REGULAR JOINT TOWN AND VILLAGE ZONING BOARD OF APPEALS MEETING

August 12th, 2024, at 6:00pm | Mount Morris Town Hall | 103 Main Street, Mount Morris NY

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

Others Present: Community member Nicholas Shea

CALL TO ORDER

Chairman Kevin Fahey called the meeting to order at 6:05pm and led those in attendance in reciting the Pledge of Allegiance.

APPROVAL OF MINUTES

A motion to approve the February 29th, 2024, Regular Zoning Board of Appeals Meeting Minutes was introduced by Shawn Forrester and seconded by Chad Woodworth, and was voted on by members as follows:

Aye: 5 (Berger, Ceronie, Fahey, Forrester, Woodworth)
No: 0
Abstain: 0

The motion was carried.

REVIEW OF VARIANCE APPLICATION – TOWN OF MOUNT MORRIS

Chairman Kevin Fahey asked Town Code Enforcement Officer Shawn Grasby to give an overview of an application for variance submitted by town resident Nicholas Shea. Officer Grasby stated that Mr. Shea is in the process of adding a .496-acre subdivision from a neighboring parcel onto his property with the Joint Planning Board. Officer Grasby added that the applicant is also hoping to build onto his current home but has already exceeded the 5% lot coverage limit set forth within Town Code and currently has a pre-existing non-conforming lot under the total 3-acre lot requirement also set forth by Town Code. Officer Grasby clarified that the 3-acre lot requirement would still not be met should the subdivision be approved as the total proposed acreage should the subdivision be approved would equal 1.356 acres. Officer Grasby stated that the applicant is applying for variances for lot size and lot coverage. Officer Grasby added that a 150-foot wide transmission line easement stretches diagonally across a significant portion of the applicant's property.

Chairman Kevin Fahey asked if gravel is considered in the coverage area calculated, to which Code Enforcement Officer Shawn Grasby answered no. Board member Shawn Forrester asked if the addition is going over part of the one-story portion depicted on the survey. Code Enforcement Officer Shawn Grasby stated that there is an existing fenced-in area that the addition will be placed on. Board member Chad Woodworth asked the applicant how large the addition would be, to which Mr. Shea answered 14 feet by 22 feet. Chairman Kevin Fahey stated that the current lot coverage appears to be approximately 8%, but with the added structure, the coverage will increase to 8.8%. Board member Chad Woodworth asked if this coverage amount included the proposed subdivision. Chairman Fahey stated that it wasn't and that the coverage would decrease to approximately 5.6% with the added land. Chairman Fahey noted that it appears that some of the driveways shown on the survey is on a neighboring property, to which Mr. Shea stated that he'd previously had an agreement with the owner for the driveway's location. Mr. Shea added that NYSEG had also previously permitted him to build a driveway through the easement.

Chairman Fahey explained that application materials would need to be sent to the Livingston County Planning Department for comment, and that a public hearing would be scheduled after comment would be received.

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, and the meeting was adjourned at 6:24pm.

Respectfully submitted,
Kaylee R. Leone
Deputy Town Clerk/Zoning Board of Appeals Secretary