

Town of Murray
Planning Board Meeting
Minutes
May 4, 2021
7:00 p.m.

Board members present: Chad Fabry, Dorothy Morgan, David Knapp
Board Members Excused: Lynn Vendetti,
Board Members Absent: Roger Passarell

Support Staff: Attorney Maureen Werner

Guests: Jim and Marie Loewke, Warren Rosenbaum, Paul Hendel, Norm Isler, Brian Fauci, Wayne Fauci, Wally and Carol Liese, Louise Passarell, Kathleen M. Case, Dirk Lammes, Sam Lammes, Amy Machamer, Kathy Lammes, Art Knab, David Paul

Pledge of Allegiance.

Discussion

David Paul Applicant requests approval for four-lot subdivision. Warren Rosenbaum, an attorney representing Dave Paul gave a brief overview of the proposed four-lot subdivision. Mr. Rosenbaum discussed the most recent revision of the site plan and the changes made in response to the Town Engineer, JP Schepp's concerns.

- Rosenbaum stated that Paul's intent for the subdivision was to sell each lot with a manufactured home installed.
- There is no plan for the lots to remain in Paul's ownership or control. Paul stated he had no objection to that premise being included as a contingency of site plan approval.
- There will be no natural gas installed, the units will be fueled by electricity and propane.
- The water main within the subdivision will be privately owned with meter pits for each dwelling installed in the ROW of Gulf Rd.
- Culverts will be installed below each driveway,
- hydraulic calculations will be provided,
- the site plan will be amended to show set-back from the road centerline,
- The site plan will be modified to show the proper location of the meter pits in the Gulf Rd ROW.
- The Fire Chief shall provide written confirmation that the roadway is wide enough to turn fire fighting equipment around, or a turn around will be provided.
- Attorney Werner discussed with Attorney Rosenbaum the need for a CP7 regarding AG approval of the agreement between the owners of the private RD regarding maintenance and snow plowing. Werner and Rosenbaum agreed that

any two of the four private Rd owners could force repairs or maintenance to the Rd. Discussion ensued regarding who be responsible for engaging repair contractors and snow plow contractors. No solution was agreed upon.

- The applicant shall modify the site plan with the words, "PRIVATE RD NOT TO BE DEDICATED TO THE TOWN OF MURRAY."
- A sign at the entrance of the private rd shall read, "PRIVATE DRIVE, RESIDENTS AND GUESTS ONLY."
- Class and size of water piping shall be provided. All water piping shall conform to the Town of Murray Standards.

At the conclusion of the discussion regarding changes to the site plan, Chairman Fabry opened the public hearing.

Public Hearing Opened

No comments or concerns from the public.

Motion - To close the Public Hearing, Dorothy Morgan

Second - Dave Knapp

All in Favor, Motion Carried

Motion To table application until such time that Town Engineer Schepp's comments are available for the amended site plan, Dorothy Morgan

Second - Dave Knapp

All in Favor, Motion Carried

David Paul application tabled until engineer comments are available.

Dirk Lammes Applicant requesting approval at 16473 Sate Route 31 for Special Permit pursuant to Town Code §727 for storage and incidental repair. Dirk Lammes explained that he has several locations where he/ his company stores and performs necessary repairs on construction equipment that he and his sons use in the course of business. Lammes explained that the site is 800' from the road, that employees do not perform work on the site, that only equipment is stored and that he provides no services or sales from this location.

Public Hearing Opened

- K Case expressed concern that Lammes had previously stated that he would no longer conduct business following his appointment as Highway Superintendent, Case further expressed concern regarding equipment arriving at, and leaving the site as there are now children in the area.
- No further comment from the public

Motion - To close the Public Hearing, Dorothy Morgan

Second - Dave Knapp
All in Favor, Motion Carried

Application to be referred to Orleans County PB