

REGULAR JOINT TOWN AND VILLAGE PLANNING BOARD MEETING

November 19th, 2025, at 6:30pm | 103 Main Street, Mount Morris NY

Present: Jim Patrick, Planning Board Chair; Planning Board Members Larry Woodworth and Joel Clester; Town Code Enforcement Officer Shawn Grasby; Town Councilman Joe Rawleigh

Excused: Vice Chair Brianna Rawleigh; Planning Board Member Phil Race

Others present: Carlton and Joann Perry, along with another community member whose name was omitted from the sign-in sheet

CALL TO ORDER AND REVIEW OF MINUTES

Chairman Jim Patrick called the meeting to order at 6:31pm and requested that all stand for the Pledge of Allegiance. Introductions were made among those present.

The minutes of the October 15th, 2025, regular Planning Board meeting were reviewed. A motion to approve the submitted minutes was introduced by Larry Woodworth and seconded by Joel Clester, and was voted on by members as follows:

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

The motion carried unanimously.

MINOR SUBDIVISION APPLICATION – TOWN OF MOUNT MORRIS

A public hearing was opened at 6:33pm to consider a subdivision application submitted by Marcus Eicher, Jr., at tax map ID Tax Map #145.-1-18, located at 7890 Alvord Road in the Town of Mount Morris. The applicants proposed to subdivide approximately 20 acres from a larger 44.9-acre parcel. The parcel on the east side of the property would be separated from the western portion and conveyed to their daughter. It was noted that an agricultural barn constructed by Marcus already exists on the property.

During the public hearing, a Town resident spoke and raised concerns regarding several agricultural buildings in the area that he alleged were being used for commercial purposes. No additional public comments were offered.

A motion to close the public hearing was introduced by Larry Woodworth and seconded by Joel Clester, and was voted on by members as follows:

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

The motion carried unanimously.

Following the close of the public hearing, Chairman Patrick responded to questions regarding the location and configuration of the proposed subdivision parcel. After discussion, the Board considered the environmental review.

Upon motion by Larry Woodworth, seconded by Joel Clester, the Board issued a negative declaration under the State Environmental Quality Review Act and approved the subdivision application. The motion was voted on by members as follows:

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

The motion carried unanimously.

OTHER BUSINESS

Chairman Patrick then requested an update on the Erie Street solar proposal. Town Code Enforcement Officer Shawn Grasby stated that he had not had further contact with the interested

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party. Officer Grasby also reported that he had not yet had contact with the newly retained attorney regarding whether the Presbyterian Road solar application could proceed. A resident asked whether the applicant would be permitted to move forward, and Mr. Grasby stated that he was awaiting legal guidance before taking further action.

The resident continued with additional questions related to prior solar moratoria and whether solar lease payments were being made to local property owners. He further expressed concerns regarding what he described as ongoing and unaddressed code violations associated with commercial activity occurring on agriculturally zoned properties, despite repeated complaints from multiple residents.

The resident alleged that criminal activity was occurring at night on certain agricultural properties and stated that many residents possess videos and photographs documenting these activities. He further described concerns related to inadequate fencing for livestock, including incidents where cows were not properly contained and bulls were allegedly found with their necks tied together using ropes. He stated that law enforcement had been contacted in response to these incidents and also referenced damaged vehicles, trailers, and nighttime noises such as chainsaws and firearms.

Chairman Patrick thanked the resident for his comments and advised that these concerns should be forwarded directly to the Town Board and to the Code Enforcement Officer for further review and follow-up.

Town Councilman Joe Rawleigh reported that he did not have any updates to share with the Board at that time. Chairman Patrick announced that the December 17th, 2025, Planning Board meeting would be cancelled and noted that a public notice would be required.

Upon motion by Larry Woodworth, seconded by Joel Clester, the Board formally approved the cancellation of the December meeting and confirmed that the next regular meeting would be held on January 21st, 2026. The motion was voted on by members as follows:

Aye: 3 (Clester, Patrick, Woodworth)

No: 0

Abstain: 0

The motion carried unanimously.

ADJOURNMENT

With no further business, a motion to adjourn was introduced by Joel Clester and seconded by Larry Woodworth, and was voted on by members as follows:

Aye: 3 (Clester, Patrick, Woodworth)

No: 0

Abstain: 0

The motion was carried unanimously, and the meeting was adjourned at 7:07pm.

The next regularly scheduled Planning Board meeting is set for January 21st, 2026, at 6:30 pm.

Respectfully submitted,

Kaylee R. Leone
Planning Board Secretary