

**PLANNING BOARD  
TOWN OF MARILLA**

Date: February 15, 2007

Present: Nathan Barnard, Chairman  
Tom Wantuck, Co-Chairman  
Judy Gillman  
Rich Janiga  
Dan Handy  
Paul Domanowski  
Debbie Zimmerman

Barbara Spanitz, Town Board  
John Fronczek, CEO

Absent: Robert Miller, Consult

Guests: John Schenne, George Gertz

- I. Nathan Barnard, Chairman, opened the Planning Board meeting at 7:03 p.m. **MOTION** to accept January minutes moved by Dan Handy, seconded by Rich Janiga. All in favor – 7 ayes.

II. Old Business

Chairman Nathan Barnard stated he and John Schenne met after the December meeting to work on a new plan which includes 60,000 square foot lots. John Schenne handed out a new plan which falls short of the local law by a 200 foot setback and also having one lot 52,000 square feet. John Schenne stated the horseshoe driveway could be landscaped nicely and the revised plan still has 18 lots. Nathan Barnard stated he likes how the driveway is moved away from the house on Lot 4. Tom Wantuck questioned with Lots 8 through 13 where would the building and parking be located. John Schenne stated he thought the building would be located closer to the front with the parking behind it. John Schenne stated on the maps he can draw proposed building locations and landscape plans.

Dan Handy feels the plan should have fewer lots. John Schenne stated Mr. Rohl would like to see 18 lots in the plan. Judy Gillman likes the new plan and is concerned with Lots 1, 2 & 3 with the traffic. Rich Janiga likes the new plan and feels the corner Lots 1, 2 & 3 may be made into two lots. Paul Domanowski likes the new plan and agrees with Lots 1, 2 & 3 becoming two lots. Dan Handy feels Lots 1, 2 & 3 would probably be commercial type businesses and should become two lots. Debbie Zimmerman likes the new plan and feels Lot 1 should have the driveway in the far corner and also feels two lots would be better. Tom Wantuck likes the new plan and agrees with Lots 1, 2 & 3 becoming at least two lots.

John Schenne stated Mr. Rohl felt it took a long time for the town to create the B-1 Zoning and he would like to start moving selling lots this summer.

Councilman George Gertz suggested making the horseshoe bigger to make the half circle lot larger alleviating the smaller sized lot. John Schenne stated Lots 15, 16 & 6 would be fronted to the private driveway with landscaping

screens. John Fronczek asked what the setback would be on the horseshoe. Councilman George Gertz stated the businesses inside the horseshoe need to specify a back of the building to store garbage, etc. Councilman George Gertz suggested Lots 1, 2 & 3 should be two lots with the setback addressed carefully because of the busy intersection and maybe combining Lots 4 & 5 into one lot.

The P.B. discussed combining the lots and John Schenne agreed to combine Lots 1, 2 & 3 into two lots.

**MOTION** by Rich Janiga, seconded by Dan Handy, to recommend to the Town Board to amend the B-1 zoning to reduce the setback off Clinton Street to 100 feet from the center line and the minimum lot square footage be 60,000 in lieu of 150 x 400.

Roll call vote:

Judy Gillman – aye

Debbie Zimmerman – aye

Paul Domanowski – aye

Tom Wantuck – aye

Dan Handy – aye

Nathan Barnard – aye

Rich Janiga – aye

**Motion carried.**

Councilman Barbara Spanitz will discuss the motion with the Town Board at Tuesday's work session. Laura will give a copy of the new plan to Bob Miller and the Town Board.

III. New Business

None.

IV. CEO Report

None.

V. Town Board

Councilman Barbara Spanitz stated the new Code Books are not ready yet. The new Code Book is on the town's website.

VI. Open Presentations from the Floor

Dan, Judy and Rich are not able to attend the March 15 P.B. meeting so it was decided to change the date to March 22, 2007, which will be posted in the official town newspapers. Judy Gillman did not attend the February 6 training session.

VII. **MOTION** to adjourn at 8:05 p.m. Debbie Zimmerman moved, seconded by Tom Wantuck, all in favor 7/0.

Respectfully submitted,

Laura Nuttle, Clerk