

REGULAR JOINT TOWN AND VILLAGE PLANNING BOARD MEETING

June 19th, 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 and Joel Clester; Mark Mullikin, Village Code Enforcement Officer; Shawn Grasby, Town Code Enforcement Officer; Kaylee Leone, Planning Board Secretary

Others Present: Community members Beverly Sackett, Emily Goho, Heather Goho, Reed Goho, and Allegra Learn

CALL TO ORDER

Chairman Jim Patrick called the meeting to order at 6:30pm. Town Code Enforcement Officer Shawn Grasby led the Pledge of Allegiance. All members in attendance introduced themselves.

REVIEWAL OF MINUTES

A motion to approve the June 6th, 2024, Special Planning Board Meeting Minutes as written was introduced by Phil Race and seconded by, and was voted on by members as follows:

- Aye: 3 (Clester, Patrick, Race)
- No: 0
- Abstain: 0

The motion was carried.

A motion to approve the May 15th, 2024, Regular Planning Board Meeting Minutes as written was introduced by Joel Clester and seconded by Phil Race, and was voted on by members as follows:

- Aye: 3 (Clester, Patrick, Race)
- No: 0
- Abstain: 0

The motion was carried.

MINOR SUBDIVISION APPLICATION – VILLAGE OF MOUNT MORRIS

Chairman Jim Patrick began discussion of Emily Goho’s minor subdivision application for 56 Erie Street in the Village of Mount Morris. Village Code Enforcement Officer Mark Mullikin gave an overview of the application, stating that the Gohos are looking to divide off the last parcel on Erie Street. Approximately .341 acres would be subdivided off the approximately .661-acre existing parcel and would have a new home built on it. The original parcel has a home on it. Chairman Patrick asked if the sewer extended all the way down to the current property, which Officer Mark Mullikin confirmed. Officer Mullikin added that the water and sewer hookups would need to be extended to the new build.

Village Code Enforcement Officer Mark Mullikin stated that the proposed subdivision meets the minimum lot size and setback requirements for mobile homes outlined within Village Code.

Chairman Jim Patrick asked if the board had any questions. Board member Phil Race asked whether the structure shown on the survey was a shed or an overhang, and if it was moveable. Officer Mullikin stated that the structure is older and wouldn’t survive a move. Applicant Emily Goho stated that plans are in place to remove the structure within the next year.

Chairman Jim Patrick asked the applicant if she had anything to add. Ms. Goho did not. Chairman Patrick asked Ms. Goho who would be living in the newly built property. Ms. Goho stated that her son Reed would occupy the new home once built.

A motion to set the public hearing for Emily Goho’s minor subdivision application for Wednesday, July 17th, 2024 at 6:30pm was introduced by Joel Clester and seconded by Phil Race, and was voted on by members as follows:

- Aye: 3 (Clester, Patrick, Race)
- No: 0
- Abstain: 0

The motion was carried.

PUBLIC HEARING – MINOR SUBDIVISION IN THE VILLAGE OF MOUNT MORRIS

Chairman Jim Patrick opened the public hearing for Marcy DioGuardi’s subdivision application at 6:39pm. Ms. DioGuardi hopes to subdivide an adjoining 1.93-acre parcel into two parcels of 1.155 acres and .872 acres. Ms. DioGuardi plans to add the larger resulting parcel to her own property, while the adjoining neighbor will retain the smaller parcel. Chairman Patrick asked those in attendance if anyone would like

to speak in favor or opposition to the proposed subdivision. Hearing none, Chairman Patrick closed the public hearing.

A motion to issue a negative declaration on the SEQR attached to Marcy DioGuardi’s 21 Fiddler Road subdivision was introduced by Phil Race and seconded by Joel Clester, and was voted on by members as follows:

- Aye: 3 (Clester, Patrick, Race)
- No: 0
- Abstain: 0

The motion was carried.

Chairman Jim Patrick stated that he would add a note to the SEQR clarifying that that there will be no frontage on the lot as it is being combined with an existing lot.

A motion to approve Marcy DioGuardi’s 21 Fiddler Road subdivision was introduced by Phil Race and seconded by Joel Clester, and was voted on by members as follows:

- Aye: 3 (Clester, Patrick, Race)
- No: 0
- Abstain: 0

The motion was carried.

PUBLIC HEARING – TOWN OF MOUNT MORRIS

Chairman Jim Patrick opened the public hearing for Martin and Ruby Schmucker’s proposed subdivision at 2784 Swanson Road in the Town of Mount Morris at 6:45pm.

Town Code Enforcement Officer Shawn Grasby stated that the Schmuckers are hoping to subdivide 50.3 acres off their existing 123.3-acre lot. Officer Grasby added that the resulting parcel that lies to the West side of the road will be gifted to one son while the resulting parcel that lies to the East side of the road will be gifted to another. Officer Grasby stated that the proposed subdivision line will follow the road and that the proposed subdivision meets all requirements of the Town Code.

Chairman Jim Patrick asked the board if they had any questions or comments regarding the application, to which none were offered. Chairman Patrick asked if anyone in attendance had comments to offer in support of or in opposition to the Schmucker’s application. None were offered. Chairman Patrick closed the public hearing.

A motion to issue a negative declaration on the SEQR attached to Martin and Ruby Schmucker’s proposed subdivision at 2784 Swanson Road in the Town of Mount Morris was introduced by Joel Clester was seconded by Phil Race, and was voted on by members as follows:

- Aye: 3 (Clester, Patrick, Race)
- No: 0
- Abstain: 0

The motion was carried.

A motion to approve Martin and Ruby Schmucker’s proposed subdivision at 2784 Swanson Road in the Town of Mount Morris was introduced by Phil Race and seconded by Joel Clester, and was voted on by members as follows:

- Aye: 3 (Clester, Patrick, Race)
- No: 0
- Abstain: 0

The motion was carried.

REVIEWAL OF VILLAGE AND TOWN MUNICIPAL AGREEMENTS

Chairman Jim Patrick stated that an updated version of the Municipal Agreement between the Village of Mount Morris and Livingston County had recently been located by the County Planning Board Department. The board reviewed the updated agreement, and agreed that no further changes should be made.

OTHER BUSINESS

Chairman Jim Patrick asked the board members and Code Enforcement Officers if they had any additional business to discuss.

Town Code Enforcement Officer Shawn Grasby brought applications and surveys that had been submitted to him in recent days that he believed required comment from the Planning Board before he felt comfortable proceeding with them. Officer Grasby gave a synopsis of an application that he had received regarding a pre-existing non-conforming lot on Dutch Street Road within the Town. The applicant hopes to create an addition to his home but has already exceeded the lot coverage maximums outlined within the Town Code. The lot size is also smaller than the current code requires, but the applicant hopes to add a neighboring subdivided parcel to his land to at least bring the total acreage closer to the lot size requirement. Officer Grasby wondered if the matter needed to be seen before the Joint Town and Village Zoning Board of Appeals (ZBA) before the subdivision was completed. The board came to the consensus that it would be best for the applicant to complete the subdivision first and then be seen before the ZBA. Chairman Jim Patrick asked what variances would be needed. Officer Grasby replied that a variance for lot size and a variance for lot coverage would be needed even if the applicant had his proposed subdivision approved. Chairman Patrick stated that he believed that it wouldn't be best to schedule a public hearing yet as there were many complexities that should be reviewed in depth before the scheduling of such a hearing.

Officer Grasby gave an overview of an application for a minor subdivision located on Cleveland Road within the Town that he recently received. Officer Grasby stated that the proposed subdivision meets all requirements set forth within the Town Code and wondered if a public hearing could be set. Chairman Jim Patrick stated that because the application appears to be more straightforward he would be more inclined to schedule a public hearing for this subdivision.

A motion to set the public hearing for The Estate of Verne Dillon's minor subdivision application for 7054 Cleveland Road in the Town of Morris on Wednesday, July 17th, 2024 at 6:30pm was introduced by Phil Race and seconded by Joel Clester, and was voted on by members as follows:

Aye: 3 (Clester, Patrick, Race)

No: 0

Abstain: 0

The motion was carried.

ADJOURNMENT

A motion to adjourn and set the next Planning Board Meeting for Wednesday, June 17th, at 6:30pm was introduced by Joel Clester and seconded by Phil Race, and was voted on by members as follows:

Aye: 3 (Clester, Patrick, Race)

No: 0

Abstain: 0

The motion was carried, and the meeting was adjourned at 7:02pm.

Respectfully submitted,

Kaylee R. Leone

Deputy Town Clerk/Town Planning Board Secretary