

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

MEETING DATE:

May 6, 2025

BOARD MEMBERS PRESENT:

Dorothy Morgan - Chair
David Paul
David Knapp
Scott Lang
Ron Vendetti

CODE ENFORCEMENT/ZONING OFFICER

Chad Fabry

APPLICANTS:

None

OTHERS:

Supervisor – Gerry Rightmyer
Town Council - Elaine Berg
Mark Gregoire and Steve Zayac

RE:

Solar Energy Systems/ Sub-division

Pledge of Allegiance

Ms. Morgan called the meeting to order at 7:00 PM. Ms. Morgan asked for a motion to approve the December 5, 2023 minutes as printed and distributed. Mr. Knapp made a motion, seconded by Mr. Lang; hearing no further comments or corrections – Vote: all “Ayes” motion carried.

NEW BUSINESS:

DISCUSSION: SOLAR ENERGY SYSTEMS/ SUB-DIVISION LAWS

The Planning Board was asked by the Town Board to revisit/rewrite the Solar Energy Systems Local Law draft:

- Solar Energy Systems Points discussed:
 - State formulas change on a regular basis for Assessing Solar Farms
 - Does the Town want short term capital gains
 - Or does the Town want long term revenue that will impact the tax base more
 - Rewrite Solar law, shorter
 - If the Town Board feels they should opt out of Pilot program
 - Create a Design Criteria that is outside of the law that could be a valuable document anytime the Town needs a modification done
 - As new technology comes out we can change our design criteria

- Design Criteria will let the Town move quicker in response to situations
- Use current draft law as a basis for design criteria

Sub-division

- Sub-division Points discussed:
 - Minor sub-divisions -
 - Major sub-divisions – Planning Board approval
 - Property Splits – administrative
 - Flag lots to have them or not
- Signs
 - Simplified sign code compared to current code
 - Discussion on why the Town doesn't have the new lighted LED signs in the local law
 - Distraction for drivers with changing LED Signs ,does the Town want this
 - Town Board has to introduce the Local Law to the public
- Business Overlay District Zoning on Ridge Rd
 - Intersections and places that already exist
 - Ridge Rd already cut up into 20,000 sq. ft. lots
 - What does the Town want
 - Car lots?

Board members took home a copy of the Draft Solar Law to review and mark up as needed to be able to discuss at next workshop.

Mr. Knapp made a motion to adjourn the Planning Board meeting. Seconded by Mr. Lang; All "Ayes" motion approved.

Respectfully submitted
Diane Herzog

Work Session is tentatively scheduled for May 20, 2025 @ 6pm.