

TOWN OF MOUNT MORRIS

Town Board Meeting Minutes

Date: October 16, 2025

Time: 6:00 PM

Location: Mount Morris Town Hall

ATTENDANCE

Board Members Present:

Supervisor **Dave DiSalvo**

Deputy Supervisor **Don Huff**

Councilmembers: **Nate Guzzardi, Jeff Coniglio, Joseph Rawleigh**

Officials / Staff Present:

Town Clerk **Chelsey Woodworth**

Code Enforcement Officer **Shawn Grasby**

Acting Highway Superintendent **Milton Smith**

EMS Director **Trevor Martin**

Deputy Town Clerk **Kaylee Leone**

Residents / Members of the Public in Attendance:

Pete DiSalvo, Sarah Yencer, Robert Yencer, Karl Schrier, Gretchen Saunders, Crik Christophel, Steven Zoller, Tracy Kenney, Lynn DiSalvo, Matthew Scully, Spencer DiSalvo, Tom Yorks, Michelle Buttery, Gail Buttery, Emily Adler, Kaylin Han, Evan Christensen, Carol Foote, George Foote, Paul Demers

Written Comment Submitted: **Melissa Jacobs**, 8340 State Route 408, Nunda (see Attachments)

CALL TO ORDER

Supervisor DiSalvo called the meeting to order at **6:01 PM** and led all present in the **Pledge of Allegiance**.

APPROVAL OF PRIOR MINUTES

Motion by Deputy Supervisor Huff, seconded by Councilmember Rawleigh, to approve the minutes of the **September 18, 2025 Regular Meeting**.

Vote: Aye 4 (DiSalvo, Huff, Guzzardi, Rawleigh) | No 0 — **Motion Carried**

Motion by Councilmember Rawleigh, seconded by Councilmember Guzzardi, to approve the minutes of the **October 9, 2025 Special Meeting**.

Vote: Aye 4 (DiSalvo, Huff, Guzzardi, Rawleigh) | No 0 — **Motion Carried**

PUBLIC HEARINGS

PROPOSED LOCAL LAW NO. 1 OF 2025 – NOISE ORDINANCE

Supervisor DiSalvo opened the continued public hearing on the proposed **Noise Ordinance**.

- **Robert Yencer** addressed the Board, stating that without clearly defined quiet hours, the ordinance may lead to unequal enforcement or create subjective interpretations by responding officers.
- **Robert Yencer** followed by asking whether daytime work on personal property such as home repairs would be considered exempt. His comment reflected a desire to ensure that ordinary maintenance conducted by residents would not be criminalized or overly regulated.
- **Supervisor DiSalvo** acknowledged the concern and affirmed the Board’s intent was not to interfere with normal or necessary residential activity, emphasizing that the draft already distinguishes between “necessary” and “unreasonable” noise.
- **CEO Shawn Grasby** clarified that based on State municipal legal standards, an ordinance does not require specific hours so long as it sets behavior-based enforcement criteria, but added that including clearly defined hours could add transparency and reduce disputes between neighbors.
- **Robert Yencer** raised concern about late-night music and repeated complaints in residential neighborhoods, requesting that quiet hours similar to nearby towns be considered to avoid conflict escalation between residents.

Action: Public hearing remains **open**. The Board will return draft language to the attorney **for revisions to potentially include quiet-hour standards**. No vote was taken.

PROPOSED LOCAL LAW NO. 2 OF 2025 – MORATORIUM ON NEW SOLAR FARMS & BATTERY STORAGE INSTALLATIONS

Supervisor DiSalvo proceeded to the hearing on the proposed moratorium. He gave context that the **Town has seen a rapid increase in utility-scale renewable energy proposals**, and the purpose of the moratorium is to **pause additional large-scale approvals in order to ensure that the Town’s long-term zoning protections, screening standards, and infrastructure capacity guidelines are clearly defined**.

Councilmember Coniglio entered the meeting prior to this discussion.

- **Matthew Scully** spoke first, expressing opposition to the moratorium. He stated while he understands the intent to study renewable energy impacts, the moratorium unfairly delays opportunities for farmers who may wish to lease or sell portions of their land for supplemental income. He emphasized that farming families already face economic pressure, and the moratorium could **limit** their ability to diversify revenue streams in the short term. He encouraged the Board to balance caution with practicality, allowing existing landowners to continue exploring energy partnerships during the review period.
- **Robert Yencer** asked whether State authorities have the ability to override Town restrictions, speaking with concern that local control may be undermined.
 - **Code Enforcement Officer Grasby** confirmed that while ORES (Office of Renewable Energy Siting) holds authority at the State level, a properly enacted moratorium and detailed local zoning standards adopted within it carry legal weight and strengthen the Town’s standing in any review process.
- **Gretchen Saunders** reminded the Board that EDF is not the only solar company active in the area, emphasizing that maintenance standards vary and local law should apply uniformly to all operators. She also informed the community that they could reach out to EDF Renewables directly through their website.
- **Karl Schrier** asked for clarity on performance bonding and enforcement, stating that “trees were promised, buffers were promised — and we need to know how they will be maintained ten years from now.” He further asked who holds financial assurance if a developer walks away.

- **Supervisor DiSalvo** affirmed that the Town has secured decommissioning and maintenance bonds estimated above \$14 million, and any violation of screening or landscaping commitments can trigger State-level enforcement responses under DEC and DPS oversight.
- **Michelle Buttery** raised questions regarding livestock grazing around solar fields and referenced reports claiming sheep in other regions experienced reproductive impacts. There was concern about long-term soil and water composition around solar installations.
 - **Code Enforcement Officer Shawn Grasby** responded that his office has not received any verified complaints or evidence of such impacts locally, and emphasized that existing site inspections and permitting processes already account for vegetation management and fencing requirements. He noted that any new information from residents can be submitted to the Town for review and recordkeeping during the moratorium period.
- **Steven Zoller** referenced neighboring towns and noted that energy projects generate substantial state tax revenue, urging that Mount Morris maintain negotiating leverage to ensure tangible community return on any future project approvals.

Written Public Comment: Town Clerk Woodworth read a **written statement submitted by resident Melissa Jacobs** (see Attachments), which strongly opposed additional commercial solar development, citing noise, fire risk, heritage land disruption, and roadway obstruction. The Clerk certified that the written comment is entered into the permanent record.

BOARD ACTION ON PROPOSED LOCAL LAW NO. 2 OF 2025

Motion by Councilmember Rawleigh, seconded by Councilmember Coniglio, to adopt Proposed Local Law No. 2 of 2025, establishing a moratorium on new commercial solar farms and new battery energy storage systems in the Town of Mount Morris through March 1, 2026.

Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0 — **Motion Carried**

SET PUBLIC HEARING – PROPOSED LOCAL LAW NO. 3 OF 2025 (ANIMALS / CHAPTER 14 AMENDMENT)

Motion by Councilmember Rawleigh, seconded by Deputy Supervisor Huff, to schedule a Public Hearing on Proposed Local Law No. 3 of 2025, Amendment to Chapter 14 of the Town Code Governing Animals, for November 20, 2025 at 6:00 PM at the Mount Morris Town Hall.

Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0 — **Motion Carried**

After the motion was made and carried, **Robert Yencer** asked whether the **proposed amendment to Chapter 14** would apply to current animal owners or only to new permits or enforcement actions after adoption. He also specifically asked whether the law would include farm animals such as cows, or if it was intended to apply only to domestic pets.

Supervisor DiSalvo explained that the amendment is **focused on domestic animals and kennel regulations**, not agricultural livestock. Clerk Woodworth added that the proposed law has been posted on the Town's website for several months and that copies can be provided upon request.

NEW BUSINESS — AMBULANCE PROCUREMENT

EMS Director Trevor Martin addressed the Board regarding ambulance replacement planning.

- He noted that the Board had previously expressed preference to replace one ambulance at this time, instead of two.
- Trevor Martin reported that Stryker, the manufacturer of the Town's current stretcher loading system, has phased out the antler-style loading mounts, making current stretchers incompatible with new ambulances unless modified.
- He explained that upfitting an old stretcher for compatibility would cost approximately \$5,000, without a warranty or service coverage, and would still leave the unit considered obsolete.
- A new or demo compatible stretcher, priced between \$30,000–\$36,000, would qualify for a full 7–14 year service plan, allowing for covered maintenance under contract.

Karl Schrier asked whether the new stretcher and loading system would offer greater safety and stability for EMTs when lifting and transporting patients.

- **EMS Director Trevor Martin** confirmed that the updated Stryker-compatible stretcher system provides a substantial safety improvement over the old antler-style mounts. He explained that the new model locks directly into the ambulance floor, reducing lateral torsion and minimizing the risk of back or shoulder strain for EMTs during loading and unloading. He added that it also improves patient security during transport by preventing unwanted movement in the vehicle.

Karl Schrier then asked whether the Town had considered upgrading to the same stretcher system used by Dansville's ambulance service, and inquired about the cost and practical benefits compared with the Town's proposed setup.

- **EMS Director Trevor Martin** explained that a power-load/self-loading option—like the one used by Dansville—is a separate, higher-cost upgrade, substantially more expensive than the floor-locking system currently under consideration. While the power-load model offers additional automatic lifting assistance, the Town's proposal centers on floor-lock compatibility to maintain safety, interoperability with current equipment, and adherence to the budget constraints for this purchase.

Councilmember Nate Guzzardi asked whether Livingston County's ambulances were also being replaced, referencing a recent transport experience that highlighted differences in equipment and configuration.

- **EMS Director Trevor Martin** confirmed that Livingston County recently purchased two new ambulance units, and that the replacement of older vehicles is underway region-wide. He explained that most municipal and county EMS agencies are engaged in phased fleet modernization to ensure consistency in safety standards, medical equipment compatibility, and reliability across shared service zones.

Financial Discussion:

- **Supervisor DiSalvo** stated that the cost of a new 2026 ambulance, fully equipped, is approximately \$160,000, with delivery expected April–May 2026.
- The **existing ambulance** could be listed for resale, with an estimated residual value between \$40,000–\$50,000.
- **EMS reimbursement revenues** have returned to pre-COVID call volume levels, with new billing rates taking effect November 1, 2025, making budget support and debt service feasible without tax impact.

MOTION – PURCHASE 2026 AMBULANCE AND COMPATIBLE STRETCHER

Motion by Deputy Supervisor Huff, seconded by Supervisor DiSalvo, to authorize the purchase of one (1) 2026 model ambulance and one (1) Stryker-compatible stretcher/loading system, to be financed through the standard EMS capital bond process, with redemption supported by EMS reimbursement revenues.

Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0 — **Motion Carried**

AMBULANCE CALL SUMMARY

Supervisor DiSalvo reported call data for the recent month:

- **100 total calls**
- **71 covered by Mount Morris EMS**
- **19 mutual aid**
- **17 ALS transports, 21 BLS transports**
- **6 corrections facility transports**

He also noted that **Carl Swanson has resigned from the Traffic Safety Committee** and **Town Clerk Woodworth will advertise the vacancy.**

SUPERVISOR'S REPORT

Supervisor DiSalvo provided updates:

- Livingston County budget discussions indicate the County may exceed the tax cap by up to 18% due to insurance and operational pressures.
- **Town health insurance renewal** is confirmed at approximately 3% increase, comparatively low.
- **Municipal Solutions** is finalizing refinance options for Town debt maturing in December, estimated proposal due by November meeting.
- **Former prison site:** Two inquiries received — a data center group and private agricultural/manufacturing interest related to cannabis. No formal filings submitted yet.
- **Solar PILOT Funds:** Continued revenue will cover debt service on EMS and Highway equipment, keeping core operations stable.

MOTION – ACCEPT SUPERVISOR'S REPORT

Motion by Councilmember Rawleigh, seconded by Deputy Supervisor Huff, to accept the Supervisor's September 2025 Financial Report.

Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0 — **Motion Carried**

HIGHWAY REPORT — MILTON SMITH

- **Road Work:** Ongoing restoration and asphalt patching continue; conditions improving.
 - **Milton Smith** reported that the new tractor is scheduled for delivery on October 22nd and that payment processing will align with delivery date.
 - Solar contractor invoice received, Clerk to process in next pay cycle.
 - **Barn roof repair estimate** received at approximately \$120,000 for repair—not replacement—of the existing structure.
 - **New Superintendents truck** options are being researched; Supervisor DiSalvo will review purchase funding strategies with Terri during budget session.
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CEMETERY REPORT — COUNCILMEMBER GUZZARDI

- **Tree removal operations** were completed October 9th; logs placed behind the Town barn for disposal or milling.
- Several additional hazardous trees remain; terrain and headstone layout make removal complex.
- Board may consider multi-tree contract pricing next budget cycle.

PLANNING, ZONING & ORDINANCE REVIEW — COUNCILMEMBER RAWLEIGH

- **Subdivision application approved** at recent Planning Board meeting; additional application scheduled for future review.
- **Jim Patrick, Planning Board Chairman** has asked to meet with Supervisor DiSalvo and Councilmember Rawleigh regarding attorney invoice structure and possible use of MRB for technical reviews.
- **Short-Term Rental Law** draft is nearing completion and will be forwarded to the Board and legal counsel for review.
- **Zoning map cleanup and code reorganization** is ongoing.

TOWN CLERK'S REPORT

Motion by Deputy Supervisor Huff, seconded by Councilmember Guzzardi, to accept the **Town Clerk's September 2025 Report** for filing.

Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0 — **Motion Carried**

AUDIT OF CLAIMS – ABSTRACT 9, YEAR 2025

- **General A (Vouchers 219-264):** \$65,656.50
Motion by Councilmember Rawleigh, **Seconded** by Councilmember Guzzardi
Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0
Motion Carried
- **General B (Vouchers 67-71):** \$341.35
Motion by Deputy Supervisor Huff, **Seconded** by Councilmember Rawleigh
Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0
Motion Carried
- **Highway DA (Vouchers 81-87):** \$12,870.09
Motion by Councilmember Rawleigh, **Seconded** by Councilmember Guzzardi
Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0
Motion Carried
- **Highway DB (Vouchers 15-16):** \$24,625.50
Motion by Councilmember Guzzardi, **Seconded** by Councilmember Rawleigh
Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0
Motion Carried
- **SR Refuse (Voucher 20):** \$1,742.73
Motion by Councilmember Rawleigh, **Seconded** by Deputy Supervisor Huff
Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0
Motion Carried
- **SS Sewer (Voucher 17):** \$55.20
Motion by Councilmember Guzzardi, **Seconded** by Councilmember Rawleigh

Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0

Motion Carried

- **SW Water (Voucher 23-24):** \$119.37

Motion by Deputy Supervisor Huff, **Seconded** by Councilmember Guzzardi

Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0

Motion Carried

Water/Sewer Discussion

Councilmember Rawleigh asked about the **status of the water project**. Supervisor DiSalvo replied that the **contract details will be discussed in executive session**.

PUBLIC COMMENT

- **Gretchen Saunders** asked when Creek Road repairs would begin. Supervisor DiSalvo confirmed funds are set aside, but project must be scheduled within limited summer work windows.
- **Steven Zoller** noted that by comparison, a neighboring town's cannabis facility generated over \$2 million in state tax revenue and urged Mount Morris to consider revenue generation strategies.
- **George Foote** asked when Data Center law discussions will begin.
 - **Supervisor DiSalvo** stated the Attorney will bring a draft local law forward and it will be handled through public hearing at a regular Town Board meeting, not a separate session.
- **Gretchen Saunders** again requested that the Town invest in microphones so public can hear clearly during hearings. Clerk will research audio options.

EXECUTIVE SESSION

Motion by Councilmember Rawleigh, seconded by Deputy Supervisor Huff, to enter **Executive Session at 7:03 PM** for the purpose of discussing **contract negotiations**.

Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0 — **Motion Carried**

Motion by Councilmember Rawleigh, seconded by Councilmember Guzzardi, to return to **Open Session at 7:08 PM**.

Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0 — **Motion Carried**

No formal action was taken following Executive Session.

ADJOURNMENT

Motion by Councilmember Rawleigh, seconded by Councilmember Coniglio, to **adjourn the meeting at 7:11 PM**.

Vote: Aye 5 (DiSalvo, Huff, Guzzardi, Coniglio, Rawleigh) | No 0 — **Motion Carried**

Respectfully Submitted,

Chelsey Woodworth
Town Clerk

ATTACHMENTS ENTERED INTO RECORD

- **Written Public Comment:** *Melissa Jacobs*, 8340 State Route 408, Nunda — Opposition statement regarding solar development impacts

Melissa Jacobs
Town Resident
8340 State Route 408, Nunda NY

Transcribed from a phoned-in comment at 4:10pm on Thursday, October 16th, 2025.

I vehemently oppose the construction and operation of any new solar facilities and battery storage plants. Living on 408 has been a nightmare due to recent solar activity. There have been fires that have caused pollution due to these projects. Solar facilities raise the temperature of the area surrounding them by 2°F to 4°F, and interfere with radio transmissions. Traffic and debris caused by solar activity in our town construction have held up traffic and destroyed our roads. Many times cones were set up for almost 6 straight miles for the convenience of solar construction and not for the convenience of our community or drivers traversing the roads.

Solar farms have caused the loss of major agricultural, archeological, and environmental areas that cannot be replaced. I am a Blackfoot Indian and believe these actions are in violation of the 1794 Treaty at Canandaigua.