

**PLANNING BOARD  
TOWN OF MARILLA**

Date: January 18, 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  
Robert Miller, Consult

Guests: Warren Handley, John Schubert, John Schenne

I. Nathan Barnard, Chairman, opened the Planning Board meeting at 7:00 p.m. Rich Janiga stated there is one correction in the minutes and with that change, **MOTION** to accept December minutes moved by Rich Janiga, seconded by Tom Wantuck. All in favor – 7 ayes.

II. Old Business

Nathan Barnard, Chairman, stated John Schenne is listed on the agenda and is not present at the meeting at this time.

III. New Business

Nathan Barnard, Chairman, stated Leon Berner is listed on the agenda and is not present at the meeting at this time.

Judy Gillman stated she is going to attend the training session being held at Clarence School on February 6.

John Schubert submitted an information packet on 1/16/07 requesting to be put on the P.B. agenda for tonight. Nathan Barnard stated John Schubert will be put on the agenda for February 15 as requests need to be submitted to the P.B. ten days prior to a meeting along with a request from the Town Board. Mr. Schubert's property is located on Bullis Road across from the library and church. The property consists of 13½ acres where Mr. Schubert would like to change the zoning and construct a 2500 sq. foot building to accommodate a retail store, offices, a small woodworking shop, and enclosed warehouse storage.

IV. CEO Report

Chairman Nathan Barnard stated he had a copy of the information John Fronczek mailed to John Schenne regarding the Rohl property. John Fronczek stated he has not heard anything from Mr. Schenne.

Dan Handy stated when he talked to John Foss the T.B. was not happy with the 100 x 400 lot size. A B-1 lot in a commercial division is 150 x 400.

V. Town Board

Councilman Barbara Spanitz stated next month everyone will receive a copy of the new Code Book.

VI. Open Presentations from the Floor

Bob Miller handed out leather binders to the P.B. members. Bob Miller stated he would like Nathan's phone number so he can talk to him before the P.B. meetings.

Chairman Nathan Barnard thanked everyone for selecting him as Chairman.

John Schubert stated he is going to meet with the Town Board on January 23, 2007. John Schubert asked if the P.B. had any questions regarding the information he submitted. Chairman Nathan Barnard suggested meeting with CEO John Fronczek, filling out a checklist form and after meeting with the T.B. he should be referred to the P.B.

VII. Old Business

John Schenne arrived to the meeting at 7:30 p.m. and handed out revised plans to each P.B. member. Nathan questioned if the 200 feet setback from Clinton Street would include the 66 feet from the center of the private road. The front of Lot #1 would be on Clinton Street and would probably include an entrance onto Two Rod Road. Rich asked if the 80 foot wide private road next to Lot # 18 is a buffer. John Schenne stated yes. Dan Handy stated he would like to see a wider buffer next to the existing home and Lots # 9 and 10 is concerned with fire protection where buildings are behind buildings. Judy Gillman asked if there would be rear entrances in Lots # 2 through # 8. Debbie Zimmerman questioned if the roads would be put in and then sold or developed as individuals buy. John Schenne stated it will be developed in phases beginning with the frontage road on Clinton Street. Tom Wantuck asked if the code specifies separation distances between the buildings on these lots. John Schenne stated NYS Building Code does. John Schenne said there is a fire hose test covering fire protection by NYS Building Code. Bob Miller stated that NYS Building Code also deals with driveway access with both of these roads being NYS highways. CEO John Fronczek stated there are many different formulas designed by the state for commercial building. John Schenne stated after each lot is sold each individual will have to come before the P.B. with a site plan review for each building. Rich Janiga added he would like to see the landscaping and the finishing product attractive.

John Schenne stated the next phase would be the storm water plan which would probably include the small piece behind Lot #1. Barbara Spanitz asked if Mr. Rohl is going to build the private road. John Schenne stated they are not sure. John Schenne stated one important condition is to make sure fire trucks can turn around on the private roadways. Bob Miller stated imposing

some architectural guidelines along with a landscape plan. John Schenne stated they do a lot of work in the Town of Evans where they have a landscape overlay district. John Schenne stated they can put these guidelines in when selling the lots. Bob Miller stated he would get a copy of the Town of Evans ordinance. Chairman Nathan Barnard stated he likes the road up front and likes the layout, however, wishes the lots were bigger. Rich Janiga stated the lot sizes should be fine because some businesses may only want a small lot. John Schenne will be on the agenda for February 15. Chairman Nathan Barnard will contact George Gertz regarding fire protection.

Warren Handley stated there is a new section in the Code Book under Subdivision of Land stating the developer would have to follow the rules of subdivision regulations. Bob Miller suggested the private roads should be built to town standards.

VII. **MOTION** to adjourn at 8:28 p.m. Judy Gillman moved, seconded by Rich Janiga, all in favor 7/0.

Respectfully submitted,

Laura Nuttle, Clerk