

REGULAR JOINT TOWN AND VILLAGE PLANNING BOARD MEETING

May 21st, 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 Liponis with Hodgson Russ representing the Town of Mount Morris; Matt Sousa, Senior Planning Associate with MRB Group; Stephen Fantuzzo, Associate at Nixon Peabody; Bill Johnson, an independent wireless communications expert; applicants Timothy and Tracey Martin; Surveyor Kevin O’Donahue; and Community member Gretchen Saunders

CALL TO ORDER AND REVIEW OF MINUTES

Chairman Jim Patrick called the meeting to order at 6:31 pm, and led those in attendance in reciting the Pledge of Allegiance.

Chairman Patrick requested that the board review the minutes from the April 16th, 2025, Planning Board Meeting, and asked if the board had any corrections or questions. None were stated.

A motion to approve the April 16th, 2025, Regular Planning Board Meeting Minutes was introduced by Phil Race and seconded by Larry Woodworth, and was voted on by members as follows:

- Aye: 5 (Clester, Patrick, Race, Rawleigh, Woodworth)
- No: 0
- Abstain: 0

The motion carried unanimously.

MINOR SUBDIVISION APPLICATION – TOWN OF MOUNT MORRIS

The board first reviewed the minor subdivision application from Brandon M. Brady Farms, LLC on Dutch Street Road in the Town of Mount Morris. Town Code Enforcement Officer Shawn Grasby explained that the initial application was denied due to insufficient frontage and acreage, but the Zoning Board of Appeals (ZBA) had granted a variance for setbacks and lot size. The property under consideration measures 2.675 acres net (2.865 acres to the centerline of the road). Surveyor Kevin O’Donahue confirmed a frontage of 333 feet and noted the barn on site is undergoing historical preservation.

A motion to waive submission of the application to the Livingston County Planning Board and schedule the public hearing for Brandon M. Brady Farms, LLC’s minor subdivision application for Wednesday, June 18th, 22025, 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.

MINOR SUBDIVISION APPLICATION – TOWN OF MOUNT MORRIS

Timothy and Tracey Martin presented their minor subdivision application on Veley Road, proposing to subdivide 4.2 acres from a total of approximately 26 acres. Town Code Enforcement Officer Shawn Grasby confirmed that the proposed subdivision and resulting parcel met all necessary acreage, frontage, and setback requirements.

A motion to waive submission of the application to the Livingston County Planning Board and schedule the public hearing for Brandon M. Brady Farms, LLC’s minor subdivision application for Wednesday, June 18th, 22025, Regular Planning Board Meeting Minutes was introduced by Larry Woodworth 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.

REVIEW OF SITE PLAN APPLICATION – TOWN OF MOUNT MORRIS

The board discussed the site plan review and special use permit application for the Bell Atlantic Mobile Systems LLC d/b/a “Verizon” cell tower at 7586 Mount Morris-Nunda Road. Matt Sousa from MRB Group summarized updates and stated that additional materials were received, including revised plans. Mr.

Sousa explained that Bill Johnson, the newly onboarded radio frequency (RF) engineer, brought extensive experience with wireless telecommunications and zoning issues. Matt Liponis emphasized that certain technical aspects required Johnson's specialized expertise. After negotiating the escrow agreement, both parties agreed upon the terms.

Sousa noted the coordinated SEQR review would conclude on May 29th, and the board would be ready to make a decision following the Livingston County Planning Board's review on June 12th.

A motion to authorize MRB to submit Verizon's application materials to the Livingston County Planning Board was introduced by Phil Race and was seconded by Larry Woodworth, and was voted on by members as follows:

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

No: 0

Abstain: 0

The motion carried unanimously.

The public hearing for the Verizon site plan review and special use permit opened at 6:56 pm. Steve Fantuzzo detailed the application, noting the 160-foot tower would be placed 900 feet from the road, with a 12-foot-wide gravel easement road for access. The compound would include safety fencing and be situated in a wooded area to mitigate visual impacts. Fantuzzo clarified that regulatory reviews involving SHPO, Army Corps, and DEC were ongoing.

The board discussed emergency response requirements under fire code section 503. Town Code Enforcement Officer Shawn Grasby agreed to coordinate with the local fire district to ensure compliance. The possibility of requiring lighting due to nearby private airfields was also reviewed. Bill Johnson provided insights into tower visibility, RF interference, and colocation capabilities, emphasizing the careful balance needed between height and interference.

Planning Board Vice Chair Brianna Rawleigh raised concerns about potential tree growth impacting the tower's effectiveness, which Johnson addressed, explaining the tower's height was well above typical tree canopies. Additional discussion included verification that the Livingston County Sheriff's Office would be notified due to proximity.

A motion to allow the public hearing to remain open pending the ongoing SEQR process and outstanding agency review for Verizon's site plan review and special use permit applications was introduced by Larry Woodworth and seconded by Brianna Rawleigh, and was voted on by members as follows:

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

No: 0

Abstain: 0

The motion carried unanimously.

OTHER BUSINESS

Town Code Enforcement Officer Shawn Grasby provided updates on solar field projects. Joe Rawleigh mentioned ongoing comprehensive zoning revisions, noting the planning board would soon review updated zoning and code portions.

ADJOURNMENT

A motion to adjourn was introduced by Brianna Rawleigh and seconded by Larry Woodworth, 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 7:40 pm.

The next regularly scheduled Planning Board meeting is set for Wednesday, June 18th, 2025, at 6:30 pm.

Respectfully submitted,

Kaylee R. Leone
Deputy Town Clerk/Planning Board Secretary