

**PLANNING BOARD
TOWN OF MARILLA**

Date: December 21, 2006

Present: Debbie Zimmerman, Chairman George Gertz, Town Board
 Nathan Barnard, Co-Chairman John Fronczek, CEO
 Rich Janiga Robert Miller, Consult
 Dan Handy
 Judy Gillman
 Paul Domanowski
 Tom Wantuck

Guests: Owen Mangan, John Schenne

- I. Debbie Zimmerman, Chairman, opened the Planning Board meeting at 7:00 p.m.
- II. New Business

Supervisor John Foss spoke regarding the pre-sketch plan phase which is a thought or idea of what a builder or developer might want to build. The P.B. should provide zoning and design ideas, ask questions, and try to simplify the process. The time element starts when the Town Board receives the plan. Supervisor Foss stated the P.B. can take all the time they need to make a decision recommending to the T.B. what they think should be done. Bob Miller is at the meetings as a consultant. A future project may be a small retail lumber mill by John Schubert. John Foss suggested to Mr. Shubert to provide a report from DEC and also to speak to the surrounding neighbors.

John Foss stated there are new training requirements for P.B. members requiring four hours of training. Such training may be a spring session at Houghton College or providing training here at the Town Hall. John Foss stated George Gertz installed the new Code Book into the P.B. laptop computer. John Foss stated the T.B. needs to appoint a new Chairman with your recommendation and if anyone's term is up, they need to provide a letter. Supervisor John Foss commented on the Rohl proposal stating the lots do not meet the B-1 lot requirements. John Foss stated Attorney Nathan Neill said we need to state reasons if we reject a pre-sketch plan. Councilman Barbara Spanitz will continue as the P.B. representative.

Chairman Debbie Zimmerman introduced John Schenne, Engineer, for the Rohl property proposal. John Schenne stated the Rohl family has owned this property for a lengthy period of time and previously had a portion of the property rezoned business and is now interested in dividing up the western portion zoned business into 20 business type lots with a private road. There is a wetland on the property and they are well outside the buffer zone. Nathan Barnard suggested a buffer zone by Lot 15 and 9. The P.B. questioned the minimum lot size requirement. Debbie Zimmerman questioned if these are individual little buildings or grouped together. John Schenne stated it depends

on the individual who is building and that individual would have to come before the P.B. Debbie Zimmerman stated the plan now has two entrances on Two Rod Road and one on Clinton Street. John Schenne stated this will be a private road built according to proper specifications. Rich Janiga stated we could specify the roads need to be built to town specifications. CEO John Fronczek stated there should be a drainage plan on this printout. Rich Janiga said it is hard to see the logic behind dividing up into small individual lots. John Schenne stated it is very unlikely to find one company who would buy this whole parcel and Mr. Rohl seems to think there is a market for smaller size businesses, starting first with subdividing the land and then marketing the property. Dan Handy suggested using the middle section of the plan as a parking area. Tom Wantuck questioned if any marketing has been done yet and John Schenne stated no. Rich Janiga has concerns with the traffic and the house so close to this area. John Schenne stated maybe looping the second driveway behind the house having only one driveway coming onto Two Rod Road and one on Clinton Road. CEO John Fronczek will check final law passed on Rohl property and fax it to Mr. Schenne. The P.B. will talk to Councilman George Gertz regarding fire company input. Debbie Zimmerman asked Mr. Schenne to come back to the P.B. on January 18, 2007, showing proper lot sizes with some footprint of what size buildings could be put on lot, screening setbacks, and create another plan with road moved.

III. Old Business

None.

IV. **MOTION** to accept October minutes moved by Dan Handy, seconded by Nathan Barnard. All in favor – 7 ayes.

V. CEO Report

Revised Petition for Rezoning Application was previously sent to the P.B. from CEO and the Town Board will review it. Tom Wantuck commented the contact person is now Steven Doleski. The P.B. approves this form.

CEO John Fronczek stated Greg Wiley of the QuikFill is thinking of adding a two bay carwash and a mini putt-putt golf course. CEO told Mr. Wiley to draw a plan with his ideas.

CEO John Fronczek stated the courses in Alleghany are informative. Bob Miller also feels the Houghton Conference courses are informative.

VI. Town Board

None.

VII. Open Presentations from the Floor

MOTION by Dan Handy recommending Nathan Barnard to the Town Board as Chairman of the P.B., seconded by Debbie Zimmerman. All in favor 7/0.

MOTION by Dan Handy recommending Tom Wantuck as Vice Chairman of the P.B., seconded by Debbie Zimmerman. All in favor 7/0.

VII. **MOTION** to adjourn at 8:20 p.m. Dan Handy moved, seconded by Nathan Barnard, all in favor 7/0.

Respectfully submitted,

Laura Nuttle, Clerk