

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

Present: Jim Patrick, Town Planning Board Chairman; Town Planning Board Members Larry Woodworth and Phil Race; Kaylee Leone, Town Planning Board Secretary

Excused: Town Planning Board Member Joel Clester

Others Present: Shawn Grasby, Town Code Enforcement Officer; Bill Manthey, Mount Morris Deputy Mayor

CALL TO ORDER AND REVIEWAL OF MINUTES

The meeting was called to order by Chairman Jim Patrick at 6:32pm. Chairman Patrick briefly introduced the board members in attendance as well as Town Code Enforcement Officer Shawn Grasby.

Chairman Patrick requested that the board review the minutes from the January 17th, 2024 Planning Board Meeting, and asked if the board had any corrections or questions. Phil Race noticed that the total listed next to the “ayes” was listed as “3” rather than “4” in the minutes. Town Code Enforcement Officer Shawn Grasby also noticed a typographical error with his name on the bottom of the second page. Secretary Kaylee Leone acknowledged the errors and stated that she would fix them.

A motion to approve the minutes with minor changes was introduced by Phil Race and seconded by Larry Woodworth, and was voted on by members as follows:

Aye: 3 (Patrick, Woodworth, Race)

No: 0

Abstain: 0

The motion was carried.

CLARIFICATION ON CANCELLATION OF PUBLIC HEARING – EDF SOLAR

Chairman Jim Patrick stated that a public hearing was previously set for EDF Solar’s minor subdivision application for this meeting but that our Town Attorney, Ed Russell, has since clarified that a public hearing is not needed. Chairman Patrick called on Town Code Enforcement Officer Shawn Grasby to brief the board further on the matter. Mr. Grasby confirmed that a letter has been received outlining that a special use permit would not be required as the subdivision sought would fall under a public utility exception within the Zoning code.

The correspondence between MRSEC’s attorneys and the Town attorney details that upon completion of the construction of the point of interconnection, the collection substation, and the overhead transmission line that connects the two (collectively referred to as “the Substation”), that NYSEG will take over operation of the point of interconnection while MRSEC will continue to operate the collection substation. In order to facilitate this shared responsibility MRSEC intends to subdivide the parcel and transfer the piece of land that the point of interconnection resides on to NYSEG. As the Substation would be considered a public utility, the current Zoning Code would not require the Substation to acquire a special use permit as the Substation would conform to the minimum lot size, setback, and frontage requirements outlined in the Zoning Code for parcels that are considered “public utility uses”.

MINOR SUBDIVISION APPLICATION RECEIVED– TOWN OF MOUNT MORRIS

Chairman Jim Patrick moved on to discuss a minor subdivision application for a property within the Town and asked Code Enforcement Officer Shawn Grasby to give a synopsis on the application and plans. Officer Grasby explained that the survey was completed by Kevin O’Donoghue, and that application is requesting that the owners, Mark and Lisa Ewing, are hoping to subdivide 62 acres off of the current property to give to their daughter. Officer Grasby further explained that the applicants plan to keep nine acres to themselves. Chairman Patrick asked if the proposed parcels would have enough frontage, to which Officer Grasby state that the parcels have more than enough frontage with over 500 feet for each parcel. Chairman Patrick also asked if either of the parcels would have road frontage, to which Officer Grasby explained that they both would.

Chairman Jim Patrick asked the board members if there were any questions or concerns regarding the application for minor subdivision, to which there were none.

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A motion to set the public hearing for Mark and Lisa Ewing's application for minor subdivision on Wednesday, March 20th, 2024 at 6:30pm was introduced by Larry Woodworth and was seconded Phil Race, and was voted on by members as follows:

Aye: 3 (Patrick, Woodworth, Race)

No: 0

Abstain: 0

The motion was carried.

ADDITIONAL MATTERS

Chairman Jim Patrick requested that Town Code Enforcement Office Shawn Grasby provide Secretary Kaylee Leone the information required for the public hearing notice, to which Ms. Leone stated that she the information required for the notice is all included in the Ewing's application, of which Ms. Leone has a copy of. Board member Phil Race asked those officials in attendance who was responsible for the mailer notices to the applicants' neighbors, to which Town Code Enforcement Officer Shawn Grasby replied that the applicants are. Chairman Jim Patrick added that mailers are not a requirement, only the public hearing notice be posted in the paper or shopper.

Chairman Jim Patrick would like our agreements with Livingston County to be reviewed. Chairman Jim Patrick asked Secretary Kaylee Leone if she could reach out to Heather Ferrero, the Livingston County Deputy Planning Director, to see what applications are not required to be submitted for review with the Livingston County Planning Board. Ms. Leone stated that she will reach out to Ms. Ferrero and include any information received in next month's meeting packets.

Chairman Jim Patrick asked Mount Morris Deputy Mayor Bill Manthey if he had any other business to add to the discussion, to which Deputy Mayor Manthey stated that the village attorneys continue to work on solar laws for the Village. Board member Larry Woodworth asked Deputy Mayor Manthey if the Village is working to update the Village Code, to which Deputy Mayor Manthey replied that the Village is working on revising a couple items regarding grants and the comprehensive plan within the current code.

Chairman Jim Patrick asked Secretary Kaylee Leone if she had any matters to discuss. Ms. Leone responded that she did not have any additional items to discuss.

ADJOURNMENT

A motion to adjourn and set the next Planning Board Meeting for Wednesday, March 20th, 2024 at 6:30pm was introduced by Larry Woodworth and seconded Phil Race, and was voted on by members as follows:

Aye: 3 (Patrick, Woodworth, Race)

No: 0

Abstain: 0

The motion was carried, and the meeting was adjourned at 6:51pm.

Respectfully submitted,

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