

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

HEARING DATE: August 26, 2024

BOARD MEMBERS PRESENT: Eric Collyer - Chair
William Silpoch
Mark Gregoire
Adam Moore

TOWN BOARD LIASION: Elaine Berg

TOWN ATTORNEY: Ericka B. Elliott, Esq.
Underberg & Kessler, LLP

APPLICANT PRESENT: Bill Loewke
Bill Bosely

OTHERS IN ATTENDANCE: David Paul

RE: Re-hearing of August 5, 2024 Public Hearing
Big Guys Campground, LLC
Area Variance – Height of Sign
3739 Mon/Orl County Line Road
Tax id# 77.-2-12

Pledge of Allegiance

Mr. Silpoch made a motion to start the meeting at 7:08 pm; Seconded by Mr. Moore. All “Ayes” motion approved.

Mr. Silpoch made a motion to approve the minutes from August 5, 2024 as amended; Seconded by Mr. Moore. All “Ayes” motion approved.

ORIGINAL LEGAL NOTICE - TOWN OF MURRAY – ZONING BOARD OF APPEALS

Big Guys Campground: Application for a variance at 3739 Mon/Orl County Line Road to allow a Pole sign to be constructed (4) four feet higher than our Sign Standards allow under Code Section 501 R and S.

Mr. Collyer - Big Guys Campground has made a formal request to the Zoning Board of Appeals to re-hear their appeal from the August 5, 2024 public hearing.

Mr. Silpoch made a motion to consider Big Guys Campground’s request to re-hear their August 5, 2024 variance. Seconded by Mr. Moore. All “Ayes” motion approved.

Mr. Silpoch made a motion to accept Big Guys request to re-hear the August 5, 2024 approval and to open the re-hearing. Seconded by Mr. Moore. All “Ayes” motion approved.

Mr. Collyer - the reason we have accepted your request for a re-hearing is that this board approved a variance for a Pole Sign and these types of signs are not allowed in the Town.

Discussion between board members and the applicants was mainly about safety issues with the entrance to the campground. Previously, at the August 5, 2024 public hearing these items were also discussed.

Mr. Silpoch made a motion to close the re-hearing meeting; Seconded by Mr. Moore. All “Ayes” motion approved.

Mr. Moore made a motion to go into Executive Session; Seconded by Mr. Gregoire. All “Ayes” motion approved.

Mr. Silpoch made a motion to exit Executive Session with no action taken; Seconded by Mr. Gregoire. All “Ayes” motion approved.

Mr. Collyer- the board has a request to re-hear the variance on the sign, the board will answer the following (5) five questions.

1. Explain why the area variance, if granted, will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties.
It’s a small sign
2. Explain why the benefit sought cannot be achieved by some feasible method other than an area variance.
Because of vegetation, terrain, hill and speed
3. Explain why the magnitude of the area variance requested is not substantial.
It’s a small sign and no sign grading
4. Explain why the area variance will not have an adverse impact on the physical or environmental conditions in the neighborhood or zoning district.
Just adding a sign
5. Explain why the need for the area variance is not self-created.
Height of neighboring cattails and hill

Mr. Silpoch made the motion to approve the monument sign with a maximum height of 10’, 4’ higher than our Sign Standard allows; Seconded by Mr. Gregorie. All “Ayes” motion approved.

Mr. Silpoch made a motion to adjourn the meeting. Seconded by Mr. Gregoire; All “Ayes” motion approved.

Respectfully submitted,
Diane Herzog Zoning Board of Appeals Secretary
Dated August 29, 2024