

Town of Murray Public Hearing
March 5, 2020

Present: Supervisor Joseph Sidonio, Councilmen Lloyd Christ, Paul Hendel and Michael Mele, Town Clerk Cindy Oliver, Attorney John Sansone, Assessor Louise Passarell, Code Enforcement Officer Fred Case, Lynn Wood, David Paul, Brenda Jo Nanni, Earl Skellen, Debbie Beebe, Patricia Long, Frank Long, David Quarentello, Tony Manno, Kathy Nadelen, Wally Liese, Brian Fauci, Debra Fauci, Wayne Fauci, Hank Bilohlavek, Linda Bilohlavek

Moment of silent reflection.

Pledge to the flag.

Supervisor Sidonio introduced the Attorney for the Town of Murray, John Sansone to those present.

Supervisor Sidonio read aloud proposed local law no. 2 of 2019 – *Amending the Town Zoning Ordinance to Establish a Senior Housing District for Individuals 55 Years or Older.*

On October 8, 2019 upon recommendation of the Town Planning Board the local law was introduced and a motion carried to send the proposed local law to the County Planning Board for review.

On November 12, 2019 the County Planning Board responded with minor deficiencies in the application and returned it to the Town as incomplete.

On December 10, 2019 the Town Board discussed the application and its deficiencies which resulted in a re-submission approved by Supervisor Miller to the County Planning Board for their January 23, 2020 agenda. The County completed its review of the proposed local law and zoning amendment and recommended its approval.

The action before us tonight is a legislative action, not a land-use action. There is no proposal in front of the Board for a specific project. It is a proposed law to amend the zoning map to create a high-density residential district and establish a senior housing district within those zones.

The Town Board is in receipt of an email from Chad Fabry regarding the proposed law.

Motion by Hendel, Seconded by Mele to open the Public Hearing at 7:14 p.m.

Motion Carried

Public Comments

Brenda Nanni of 3602 Fancher Road questioned if one of the high-density zones is where her property is located. Yes, that is one of the areas. She asked if this zoning change would affect their tax rate. No, changing it to high-density does not change the tax rate.

David Quarantello of 17169 Gulf Road is against the proposed local law. He is surrounded by farm land and enjoys hunting. More housing will take away the wildlife and infringes on his rights.

Tony Manno, owner of A&M Automotive at 3581 Fancher Road is against the proposal. It is an industrial corner with the Post Office, and Ralph's storage, Big Ash and Rusty Relics. Intertwining high-density areas with the business area is going to be a problem.

Kathy Nadelen of 16714 Lynch Road stated that the traffic on Lynch Road is presently very heavy and she does not think the residents on Lynch Road need more. She is against this proposed local law.

Frank Long of 16743 Lynch Road is also against it. The traffic and high speeds with the school and bus garage is already an issue. No more traffic is needed.

Wally Liese of 17100 Gulf Road asked about the senior housing that David Paul wants to build. Supervisor Sidonio informed him that the Board is not considering any proposals at this time. If a project arises, there will be a specific public hearing at that time.

How does this affect the agriculture in these areas? Supervisor Sidonio informed him that Murray has a Right to Farm law and farmers can farm in any district.

Brian Fauci of 17165 Gulf Road asked the Town Board if they still have the petition that was previously turned in to the Board. Yes, that is part of the record said Supervisor Sidonio but that was a petition against a senior housing project and this public hearing is not about a project. Mr. Fauci said he is opposed to any type of proposed development in his area. Speed is horrendous and there are many children walking on Gulf Road. He would also like to see the speed limit on his road lowered. This proposal will change the character of his nice, quiet neighborhood. He is against it.

Debbie Beebe of 16719 Lynch Road asked how these areas were chosen. She was told that the current Comprehensive Plan gives general guidelines of where the areas could be located.

Brief discussion the senior housing project that David Paul would like to build. Mr. Paul stated that senior citizens need a decent place to live. Of all the houses on Gulf Road, only one has a higher assessment than what he would like to propose. What he would like to do is locate it farther back, it would not be built along Gulf Road.

Supervisor informed all again that the Town Board is not considering a senior housing project at this time but is only considering the amendment to the zoning map and to establish senior housing districts.

Motion by Christ, Seconded by Mele to close the public hearing Motion Carried.

Public Hearing closed at 8:01 p.m.

Respectfully Submitted,

Cynthia L. Oliver