

JOINT TOWN AND VILLAGE OF MOUNT MORRIS
ZONING BOARD OF APPEALS MEETING MINUTES

May 18th, 2026 at 5:30pm | Mount Morris Town Hall | 103 Main Street, Mount Morris NY

Present: ZBA Members Amy Ceronie, Lauren Berger, Chad Woodworth; ZBA Secretary Kaylee Leone; Town Code Enforcement Officer Shawn Grasby; and David Cox of Cox Engineering.

RECOGNITION OF LACK OF QUORUM

The meeting began at 5:43pm. Due to the lack of a quorum, the Board was unable to officially convene, take formal action, issue an official interpretation, schedule public hearings, or vote on any matters. The discussion that followed was therefore informational only, with the understanding that the matters would need to be brought back before the Board at a properly noticed meeting with a quorum present.

CODE INTERPRETATION REQUEST - 3134 MOUNT MORRIS – GENSEO ROAD,
TOWN OF MOUNT MORRIS

The first matter discussed was a code interpretation request presented by David Cox of Cox Engineering regarding a proposed expansion of an existing storage facility located in the B-1 zoning district. Town Code Enforcement Officer Shawn Grasby provided background on the application and explained that the property is already being used for storage purposes, with existing storage buildings currently located on the parcel. Mr. Cox explained that the applicant is seeking to add additional storage buildings toward the rear portion of the property due to demand for additional storage space. He stated that, because the front portion of the property is already developed for storage use, it would be difficult to use the rear portion of the parcel for another type of business or commercial use.

The Board reviewed the general location and layout of the property. Discussion included the fact that the rear portion of the parcel is located near a creek, and questions were raised regarding wetlands and whether any additional environmental review or permitting may be required because of the proximity to the creek and potential floodplain considerations. The Board also discussed traffic conditions in the area, particularly the difficulty of entering and exiting onto Route 408 due to the number of businesses and uses along that corridor. Mr. Cox noted that storage facilities typically generate relatively low traffic compared to other commercial uses, as customers often drop items off and may not return frequently.

The Board then discussed whether the proposed storage use could reasonably fit within the permitted uses or similar uses allowed in the B-1 district. Secretary Kaylee Leone explained that, similar to a prior code interpretation matter involving a gym on Main Street, the Board was not being asked to approve the project itself at this stage, but only to consider whether the proposed use appeared to fit within the zoning code. Secretary Leone reviewed the B-1 zoning language and noted that the code lists permitted uses and uses allowed by special use permit, but does not specifically list self-storage units. Member Amy Ceronie stated that she believed that the use appeared similar in nature to other uses listed in the code, particularly vehicle storage, and that she believed the proposed storage use could reasonably fit within the district. Member Lauren Berger agreed with that interpretation. Member Chad Woodworth expressed a different view and stated that he believed vehicle storage and general storage units were not necessarily the same use, noting that vehicle storage may apply to a business storing its own commercial vehicles, rather than a self-storage facility.

Setback and lot coverage requirements in the B-1 district were also discussed. Member Chad Woodworth asked about the applicable setback requirements, and Mr. Cox stated that the proposed project would meet the required setbacks, including a 20-foot side setback and a 40-foot rear setback. He also explained that gravel would be provided around the proposed storage buildings. Secretary Leone reviewed the code requirements for the B-1 district, including the 100-foot front setback, 20-foot side setback, 40-foot rear setback, and maximum lot coverage of 30 percent. Mr. Cox stated that the proposed lot coverage would be approximately 18.5 percent, which is well below the maximum permitted lot coverage.

JOINT TOWN AND VILLAGE OF MOUNT MORRIS
ZONING BOARD OF APPEALS MEETING MINUTES

May 18th, 2026 at 5:30pm | Mount Morris Town Hall | 103 Main Street, Mount Morris NY

Because the Board did not have a quorum, Secretary Leone explained that the Board could not issue an official interpretation or provide a formal determination that evening. She advised Mr. Cox that his comments and the Board's discussion would be preserved for the record, but that the matter would need to be scheduled for another meeting so that a quorum could be present, and an official decision could be made. She further explained that, because Zoning Board of Appeals meetings are special meetings, proper posting and publication requirements would need to be followed, and that it would likely take several weeks before the matter could be brought back before the Board. Mr. Cox acknowledged the explanation and agreed to await further notice regarding the next meeting date.

USE VARIANCE REQUEST– MOUNT MORRIS – NUNDA ROAD, TOWN OF MOUNT MORRIS

The Board then informally discussed a second matter involving a use variance request for a property located near Ridge Road and the former Ridge Bar area. The applicant was not present. Secretary Leone explained that the applicant had advised he could not attend the meeting and had asked whether the Board would be willing to meet again. Because the Board already needed to reschedule due to the lack of a quorum, the matter would also have to be revisited at a future meeting.

The Board discussed the property generally and noted that it appeared to be located in a low-density residential zoning district. The proposed use involved placing storage units or small shipping-container-style storage structures on the parcel. Secretary Leone stated that the applicant had explained that the proposed units were not traditional garage-style storage buildings but instead resembled smaller shipping containers. The Board discussed the size of the parcel, which was understood to be less than a quarter acre, and concerns were raised regarding setbacks, lot coverage, neighborhood character, and whether the proposed use would be appropriate in a residential area. Members also discussed whether the applicant might be willing or able to propose something on a smaller scale.

Secretary Leone and Town Code Enforcement Officer Grasby explained that a use variance is different from a Planning Board review or a permitted-use determination, and that the standard for granting a use variance is difficult to meet. The Board discussed the statutory questions that must be considered in connection with a use variance, including whether the proposed use would change the character of the neighborhood, whether the benefit sought could be achieved by another feasible method, whether the variance would have an adverse effect on the physical or environmental conditions in the neighborhood, and whether the alleged difficulty was self-created. It was noted that all required standards would need to be addressed before the Board could grant a use variance. The Board also discussed that, unlike a permitted use or site plan review, a use variance is discretionary and must be reviewed on a case-by-case basis.

The Board further discussed that if the use variance application proceeds, the matter would require a public hearing, proper notices to neighboring property owners, and an opportunity for public comment. Secretary Leone explained that neighbors would be able to attend, review the proposal, submit written comments, and speak during the public hearing. Code Enforcement Officer Grasby confirmed that the Board would need to proceed through the public hearing and voting process if the applicant pursued the variance. The Board also discussed prior storage-unit-related matters in the Town and noted that past approvals do not automatically require the Board to approve a new request, as each Zoning Board matter must be considered based on its own facts, the applicable zoning district, the specific property, and the standards required by law.

BOARD FORUM

Additional general discussion followed regarding uses in the B-1 district, including how multiple permitted businesses may operate on one parcel when each use fits within the district's permitted-use categories and when applicable parking, lot coverage, and other zoning

JOINT TOWN AND VILLAGE OF MOUNT MORRIS
ZONING BOARD OF APPEALS MEETING MINUTES

May 18th, 2026 at 5:30pm | Mount Morris Town Hall | 103 Main Street, Mount Morris NY

requirements are satisfied. The Board also briefly discussed the need to schedule a future meeting once member availability could be confirmed. Secretary Leone stated that she would contact the Board members to coordinate a future meeting date and would keep the applicants informed.

MEETING CONCLUSION

There being no further discussion, the meeting concluded at 6:03pm.

Respectfully submitted,

Kaylee R. Leone
Zoning Board of Appeals Secretary