

Town of Murray  
Planning Board  
3840 Fancher Road, Holley, NY 14470

**PUBLIC HEARING DATE:** July 6, 2021

**BOARD MEMBERS PRESENT:** Chad Fabry, Chair  
David Knapp  
Lynn Vendetti

**BOARD MEMBERS EXCUSED:** Dorothy Morgan

**TOWN SUPERVISOR:** Joe Sidonio

**RE:** Vertical Bridge REIT, LLC and Verizon Wireless  
Taryn Estates – Gulf Road  
Big Guys Campground

**Others in attendance:** Laurie Vahey, Laura Perri, Bill Bosley, Marie Loewke, Warren Rosenbaum, Klein Lowell, Anthony Tintera, Wayne Moyer, David Strabez, Amy Machamer, Amelia Sidonio, Wendy Meagher

**Public Hearing – Vertical Bridge REIT, LLC and Verizon Wireless- see attached minutes**

**Pledge of Allegiance done by Zoning Board of Appeals**

**Mr. Fabry called the meeting to order at 7:45 p.m.**

**Motion made by Mr. Fabry to approve the June 23, 2021 Planning Board minutes. Seconded by Mr. Knapp; All “Ayes” motion approved.**

**1. Taryn Estates – 17255 Gulf Road**

Mr. Paul presented an alternative site plan to the board with several different details. A discussion ensued and the Planning Board asked Mr. Paul to adhere to the approved site plan, reapply or petition the Town Board to see if they would approve dedication of a water line on a private road.

No motion was made to approve his request for site plan revisions.

**2. Big Guys Campground – 3739 Monroe-Orleans County Line Road**

Mr. Fabry – we need to address the comments from our Town Engineer. *Ms. Meagher’s answers are in italics.*

- Clarify Phase II soil disturbance – completed - *Yes*
- Values (E.1.b.)for the full build out of project – completed – *Yes*
- Added total number of pull through site spaces – *Yes, but the owners are not going to depict at the time the angled and straight sites due to them wanted to make that judgement to save as many mature trees as they can.*

- Turning radii calculations – *everything is per code everything is sufficient for turning radius we just added some dimensions on the turning radius so it was very clear.*
- Erosion and sediment plans on site – *Yes, they were already*
- Location of the connection to the water main – *Yes, it was on a different sheet*
- Fuel Storage Tanks – Above ground 2 tanks - 325 gallon tank for diesel and 100 gallon tank
- Protection around tanks – Please indicate on site plan that they should be in a concrete enclosure that would catch the fuel if it spills.
- *Working with DEC and Army Corp of Engineers to get all permits and or registration for fuel tanks – Yes*
- Name soil types within the sub catchment areas – *Yes, they were all there*
- Flow Path and Point of Analysis – *Yes, on one map done correctly*

*Point of Analysis for our own knowledge – any time you have water shed area basically you have to figure out how long it would take a water droplet to go from the farthest part of the site to the Point of Analysis which is where all the water is collected and analyzed from one point so you can analysis the existing condition with that waterfall to the purposed condition with that waterfall so it's all coming to one point central point of analysis.*

- Green infrastructure – *Yes, it was done*

Mr. Fabry – County comments

- No requirements
- Some suggestions – the Town of Murray must take a hard look at SEQR for this project, to make sure all of the environmental statements and studies have been conducted properly or not overlooked.
- Concern of people moving off the campground and onto private property, if the vegetation around the proposed campground is dense then no buffer would be needed, but if the vegetation is thin a possible solution to that could be having a natural buffer, or berm that would act as a buffer between the campground and private property. A fence would also work, but we would encourage the natural buffer so it blends into the surrounding environment. The more challenging task how to make people aware of the campground and private property while the visitors are using Sandy Creek runs near the border of the site. While landowners and own the shores of the waterway, and the basement of the waterway, the water itself is owned by New York State.
- Zoning Ordinance 20 gallon garbage receptacle – Misunderstanding on the County's part – the campground will be doing multiple daily trash runs and put a specific time on it plus having all employees aware that if it's out there pick up the trash. It makes for a much cleaner campground.
- Orleans County Emergency Management – Yes, this plan has been submitted to them.
- Local emergency also notified and approved the project.
- DEC, State, County and Local Agency to take a look at this project
- Natural berm proposed for neighbors
- Verify roadway width 20' is compliant with NYS building code – Private roads - 12' wide one way roads – 24' two way roads.
- Town Attorney to look over the proposal and project.

Wendy Meagher- brought the corrected Long EAF for the board to review

- Only 2 changes

- D1b- was answered but just got smudged
- E1b – which we had filled out for Phase 1 but JP wanted it to include all 3 Phases

Designating Lead Agency Resolution - read to all: see attached

**Mr. Fabry made a motion to Declare Lead Agency. Seconded by Mr. Knapp; All “Ayes” motion approved.**

Full Environmental Assessment Form – Part 2 Identification of Potential Project Impacts. Mr. Fabry read aloud.  
See Attached

We will reserve judgement on these two items until we speak to the Army Corp and the DEC to render a decision on these items:

*3g – The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water (s).*

*3k – The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.*

There will be no SEQR determination tonight due to being able to contact the DEC and Army Corp for clarification.

**Ms. Vendetti made a motion to adjourn the meeting. Seconded by Mr. Knapp; All “Ayes” motion approved.**

**Respectfully submitted,  
Diane Herzog  
Planning Board Clerk  
July 8, 2021**