

April 16th, 2025, at 6:30pm | 103 Main Street, Mount Morris NY

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

Also Present: Matt Sousa, Senior Planning Associate with MRB Group; Stephen Fantuzzo, Associate at Nixon Peabody; Ken Cowley, Vice President of Renewables with Airosmith Development

No community members were present.

CALL TO ORDER AND REVIEW OF MINUTES

Chairman Jim Patrick called the meeting to order at 6:31 pm.

Chairman Patrick requested that the board review the minutes from the October 16th, 2024, Planning Board Meeting, and asked if the board had any corrections or questions. None were stated.

A motion to approve the January 15th, 2025, Regular Planning Board Meeting Minutes was introduced by Phil Race and seconded by Joel Clester, and was voted on by members as follows:

Aye: 5 (Clester, Patrick, Race, Rawleigh, Woodworth)

No: 0

Abstain: 0

The motion carried unanimously.

PRELIMINARY REVIEW OF SITE PLAN APPLICATION – TOWN OF MOUNT MORRIS

Steve Fantuzzo of Nixon Peabody, on behalf of the applicant, provided an overview of the wireless application submitted by Verizon Wireless for a proposed 160-foot telecommunications tower with a 4-foot lightning rod, located on a 0.23-acre leased parcel adjacent to 7586 Mount Morris – Nunda Road owned by John Fedele. The primary purpose of this tower is to address significant coverage gaps and capacity issues in the surrounding area. Detailed documentation, including RF studies, site selection process, site plan (exhibit R), and visual simulations (exhibit S), was discussed.

Vice Chairperson Brianna Rawleigh questioned the co-location policy. Steve Fantuzzo clarified that the tower is designed to accommodate two additional carriers beyond Verizon, with no structural modifications required. Any future co-locations would require Planning Board approval.

Matt Sousa of MRB Group provided an engineering review, highlighting potential concerns such as proximity to wetlands, stormwater management, and soil drainage issues. A DEC and Army Corps joint permit application is currently under review due to updated wetland regulations effective January 1, 2025.

Chairperson Jim Patrick requested an overview of the proposed site plan and asked for additional details regarding the setbacks from neighboring properties. Steve Fantuzzo confirmed the tower is approximately 743 feet from the nearest barn and over 900 feet from the nearest house. Setback distances are clearly delineated on the site plan VA-100.

The Board discussed landscaping and screening, which the applicant stated was naturally provided by existing woodland. Matt Sousa advised that a formal written waiver request for landscaping should be submitted to the Board for consideration.

A discussion regarding environmental impacts included details on threatened species, specifically Northern Harrier and Upland Sandpiper, with coordination from U.S. Fish and Wildlife Service pending.

Concerns about FAA-required lighting were discussed. Ken Cowley of Airosmith Development, on behalf of the applicant, indicated that the FAA application submission was underway and clarified that lighting would be installed if required.

Accessibility and fire safety concerns were raised by Town Code Enforcement Officer Sean Grasby, who noted that the access road must comply with New York State Fire Code Chapter 5, Section 503, which requires a wider road and turnarounds. Matt Sousa agreed to include this requirement explicitly in engineering comments.

The Board unanimously passed a resolution declaring itself as the lead agency for SEQR review, authorizing MRB Group to initiate a coordinated 30-day environmental review process. Matt Sousa recommended

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that due to the proposed site plan’s proximity to Letchworth State Park, height, and visual impacts, that the Planning Board declare itself lead agency for SEQR purposes and classify the action as unlisted. Matt Sousa also recommended that the application be complete with a full EAF and coordinated review.

TOWN OF MOUNT MORRIS PLANNING BOARD RESOLUTION
BELL ATLANTIC LETCHWORTH TUSCARORA CELL TOWER
7586 MT. MORRIS-NUNDA ROAD
SPECIAL USE PERMIT & SITE PLAN APPLICATION
SEQR – DECLARING INTENT TO BECOME LEAD AGENCY

WHEREAS, the Town of Mount Morris Joint Village/ Town Planning Board (hereinafter referred to as Planning Board), has received an application for Special Use Permit and Site Plan Approvals for the construction of an approximately 164-foot telecommunications tower on a +/-67 acres of tax parcel 144.-1-2, located at 7586 Mt. Morris-Nunda Road, Town of Mount Morris, Livingston County, New York, and as described in the Site Plans dated August 5, 2024, and all other relevant information submitted as of April 16, 2025 (the current application); and

WHEREAS, the Planning Board has reviewed the completed State Environmental Quality Review (SEQR) Full Environmental Assessment Form (EAF), Part 1 prepared by the applicant on the above referenced project (hereinafter referred to as the Action); and

WHEREAS, the Planning Board determines that said Action is classified as an Unlisted Action under the SEQR Regulations; and

WHEREAS, the Planning Board determines that said Action shall be subject to a coordinated review and approval by other involved agencies under SEQR Regulations; and

WHEREAS, the Planning Board determines that it may be the most appropriate agency to ensure the coordination of this Action and will provide written notifications to the involved and interested agencies, for the purposes of conducting a coordinated review and making the determination of significance thereon under the SEQR Regulations.

NOW, THEREFORE BE IT RESOLVED that the Planning Board does hereby declare its intent to be designated as the lead agency for the Action.

BE IT FURTHER RESOLVED, that the Town Consulting Engineer (MRB Group) is directed to provide notice hereof to the involved and interested agencies, seeking their agreement (or objection thereto) in writing.

The above Resolution was offered by Joel Clester and seconded by Larry Woodworth at a regular scheduled Planning Board meeting held on April 16, 2025. Following discussion, a voice vote was recorded:

| | | | | |
|---------------------|--------------|-------|-----------|----------|
| Jim Patrick (Chair) | <u>[AYE]</u> | [NAY] | [ABSTAIN] | [ABSENT] |
| Phillip Race | <u>[AYE]</u> | [NAY] | [ABSTAIN] | [ABSENT] |
| Larry Woodworth | <u>[AYE]</u> | [NAY] | [ABSTAIN] | [ABSENT] |
| Joel Clester | <u>[AYE]</u> | [NAY] | [ABSTAIN] | [ABSENT] |
| Brianna Rawleigh | <u>[AYE]</u> | [NAY] | [ABSTAIN] | [ABSENT] |

I, Kaylee Leone, Secretary to the Joint Village/ Town Planning Board, do hereby attest to the accuracy of the above resolution being acted upon and recorded in the minutes of the Joint Village/Town Planning Board of Mount Morris for the April 16, 2025 meeting.



Kaylee Leone, Joint Village/ Town Planning Board Secretary

A motion to schedule the public hearing for Bell Atlantic Mobile Systems LLC d/b/a Verizon’s Site Plan Review for Tax Map ID 144.-1-2 for May 21st, 2025, at 6:30 pm and to hold the hearing open to accommodate further agency responses and public input was introduced by Brianna Rawleigh and seconded by Joel Clester, and was voted on by members as follows:

Aye: 5 (Clester, Patrick, Race, Rawleigh, Woodworth)

No: 0

Abstain: 0

The motion carried unanimously.

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ADJOURNMENT

A motion to adjourn was introduced by Jim Patrick and seconded by Joel Clester, and was voted on by members as follows:

Aye: 5 (Clester, Patrick, Race, Rawleigh, Woodworth)

No: 0

Abstain: 0

The motion was carried unanimously, and the meeting was adjourned at 7:44 pm.

The next regularly slated Planning Board meeting is scheduled for Wednesday, May 21, 2025, at 6:30 p.m.

Respectfully submitted,

Kaylee R. Leone
Deputy Town Clerk/Planning Board Secretary