

**PLANNING BOARD  
TOWN OF MARILLA**

Date: June 21, 2007

Present: Tom Wantuck, Co-Chairman                      Barbara Spanitz, Town Board  
          Rich Janiga                                              John Fronczek, CEO  
          Dan Handy                                              Bob Miller, Consult  
          Paul Domanowski  
          Debbie Zimmerman

Absent: Nathan Barnard, Judy Gillman

Guests: William Peters

I. Tom Wantuck, Co-Chairman, opened the Planning Board meeting at 7:05 p.m. **MOTION** to accept May minutes moved by Dan Handy, seconded by Rich Janiga. All in favor – 5 ayes.

II. Old Business

None.

III. Town Board

Councilman Barbara Spanitz stated the Town Board will hold three public hearings in July: changing the zoning for John Shubert's Bullis Road property, the Rohl subdivision on Two Rod and Clinton Street, and the Everett Hoffman flag lot.

IV. CEO Report

CEO John Fronczek stated Ray Balczak brought in a sketch plan for the garage Bill Peters wants to build. The building will face Two Rod Road with the offices and restrooms in the front of the building and the back side will face the gas station which will be the entry into the garages.

V. New Business

William Peters of 2401 Eastwood Road stated he would like to construct a 4500 square foot repair shop on the southeast corner of Clinton and Two Rod Road which parcel consists of 2.8 acres with 220 feet of frontage. Mr. Peters showed the P.B. a drawing of the building with office space, a waiting room, and bathrooms facing Two Rod Road. Mr. Peters stated the five bays would have 14 feet ceilings by 10 feet, and the two larger bays would have 16 feet ceilings by 12 feet facing east towards the Qwik Fill. There would be 4300 feet of paved customer parking and a parking lot in back with three sides fenced in by a 6 feet tall privacy type fence. Mr. Peters stated the drainage

would be sloped towards the existing road ditch. Mr. Peters spoke to Greg Willey of Quik Fill stating he would have his driveways coming off of the existing Quik Fill driveways as 8 feet of the driveway is Mr. Peters' property. Mr. Peters is planning on putting recessed lighting on the eaves of the building.

Dan Handy asked if anyone knows the definition of hard surface driveway. Mr. Peters would like to pave the front parking lot and have crushed stone in the back of the building. Rich Janiga questioned the fencing on three sides suggesting a buffer of trees near the Rumley property. Mr. Peters stated there is about 65 feet between the building and the Rumley property line and he felt there already was a sufficient amount of trees and did not feel a fence would look good there. Mr. Peters asked if he could split the parcel and sell it wondering if this would create a flag lot. A variance was suggested, although Bob Miller stated there may be a problem changing from business to residential. Dan Handy stated that each flag lot shall have its own separate private driveway, a shared public driveway is not permitted. Bob Miller suggested working out an agreement in terms of driveway access. The P.B. discussed hard surface driveway and determined a hard surface can be a stone driveway.

Co-Chairman Tom Wantuck asked Mr. Peters if he was going to proceed with an application and Mr. Peters stated he was still getting estimates and hopes to make a decision by the end of the month. Mr. Peters needs to submit a Special Use Permit to proceed.

VI. Open Presentations from the Floor

None.

VII. **MOTION** to adjourn at 8:08 p.m. moved by Paul Domanowski, seconded by Tom Wantuck, all in favor 5/0.

Respectfully submitted,

Laura Nuttle, Clerk