patrick asked those in attendance for additional comments in support of or in opposition to the Didas Family Limited Partnership subdivision, to which none were offered. Chairman Patrick closed the public hearing.

A motion to enter a negative SEQR declaration and to approve the Didas Family Limited Partnership’s application for subdivision located at 2502 Frost Road in the Town of Mount Morris was introduced by Larry Woodworth and seconded by Phil Race, and was voted on by members as follows:

Aye: 4 (Clester, Patrick, Race, Woodworth)

No: 0

Abstain: 0

The motion was carried.

PRELIMINARY SITE PLAN REVIEW, SUP – VILLAGE OF MOUNT MORRIS

Chairman Jim Patrick began discussing the proposed Mount Morris Fire and Rescue recreation hall located on Chapel Street in the Village of Mount Morris. Chairman Patrick took time to ensure that the board members had time to review the submitted materials. Chairman Patrick pointed out the Village Engineer had provided a list of concerns to the Fire and Rescue’s engineer. The Fire and Rescue engineer responded, and Chairman Patrick stated that both the original comments and the response are included in the application materials. Chairman Patrick highlighted some of these concerns, including that Fire and Rescue has not proposed installing external lighting, landscaping, or paving any part of the lot. He also added that the board does not currently know what the building is supposed to look like. Chairman Patrick stated that sanitary sewers are included in Fire and Rescue’s plans but that he could not see any on the site plan. Chairman Patrick also went on to say that there seems to be a question as to whether or not Fire and Rescue filed their subdivision with the County as well.

Board member Phil Race inquired as to what the confusion was regarding the subdivision, to which Chairman Jim Patrick stated that the Village Engineer commented that the lot lines provided by Fire and Rescue do not agree with the County GIS system. Chairman Patrick pondered if this was possible because the internal processes take some time to update with the County GIS system. Secretary Kaylee Leone stated that this process usually takes several business days once the subdivision maps have been filed with the appropriate departments within the County.

Town Councilman Joe Rawleigh asked if a subdivision expires if not filed timely, to which Secretary Kaylee Leone confirmed. Chairman Jim Patrick added that the expiry period is usually sixty days, which he believed had surely passed by now.

Chairman Jim Patrick brought up the Geotechnical Engineering Report provided by Emprise Geo Services and specifically called to the board’s attention the problematic fill detailed in the report. Chairman Patrick

stated that the Fire and Rescue engineer seems to think the fill isn't an issue. He added that the Village Engineer did not directly respond to this comment.

Chairman Jim Patrick asked if there were additional comments from the board regarding the submitted application materials.

Board member Phil Race asked if Fire and Rescue will need a special use permit on the property, as the two parcels are currently located in an R1 district. Chairman Patrick confirmed that they would and that a site plan would also be required. Phil Race asked if the proposed building is just for social use or if there will be a training facility as well, to which Chairman Patrick and board member Larry Woodworth stated that the proposed building would contain both. Chairman Jim Patrick stated that the submitted SEQR form stated that the building is intended to be used for "social use, meeting hall, and public gatherings; office space for Fire Department with a parking lot." Board member Larry Woodworth added that it appears that a kitchen is also going to be added, judging by the sewage line drawings.

Secretary Kaylee Leone pointed out that one of the colored cover pages of the submitted materials includes a page labeled "engineered drawings of social building and driveway", which appears to contain three clearly outlined parcels when there are only two parcels in existence. Chairman Jim Patrick agreed that the subdivision was more of a lot line adjustment to move the shared line between two parcels that had already been subdivided. Secretary Leone stated that several of the maps included within the submitted materials continue to misrepresent the property lines as three clearly defined parcels using colors and patterns consistent with other lot lines depicted are labeled "proposed property line."

Chairman Jim Patrick stated that he would forward these comments to Village Code Enforcement Officer Mark Mullikin and table further action until after comment has been received from the County Planning Department in September.

ADJOURNMENT

A motion to adjourn was introduced by Joel Clester and seconded by Phil Race, and was voted on by members as follows:

Aye: 4 (Clester, Patrick, Race, Woodworth)
No: 0
Abstain: 0

The motion was carried, and the meeting was adjourned at 7:15pm.

Respectfully submitted,

Kaylee R. Leone
Deputy Town Clerk/Town Planning Board Secretary