

March 25<sup>th</sup>, 2025, at 6:00pm | Mount Morris Town Hall | 103 Main Street, Mount Morris NY

Present: Chairman Kevin Fahey; Board Members Chad Woodworth, Lauren Berger, Shawn Forrester, and Amy Ceronie; Town Code Enforcement Officer Shawn Grasby; Secretary Kaylee Leone

Others Present: None

#### CALL TO ORDER

Chairman Kevin Fahey called the meeting to order at 6:04 PM and led attendees in the Pledge of Allegiance.

#### REVIEW OF MINUTES

Chairman Fahey presented the minutes from the previous meeting held on January 13<sup>th</sup>, 2025, for review.

A motion to approve the January 13<sup>th</sup>, 2025, Joint Town and Village of Mount Morris Zoning Board of Appeals Meeting Minutes was introduced by Shawn Forrester and seconded by Lauren Berger, and was voted on by members as follows:

Aye: 4 (Berger, Ceronie, Fahey, Forrester)

No: 0

Abstain: 1 (Woodworth)

The motion was carried.

#### REVIEW OF APPLICATION FOR AREA VARIANCE: TOWN OF MOUNT MORRIS

Chairman Fahey introduced a subdivision and area variance application submitted by Brandon M. Brady Farms, Inc. The applicant wishes to subdivide a 2.38-acre parcel containing a 40-foot by 80-foot barn located on Dutch Street Road. The intent is to use the barn for storage of farm equipment. Chairman Fahey clarified that the requested variance will apply solely to the existing barn structure.

Town Code Enforcement Officer Shawn Grasby stated that he would instruct the applicant to prepare a detailed preliminary map, clearly outlining the frontage, specific dimensions, structures, and detailed color coding as requested by the board for clarity. The tax map number for the parcel is 133.-1-14.1.

The board discussed the specifics of the property, noting that the fence line is set 50 feet from the solar panels present on the site. It was clarified that adjoining property owners would need to be formally notified, and a public notice for the hearing would be required in the Livingston County News (LCN).

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A motion to set the public hearing for Brandon M. Brady Farms' proposed area variance for April 24<sup>th</sup>, 2025, at 6:00 pm was introduced by Shawn Forrester and seconded by Kevin Fahey, and was voted on by members as follows:

Aye: 5 (Berger, Ceronie, Fahey, Forrester, Woodworth)

No: 0

Abstain: 0

The motion was carried unanimously.

#### ADDITIONAL DISCUSSION

Chairman Fahey discussed his attempts to reach Nicholas Frazier regarding his prior request for an area variance at 91 Stanley Street in the Village of Mount Morris. Chairman Fahey noted that he was unable to reach Mr. Frazier by phone, and Mr. Frazier's voicemail was full, preventing any further messages from being left. The board agreed to continue attempts to obtain updates on this matter.

Chairman Fahey stated that efforts would continue to resolve outstanding village zoning matters, particularly those concerning prior variance requests.

#### ADJOURNMENT

A motion to adjourn was introduced by Shawn Forrester and seconded by Amy Ceronie, and was voted on by members as follows:

Aye: 5 (Berger, Ceronie, Fahey, Forrester, Woodworth)

No: 0

Abstain: 0

The motion was carried unanimously.

The motion carried unanimously, and Chairman Fahey adjourned the meeting at 6:35 PM.

Respectfully submitted,

Kaylee R. Leone

Joint Town and Village of Mount Morris Zoning Board of Appeals Secretary