

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

Also Present: Community member Tim Martin

CALL TO ORDER AND REVIEW OF MINUTES

Chairman Jim Patrick called the meeting to order at 6:39 pm. Due to time considerations, the Pledge of Allegiance and board introductions were skipped without objection.

Chairman Patrick requested that the board review the minutes from the May 21st, 2025, Planning Board Meeting. Chairman Patrick requested that a minor change be made to reflect that Verizon’s application is both for a special use permit and site plan review.

A motion to approve the May 21st, 2025, Planning Board Meeting Minutes with the aforementioned revision 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 carried unanimously.

MINOR SUBDIVISION APPLICATION – TOWN OF MOUNT MORRIS

The board opened the public hearing for the subdivision of the Martin property on Velely Road at 6:35pm. Town Code Enforcement Officer Shawn Grasby noted that the subdivision involved splitting approximately 4.2 acres from a 26-acre parcel, with the subdivided acreage being gifted to the owner's son. The subdivision complied fully with the required setbacks and town code regulations. Hearing no objections or further questions, the public hearing was closed.

A motion to declare a negative declaration for SEQR purposes and to approve Tim and Tracey Martin’s proposed subdivision as presented 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 carried unanimously.

MINOR SUBDIVISION APPLICATION – TOWN OF MOUNT MORRIS

Next, the board addressed the Brady Farms subdivision on Dutch Street Road, opening the public hearing at 6:49pm. Town Code Enforcement Officer Shawn Grasby noted that this subdivision did not initially meet town code requirements but had received a variance from the Zoning Board of Appeals (ZBA) for compliance with setbacks. The board agreed to attach the official ZBA minutes and the recorded roll call vote documentation to these minutes for completeness. The public hearing was subsequently closed at 6:53pm.

A motion to declare a negative declaration for SEQR purposes and to approve Brandon M. Brady Farms LLC’s proposed subdivision as presented 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 carried unanimously.

OTHER BUSINESS

Discussion followed regarding the Verizon communication tower project, which was tabled at the request of the applicant pending additional information. Concerns were raised about access road requirements. Town Code Enforcement Officer Shawn Grasby clarified that the current building code exempts cell towers from requiring specific fire or emergency medical service access roads.

Code Enforcement Officer Grasby further informed the board of upcoming solar projects proposed at the end of Erie Street, which will affect both the town and the village. He confirmed that discussions had been initiated with the village mayor regarding necessary decommissioning agreements, emphasizing the importance of town-village collaboration for interconnection arrangements.

ADJOURNMENT

After addressing all items on the agenda and with no additional business presented, a motion to adjourn 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 unanimously, and the meeting was adjourned at 7:01pm.

The next regularly scheduled Planning Board meeting is set for Wednesday, July 16th, 2025, at 6:30 pm.

Respectfully submitted,

Kaylee R. Leone
Deputy Town Clerk/Planning Board Secretary