

**PLANNING BOARD
TOWN OF MARILLA**

Date: June 17, 2010

Present:

Jay Walkowiak, Chairman

Nathan Barnard

Richard Rose

Debbie Zimmerman

Richard Janiga

Vinney Beisiegel

Lorriane Martzolf, Alternate

Barbara Spanitz, Town Board

Jason Paananen, Consultant

Scott Rider, CEO

Melissa Stark, Clerk

Absent: Dave Muench

Guests: none

I. Approval of Minutes

Chairman Jay Walkowiak opened the Planning Board meeting at 7:03 p.m. Chairman Walkowiak asked for the approval of the May minutes and if there were any additions or corrections. Nathan Barnard stated that Donna Brue was omitted as an example of an in and out subdivision in Marilla on the top of page 2. Richard Janiga stated that he did not ask for the examples of in and out subdivisions at the top of page 2.

MOTION to accept the May minutes with noted corrections, moved by Nathan Barnard, seconded by Richard Janiga, all in favor 7/0.

II. Old Business

- a. Subdivision Egresses ó Chairman Jay Walkowiak thanked Jason Paananen for sending out information from neighboring towns regarding their subdivision codes. Jason Paananen stated that page 2 letter D, from Eden, is interesting to look at regarding continuation of roads. The town of Clarence is on a case by case basis for needing more than one egress. Generally a subdivision in Clarence with 12 or less homes would require a dead end with the end of the road paved for another possible subdivision to come later and having no lots being sold off of the end of the road. Chairman Jay Walkowiak stated that he liked a lot of the material in the packet. Jason Paananen stated that most of the smaller subdivisions in Clarence are private roads that the town does not service and the town does not force that the subdivision have more than one egress. With regards to the crash, the road where the accident occurred had more than one egress and when there is a fire, town codes make the roads wide enough for vehicles to pass. Chairman Jay Walkowiak stated that he asked if either George Gertz or anyone with the fire department could come to the meeting to ask about hoses and get their opinion, but with the carnival this weekend they were all busy. George Getz would talk at the June meeting. Chairman Jay Walkowiak stated that he drove down Renee Court and he felt it was plenty wide enough. Scott Rider stated that Renee Court was 60 feet wide and the new codes for subdivisions state that the cul-de-sac must be 86 feet in diameter. Chairman Jay Walkowiak stated that the turning radius seems to be

plenty wide enough but the issue may be with the fire hoses stretching across the road. Jason Paananen stated the town should have something in their codes regarding the end of the road and how much would need to be paved at the end so the developer knows that he is responsible for this right from the start. Jason Paananen stated that he drove down Greenwood Terrace to see how the end was and even though it was not a cul-de-sac it seemed like a fire truck could turn around with no problems. Chairman Jay Walkowiak asked if all this information on subdivisions would also go in the new Comprehensive Plan. Jason Paananen stated that it would go in as one of the town's goals. Lorraine Martzolf stated to use Tomarsue as an example of a subdivision with a cul-de-sac and asked what would happen if there was a fire or an emergency be for the cul-de-sac and emergency trucks were blocking the road. Would the people living on the cul-de-sac would be closed in and unable to get out? Jason Paananen stated that he would like to talk to George Gertz about the hose issue because it seems like most subdivisions the road is wide enough for the trucks to be on one side and traffic to drive on the other with the exception of Shearing Drive. Lorraine Martzolf stated that she took the time to check out some of the subdivisions in the town and two people that she talked to said that when there is a party on a street with a cul-de-sac, the cul-de-sac fills up with cars around it and in the middle and if someone had to get to the hospital in a hurry they would need to drive on neighbor's lawns to get out. Jason Paananen stated that this would be an enforcement issue rather than a code issue. Scott Rider stated that if cars are parked in the middle then the person could call the police. Richard Rose stated that it is his impression that the fire department does not want anyone to drive over hoses because of the pressure. Debbie Zimmerman asked about ramps. Richard Rose stated that the fire department does not have ramps because there is no room for them on the trucks. Having ramps would be the ideal. Nathan Barnard stated that the fire department then should just shut a subdivision down in an emergency if they don't want people driving over the hoses. Chairman Jay Walkowiak stated that the Planning Board is pretty good with wanting to do away with paper roads and paving the end of roads but now they need to talk to the fire department for emergency procedures. Scott Rider stated that in the code book on 623-5 there is a provision for expansion off of cul-de-sacs. Richard Janiga asked how a cul-de-sac would be used for expansion because all of the lots around a cul-de-sac are usually sold. Richard Janiga stated that he went down Renee Court and he thinks that he could put 3 of his trucks side by side and drive down the street with no problems. Nathan Barnard stated that if the hose is the real issue then the fire department should look into getting ramps. Richard Janiga stated that he does not see the real issue with the hoses as it does not take long once the pressure is cut for the hose to drain enough for an emergency vehicle to drive over. Scott Rider asked if a car would cut the pressure driving over the hose. Richard Janiga stated that it wouldn't if there was enough pressure. Jason Paananen stated that he has driven over a couple and you just go slowly and everything is fine. Richard Janiga stated that in an emergency situation public traffic is not being let through. All traffic would be stopped except for emergency vehicles. Jason Paananen asked if the town wanted to look at each subdivision on a case by case basis. Chairman Jay Walkowiak stated that he liked Eden's wording but every subdivision is different and they need to be looked at case by case. Chairman Jay Walkowiak stated that he would like to hear from the fire department. Lorriane Martzolf asked if she understood correctly about each subdivision would be dealt with differently or would there be some set codes for all subdivisions. Chairman Jay Walkowiak stated yes to both because there would be a set list of requirements and then each individual subdivision would be reviewed separately. Lorraine Martzolf asked if developers could get a special permit so they did not have to follow the subdivision codes. Scott Rider stated that there are standards in the code book that they have to follow and there is always the possibility for a discussion with the Planning Board and Town Board if something comes up in the process.

Jason Paananen stated that all towns look at subdivisions on a case by case basis due to the layout of the land, the size of the subdivision, the terrain, and the number of houses. Jason Paananen stated that it should be put in the codes that the road needs to be paved to the end of the property or put a temporary cul-de-sac for emergency vehicles. There is not a magic number that would point to a need for more than one way in and out. Richard Janiga stated that there has not been a subdivision built with the present codes and the issues with the subdivisions have been corrected with the new codes. Nathan Barnard stated that it seems that any subdivision over 20 homes would need more than one way in and out, but that would need to be considered at the time the subdivision was going in.

III. New Business

a. Comprehensive Plan ó Chairman Jay Walkowiak asked how many members needed books. Six books are needed. Chairman Jay Walkowiak stated that the Planning Board would start working on it when the books were copied. Nathan Barnard stated that the Town Board is making up a new board for the Comprehensive Plan and maybe the whole Planning Board should wait until that board is made up. Barbara Spanitz stated that the Planning Board should look into it now so the Planning Board Member chosen to be on the Comprehensive Plan could take the ideas to the new board. Debbie Zimmerman asked if the Town Board would choose the members or if the individual boards would choose. Barbara Spanitz stated that she did not know and would look into who will be choosing.

IV. CEO Report

Scott Rider reported that he spoke to Greg Willey and Bob Blood about installing a car wash and they would be visiting the Town Board at a work session.

V. Town Board Report

Barbara Spanitz stated that there would be a Public Hearing for the Special Use Permit regarding dog kennels on July 8.

VI. Open Presentations from the Floor

Richard Janiga stated that with regards to the Outdoor Boilers, the DEC is having Public Hearings across the state and the proposed law is receiving opposition from the Farm Bureau.

MOTION to adjourn at 7:40 p.m. moved by Richard Janiga, seconded by Debbie Zimmerman, all in favor 7/0.

Respectfully submitted,
Melissa R. Stark, Clerk

