

## Planning Board Meeting

Planning Board Minutes  
November 20, 2003  
Marilla Town Hall

Meeting called to order at 7:30 p.m.

Present:	Judy Gillman, Chairman	Debbie Zimmerman, Vice Chairman
	Rich Janiga	Dan Handy
	Nathan Barnard	Donald Weeks
	John Fronczek, CEO	Barb Spanitz, Town Board
	Robert Miller, Engineer	Paulette Schloss, Clerk

Absent: Warren Handley

Guests: Raymond Hearn, Golf Course Design, Plymouth, Michigan  
Robert Bringley, Parrone Engineers, East Rochester, New York  
Gene Pellett, Environment  
Richard Nardine  
Richard Little

Approval of Minutes: Motion to accept Nathan/Debbie 6/0

Communications: none

Business from floor: none

(Robert Miller has put in call to Nate Neill/Town Att. The 30 day time period for action by the Planning Board could be extended if there is a public hearing. Bob checked on the state codes of 62 days that could be extended to 120 days. A SEQR requirements could extend these days, for example. There are certain State Laws that supercedes town law, so the 30 days in the Marilla Town Code book should be crossed out and changed to 62 days.)

New Business: Golf Course on Handy Farm/Stolle Road.

Handy Golf Course (Dan Handy excused Himself from Planning Board and sat in audience.)

A presentation was given by Raymond Hearn of Golf Course Designs, Inc. A packet of all plans were given to board members by John Fronczek Town CEO.

Size is 190 acres.  
Barns will be removed but house will stay.  
To be new entrance on Stolle Road.

Clubhouse to be built in stages.  
Wetlands north of pond.  
Storm water is to be piped into pond.  
197 car parking lot.  
Clubhouse will hold up to 300 people in the final stages of being built.  
188 car parking lot is required by code.  
Golf carts are to be housed when not in use.  
A new water system/service from Stolle Road.  
Fire sprinklers to be installed.  
Septic System size will be as if golf course is in full use from the start.  
Parking area to be painted a light grey in color.  
Lights to be shoe box type and 20' high. You will not see the glare of the lights.  
Plans were developed using the lay of the land.  
A picture of the finished course was handed out.  
Far end of course (hole # 15) is 300 feet from Bullis Road.  
Existing right of ways will not be used.  
The clubhouse will open with a pro shop and lounge area with other areas to be developed at later date.  
The water feature is 7.8 acres.  
Wetlands are 28 acres.  
Septic area is between areas # 1 and # 10.

Full set of plans were submitted on November 10, 2003. A special use permit was applied for at a cost of \$450.00 and paid for.

A traffic impact study has been done.

The Planning Board has the option of holding a public hearing.

Motion to hold Public Hearing. Debbie/Don roll call vote with Dan Handy abstaining.  
5/0

John Fronczek handed out copies of plans of the golf course.

Old Business: Signs and billboards. Bob Miller would recommend marking the hand outs and get them to him.

Town Board Meeting Report: \$450.00 permit for golf course.

CEO Report: AT&T co-locate wants to do away with all the paper work for permits.

Open Presentation: None

Next Meeting: 7:00 Public Hearing with regular meeting at 7:30 on December 18, 2003.

Adjournment at 9:15 p.m. Motion Don/Nathan 6/0

Respectfully submitted,

Paulette Scholss/clerk