

**TOWN OF MURRAY
PLANNING BOARD PUBLIC HEARING
AGENDA
JUNE 23, 2021**

CALL MEETING TO ORDER

1. Pledge to the American Flag

APPROVAL OF JUNE 1, 2021 MINUTES

LEGAL NOTICE PUBLISHED- BATAVIA DAILY NEWS

PLEASE TAKE NOTICE that the Planning Board of the Town of Murray will hold a public hearing on Wednesday, June 23, 2021 at 7:00 P.M. at the Murray Town Hall, 3840 Fancher Road, Holley, New York for further consideration of the application of Big Guys Campground, ("Applicant"), 3739 Monroe Orleans County Line Road, Brockport, New York for site plan approval for the phased development of campgrounds throughout the property with newly proposed amenities and utilities. Applicant's property is in the Residential/Agriculture (RA), Flood Hazard Overlay (F) zoning districts, tax map parcel 77.2-12. All persons desiring to be heard in favor of or in opposition to this application will be heard at this public hearing. A copy of the application and supporting materials is on file and available for inspection at the Murray Town Clerk's office during regular business hours.

ADJOURN

Town of Murray
Planning Board Meeting/Public Hearing
Minutes
June 23, 2021
7:00 p.m.

Board members present: Chad Fabry- Chair
Dorothy Morgan
David Knapp

Board Members Excused: Lynn Vendetti

Others:	Meagher Engineering:	Wendy L. Meagher, P.E. Jessica Stiner Evan Dalton
	Big Guys Camping, LLC	Laurie Vahey Laura M. Perri Bill Bosley Via phone Jim Loewke
	Town Supervisor	Joseph Sidonio
	Town Board Member	Paul Hendel

Residents: James Toepper, Norman and Elise Isler, Taryn Hilliker, David Paul, Amy Machamer, Mike Lowell, Klein Lowell, David Strabel, Paul DeGraff,

Pledge of Allegiance.

Minutes from last meeting

Mr. Knapp made a motion to approve the minutes of June 1, 2021 meeting. Seconded by Ms. Morgan; All “Ayes” motion approved.

Agenda items:

1. Big Guys Campground -3739 Monroe Orleans County Line Road

Ms. Wendy Meagher, President of Meagher Engineering, briefed all in attendance regarding:

The history of the property: This location was previously a golf course which had an existing restaurant and a couple out structures. The property consists of about 95 acres, there are some wetlands but no encroachment is intended within the wetlands as delineation by Environmental Resources, LLC. This leaves about 87-88 developable acres.

The project proposal: An RV campground, ultimately consisting of about

300 sites with the first of three phases consisting of 125 heavily wooded sites. Clubhouse/Restaurant and 2 out structures that the owner will utilize for new amenities for campers.

The Campground will be a gated community and the owner's site will be right at the entrance. Campers will be able to check in with an App on their phone. This will alleviate a lot of parking congestion of campers.

Permits needed: NYS DEC Stream crossing permit, Army Corp of Engineers, NYS DEC SPDES (State Pollutant Discharge Elimination System), Orleans County Health Department, Orleans County Planning, SWPPP (Storm water Pollution Prevention Plan).

County Planning Board: Scheduled for June 24, 2021

Zoning Board of Appeals: Variances granted May 24, 2021

Waste water treatment process presentation— Jessica Stiner and Evan Dalton

- Advanced wastewater treatment system is a submerged fixed film system.
- Waste water biological system will be used, all natural.
- Complete aerobic treatment
- Fix foam technology has been around since 1960.
- DEC heavily involved with testing waste water.
- Storage/ handling- primary holding tank and pump tank.
- If power outage occurs nothing can pass to lift station, project will have back- up generators on site.
- System will have gravity collection/fail safe measures in place.
- UV systems used for E.coli and Coliform, there will be a primary UV and a secondary UV.
- No moving parts inside the tank to service.
- System will have more capacity than the DEC requires.
- Actual time wastewater spends in treatment – approximately 28hrs.
- System has an alarm if system is not functioning will notify owner by text message.
- Wastewater testing would be done possibly weekly per requirements then once a month if meeting requirements.
- Only Licensed Operator will be able to take wastewater samples to certified lab and send results to DEC for review, per NYS SPDES.
- DEC will oversee whole direct discharge.
- This system is the best option for the soil types at this location, there was not enough space on site with good soil.
- There will be a continual flow from the system like a trickle.
- Duplex system- while one system is running one is resting.

- There will be two 10,000 gallon storage tanks for waste water – proper storage per state regulations.
- System is built 4 feet above flood stage. Per NYS DEC approvals.
- System will be off during winter months.
- Each campsite will have full hook up that will run into tanks and campground will also have a dump station.
- Campground will have a “Honey Wagon” on site to pump – holds 350 gallons.
- There are approximately 200 systems installed at this scale in the US.
- Owner’s can become certified for collection of wastewater sampling, anyone can become certified. DEC is very strict about wastewater sample procedures.

Motion by Mr. Knapp to open the Public Hearing; Seconded by Ms. Morgan. All “Ayes” motion approved.

Questions and comments from those in attendance:

- Klein Lowell -Did Planning Board consider tax revenue from this project? *Planning Board doesn't and shouldn't look at that.*
- David Paul - No wants to live next door to a campground this project should be approved with certain conditions. I have asked for a 24' berm to be built length of my property East to West on the Northern line.
- Norm Isler – Representing property owner’s adjoined to project signed and read letter to Planning Board to encourage and assist this group in forming new business. (See Attached letter).
- Amy Machamer - Resident that owns the whole western border next to the project read portions of a letter to the Planning Board of her mother and her concerns with campground. (See attached)
- Joe Sidonio – Resident has created nature trails on his property that is adjoined to project and would like to request some sort of a vegetative barrier plus boundary signage be place on his adjoining property line and to be documented on the site plan.
- Jim Toepper – This will be a campground only no trailer park? *Correct*
- David Paul – Is the Bar/Restaurant going to be open all year or on a limited basis? *Owners will see if there is a demand for it and it would add jobs to the area plus a new place to eat.*
- Taryn Hilliker – Appreciated that Big Guys Campground brought in these experts to answer questions.
- Norm Isler – He has lived her over 40 years and feels that what happens next door is their business and it’s their property.
- Paul Degraff – First time to see the canal filled and drained, what is actually in the streambed? *If contamination is noticed measures are taken to work*

up stream to find the problem, Sandy Creek is monitored very closely.

Motion made by Ms. Morgan to close the Public Hearing; Seconded by Mr. Knapp, All “Ayes” motion approved.

Motion made by Ms. Morgan to adjourn the meeting. Seconded by Mr. Knapp; All “Ayes” motion approved.

**Respectfully submitted,
Diane Herzog, Clerk
Town of Murray Planning Board**

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JUN 23 2021

23 June, 2021

BY: PB Public Hearing

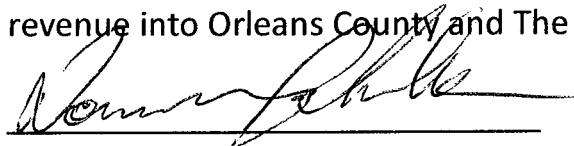
To the members of the Murray Town Planning Board –

Big Guys Campground LLC has filed an application to revitalize the old Brockport Country Club and turn the approximately 100 acre property into a new, vibrant business serving our community as an upscale RV Campground.

When we first heard about the plan, as nearby neighbors we had multiple questions and worries. The new property owners: Jim and Marie Loewke along with Bill Bosley and Laura Perri immediately invited all interested nearby neighbors to come to a “get acquainted” meeting. They met with us and listened to all our questions and concerns. A second meeting was scheduled about two weeks later and they were prepared with suggestions and compromises to address most of the questions we brought up. Since then, we have had multiple group and individual get togethers to address questions about policies, security, traffic, noise, and other subjects. At each opportunity, the Big Guys Team have been friendly, cooperative, and enthusiastic to become welcome members of the community.

The Brockport Country Club property has sat vacant and unused for several years. As neighbors, we have shared concerns about the future of the property as it sat empty, becoming an attraction for rodents, vandalism, and other unsavory activity. As a group, we are the nearest neighbors and those likely most affected by this project. We want the town boards to know we are excited and pleased with the plans proposed by the Big Guys Team and we support this project enthusiastically.

By signing this letter, we urge the Murray Town Planning Board and all other Murray government bodies to do all that is possible to encourage and assist this group in forming their new business bringing new energy, needed jobs and additional tax revenue into Orleans County and The Town of Murray.



Signature

NORMAN P. ISLER

Name – Please Print

3631 County Line Rd Brockport NY 14420

Address



Signature

John Valle

Name – Please Print

3770 County Line Rd, Brockport 14420

Address

Signature Addendum to Letter to Town of Murray Planning Board

Re: Big Guys Campground LLC

William A Bell

Signature

Wm. A Bell

Address

3588 County Line Rd

William A. Bell

Name – Please Print

Mary Elise Isler

Signature

3631 County Line Rd. Brockport NY

Address

Mary Elise Isler

Name – Please Print

Christian McCullough

Signature

3460 COUNTY LINE RD.

Address

CHRISTIAN MCCULLOUGH

Name – Please Print

Linda DeGraff

Signature

3533 County Line Rd.

Address

Linda DeGraff

Name – Please Print

Paul DeGraff

Signature

3533 County Line Rd.

Address

Paul DeGraff

Name – Please Print

Caroline S. Feterski
Richard R. Feterski

Signature

3685 County Line Rd.

Address

Caroline S. Feterski
Richard R. Feterski

Name – Please Print

Gerald L. Harris

Signature

3742 COUNTY LINE RD BROCKPORT NY

Address

GERALD L. HARRIS

Name – Please Print

Signature Addendum to Letter to Town of Murray Planning Board
Re: Big Guys Campground LLC

Josephine M. Fabian Josephine M. Fabian
Signature Name – Please Print
3801 County Line Rd BROOKPORT N.Y. 14420
Address

Albert G. Fabian SR ALBERT G. Fabian SR
Signature Name – Please Print
3801 County Line Rd BROOKPORT N.Y. 14420
Address

David Paul DAVID PAUL
Signature Name – Please Print
3823 County Line Rd BROOKPORT NY 14420
Address

Taryn A. Hilliker TARYN A. HILLIKER
Signature Name – Please Print
3823 County Line Rd Brookport, NY 14420
Address

Signature Name – Please Print

Address

Signature Name – Please Print

Address

Signature Name – Please Print

Address

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CAMPGROUND CONCERNS AND SUGGESTIONS: April 12, 2021
BY: PB Public Hearing

A CAMPGROUND IS A WELCOME ASSET TO THE TOWN OF MURRAY.

However, the nature and scope of the campground is profoundly important to its success and acceptance by the community. In no way do we want to curtail new investment in Murray, new business ideas or the hopes and dreams and vision of the owners. But the presence of the new campground should not negatively impact the investment, the hopes the dreams and the vision of existing surrounding land owners who have tithed to the community for generations. Our farm stand, pick your own and farm program business depends upon (as does the success of a campground) the clean, open, beautiful, wholesome landscape that we have worked hard to maintain. Our business will be substantially damaged if the landscape is marred by too many vehicles, too much noise, too many lights at night, pollution in the creek or watershed, or trespassing on our property.

I have driven by many campgrounds this spring. Some appear to be an asset.

These are

visually understated, very natural, and fit into the landscape without marring the character, at least from the roadside view. A few are unsightly, with huge parking areas, campers shoulder to shoulder, recreational installations which dominate the neighborhood.

Our farm is not just a business investment for us. It is our home. We expect to be here for generations. The character of the quiet things on our property is why we continue to farm. Our collections of Native American arrowheads from along Sandy Creek (found in the early part of the 20th century); the quiet of the hemlocks sweeping over Sandy Creek; the privacy of our back woods. Preserving the character of our home is important to us for generations to come.

Here are some specific concerns:

1. We hope and suggest that the Town of Murray Planning Board limit the overall scope of the proposed campground. The scope proposed Big Guys Camping RV park is unprecedented in the Town of Murray. The eventual installation of 350 RVs, if realized, would be 2x the size of any existing RV park in our town. In addition, if each RV is able to house 2-5 individuals, the total campground could house up to 1750 individuals. It is worth noting that the total population of the Village of Holley in 2020 was 1832 individuals. The RV park will be the size of a small village. The density of the proposed RV park at maximum capacity is 17.5 people per acre (~1750/~100 acres). The Village of Holley has 3.21 people per acre (~1832 people/~570 Acres). No current zoning or planning regulations in the Town of Murray are equipped to address an installation of this size.

2. Consider putting a temporary moratorium on this project until all aspects of the impact on the community can be fully addressed.

This research goes

beyond SEQR and includes the coordination of the Town's Zoning Regulations, issues of trespass, noise and light pollution etc.

3. We request a visual depiction of the impact of the presence of RV's on the view and from the property lines. In addition we request that the night sky by lighting - from infrastructure at the campground or from the RV's quiet of the night sky is important. The surrounding open countryside, which owned by multiple landowners, is a primary asset of the attraction of the campground. Our quiet woodland, open fields, gorgeous gardens such as across the road, create the environment that makes this campground marketable. Neighboring landowners have invested in the maintenance of their properties for decades, sometimes for generations, and need their land assets to retain their full value, and not being potentially compromised by an installation on a neighboring property that could someday devalue their assets.

4. Standards need to be in place for the management of potential TRESPASS onto neighboring properties. We, as Murray landowners, have experienced significant trespassing on our property: rubbish and tire dumping, theft and breaking and entry of property, defacing of natural settings, and inappropriate and dangerous activities. ALL considerations for the control of trespass should be taken seriously. Landowners in New York State are liable for what happens on their property. In addition we do not want to be put in the position of being a police force - negative by definition. We don't want to lose the privacy and the quiet of our natural sanctuaries, and we don't want intrusion. The Town of Murray is obligated in their review of this project to protect properties from trespass. Once the use is permitted issues of trespass become a civil matter. The enforcement of these issues would be an undue burden of time and a debit to landowners, all of which would be after irreversible damage has already been done. A minimum - farm fencing, natural species (non invasive) screening, trespass and regular enforcement, effective agreement with the Town of Murray about enforcement.

5. We recommend that no waste water be discharged into Sandy Creek, but be managed within the confines of the owned property, or disposed with commercially licensed sewage disposal companies. Our concerns about waste water include:

- * the proposed eventual scope of the waste water treatment facility and discharge
- * the potential effect of the discharge on the purity of the water in Sandy Creek,
 - ** its potential use as irrigation water and any pathogens that might remain affecting produce crops
 - ** the effect of the uptake of any contaminants in the crops themselves
 - ** the water quality of Sandy Creek for recreation

- * the effect on the land in the flood plain of Sandy Creek beyond any use of the water
- * the danger of seepage from the waste water treatment facility in times of flooding
 for example: spring 2021 emergency release of water into Sandy Creek to manage a levy breach in Brockport which resulted in vast areas of flooding
 in the presence of any deodorizing but toxic chemicals that might have been used in RV bathrooms that permanently remains in the environment despite any mitigation
 SEE: EPA notice on this subject specific to RV deodorizers

6. We recommend that the Town of Murray establish ground rules to monitor activity at the campground. Some areas of concern might be:

- * safety of youth in bathhouses and pools
- * water testing

7. We recommend that the current zoning set backs be used to ensure ample space between campers and enough open space.

8. We recommend that campers not be positioned closer than 150 feet from any perimeter property line on all sides of the campground to ensure the privacy and sanctity of parcels and neighboring landowners.

9. We request that the progress of the SEQR process be shared, with the reasoning behind any decisions, with all interested parties as the process is ongoing, and that we be contacted for input in our areas of interest.

10. We request that the permit for operation be for the months the campers will be present.

A campground that would be welcome in the Town of Murray would:

A. Have NO VISUAL IMPACT on the community.

*Modest signs by the roadside indicating the presence of a
campground would

be acceptable.

* No RV's visible from the road.

* RV units would be centered on the parcel not near to any perime-
ter.

* Vegetation made up of native plant material would screen any
sightlines on all

sides.

B. NOISE AND LIGHT POLLUTION would be defined and controlled. Of con- cern is

noise from celebrations, events, audio and visual displays in-
cluding TV's,

campground and camper lighting, fireworks and motorized con-
veyances. The town

should define what is acceptable and then monitor with conse-
quences spelled out.

Ideally neighbors would experience a generally quiet atmos-
phere, with defined times

for louder celebrations and fireworks, and light pollution
would be minimal.

C. The WATER QUALITY of our groundwater and surface water would be

