

**PLANNING BOARD
TOWN OF MARILLA**

Date: March 17, 2011

Present:

Debbie Zimmerman
Lorraine Martzolf
Jay Walkowiak, Chairman
Vinney Beisiegel, Vice Chairman
Richard Rose
Nathan Barnard

Beth Ackerman, Town Board
Jason Paananen, Consultant
Scott Rider, CEO
Melissa Stark, Clerk

Absent: Richard Janiga

Guests: G. D. Willey 1369 Tooley Road Extension, Attica

I. Approval of Minutes

Chairman Jay Walkowiak opened the Planning Board meeting at 7:05 p.m. Chairman Walkowiak asked for the approval of the February minutes and if there were any additions or corrections. Lorraine Martzolf asked for clarification on the merging of land between Leon Berner and Mary Earsing. Chairman Jay Walkowiak stated that the Planning Board voted on the two flag lots as they were presented at the meeting and did not take into account any of the proposed changes that may take place after the flag lots were approved.

MOTION to accept the February minutes, moved by Debbie Zimmerman, seconded by Vinney Beisiegel; all in favor ó 6 ayes.

II. Old Business

- a. Chairman Jay Walkowiak stated that Rick Snyder would not be attending the meeting tonight because the ZBA did not grant the variance at last night's meeting.

III. New Business

- a. Car Wash ó Chairman Jay Walkowiak welcomed Greg Willey to the meeting. Scott Rider passed out plans for the car wash. Greg Willey stated that he had not decided where the car wash is going. It would either be in front of the diesel pumps or next to the existing building behind the sidewalk. Debbie Zimmerman asked who owned the land. Greg Willey stated that he did and if the car wash were to go over there it would be by the delivery driveway. Chairman Jay Walkowiak asked about the type of car wash. Greg Willey stated that there would be a 4 bay building with 2 hand washes and 2 automatic washes and the thought is if the automatics were doing well, then one of the hand washes would be converted into an automatic down the road. Richard Rose stated concerns about the DEC with regards to discharge and water recycling. Richard Rose provided members of the Planning Board with information on this. Greg Willey stated that the car wash would be a total reclaim with no discharge. There would be an extra tank if more water was needed. Richard Rose asked how many tanks there would be.

Greg Willey stated that there would be three tanks, all with oil separators, for the recycling and one tank for runoff. Greg Willey stated that the rinse must be spot free, but the wash and presoak can be reclaimed water. Debbie Zimmerman asked about the vacuum islands. Greg Willey stated that the island would be where he pushes snow on the side of the building and if the wash was out by the diesel pumps the island would be to the side of the wash as well. Debbie Zimmerman asked if this was an informational meeting. Scott Rider stated that Greg Willey needs approval from the Planning Board and the Conservation Board before a building permit could be issued. Greg Willey is at the Planning Board meeting tonight to get the feel of the Planning Board before official plans are drawn up. Richard Rose asked if the site plans were drawn up. Greg Willey stated that he did not want to spend the money drawing them up if the Planning Board was not in favor of the project. Scott Rider stated that the building needed to meet all the setback requirements. Greg Willey stated that he has 4 ½ acres and car washes are usually put on 150x200 pieces of land. Scott Rider asked about the size of the building. Greg Willey stated that it would be around 40x92 for the four bay building. Chairman Jay Walkowiak asked if there would be another driveway added. Greg Willey stated that all the cars would come out back onto the existing parking lot. The delivery driveway would be used if the wash was on the side and if the wash was located by the pumps, there would be a little more blacktop added for the car wash. The driveway located in the back would not be used for the car wash. Debbie Zimmerman asked about building materials. Greg Willey stated that the building would be all brick with a shingle roof. Chairman Jay Walkowiak asked if the building would be considered an add-on to an existing business. Scott Rider stated that the car wash would be an accessory building on the lot. Debbie Zimmerman stated that there are not many car washes in the area. Richard Rose stated that he does not have any issues with the project, but would like to see an updated site plan before a decision is made. Greg Willey stated that he wanted to make sure the town was in favor of the project before he spent the money on the plans. If the car wash was not built in the town of Marilla, he would build it in another town. Chairman Jay Walkowiak asked when Greg Willey wanted the building up. Greg Willey stated that he wanted the car wash operating in September. Debbie Zimmerman asked if Greg Willey had been to a town work session. Beth Ackerman stated that he had not. Greg Willey stated that he was told he did not have to attend a work session. Chairman Jay Walkowiak stated that he did not have to attend the work session and that this meeting was just to get a feel for what the Planning Board's thoughts were. Nathan Barnard stated that the next step would be to come to the Planning Board with the completed site plan and then the Planning Board would recommend approval. Scott Rider stated that the approval comes from the Planning Board and the CAB to give the building permit and it does not have to go to the Town Board. Debbie Zimmerman asked about a permit. Scott Rider stated that the permit would be the building permit. Beth Ackerman asked if he needed an application for an accessory building. Scott Rider stated that he needs a building permit. Chairman Jay Walkowiak stated that he likes the project, the car wash will be a total reclaim, and it will be located in the Business District of town. Nathan Barnard stated that the Planning Board approves that idea of the car wash pending further information and then will recommend approval for a building permit. Lorriane Martzolf asked if there would be a public hearing. Scott Rider stated that it would not be going to the Town Board so there would not be a public hearing. Only a building permit needs to be issued with approval from the Planning Board and CAB. Scott Rider stated that a survey of the property with the building location penciled in would be good for next meeting instead of a site plan. Chairman Jay Walkowiak stated to indicate the setbacks on the plan. Richard Rose asked how close to the property line if the car wash was going on the side

of the gas station. Greg Willey stated that the property line would be 30 feet from the driveway. Nathan Barnard stated that the car wash would not be any closer than the existing building. Scott Rider stated that the setbacks are 30 feet behind and 15 feet on sides. Greg Willey stated that there would not be any problems with setbacks if it was out by the diesel pumps. Nathan Barnard stated that he does not feel there would be a problem on the side of the building either. Scott Rider stated that Greg Willey will go to the CAB and then back to the Planning Board next month for approval. Debbie Zimmerman asked about the hours of operation. Greg Willey stated that they would be the same as the store. Scott Rider asked about a lighted sign. Greg Willey stated that he did not know yet.

IV. CEO Report

Scott Rider stated that he spoke with a man regarding a flag lot on Liberia. Scott Rider stated that he needed to check into whether the lot had been sold before the Town could proceed with the flag lot. The lot was a foreclosure and has 160 feet of frontage.

V. Town Board Report

Beth Ackerman apologized for the Planning Board not receiving the Farmland Protection Survey. The Planning Board secretary will distribute it for review at next month's meeting. This survey is to come up with a Farmland Protection Plan and then a Comprehensive Plan. Beth Ackerman stated that the Town Board used the Town of Eden's survey as a guide. The CAB will also have input on the survey. Beth Ackerman stated that the input of the Planning Board is vitally important to this process. The members of the Planning Board are the planners for the town, not the Town Board. The Planning Board needs to have a vision for the town and communicate that vision to the Town Board.

Beth Ackerman stated that she will be on the Erie County Environmental Management Council. Nathan Barnard stated that he was on the council years ago in its beginning stages in the late 90's. Beth Ackerman will meet on the third Tuesday of each month.

Beth Ackerman stated that Don Darrow has contacted Nussbaumer and Clarke regarding information to change the zoning of the Hamlet of Marilla to Business. This would be from West Avenue to Bullis to a Business Zone. Jason Paananen stated that he had not heard about it, but there was a meeting that he did not attend.

Beth Ackerman stated that she will be attending the Farmland Protection meeting at the Cornell Cooperative Extension on Monday, March 21.

VI. Open Presentations from the Floor

Richard Rose inquired about the Houghton Training. It will be held on Wednesday, May 11 and all four hours of training can be received there. If members are interested in going, they need to talk to Dawn Pearce to register.

Chairman Jay Walkowiak asked Beth Ackerman if she brought up the possibility of changing the lot sizes for flag lots. Beth Ackerman stated that she had and the Town Board was not in favor of it.

Chairman Jay Walkowiak inquired about the laptop computer. Melissa Stark stated that there had been some confusion with the placement of the order but the computer should be coming shortly.

Lorriane Martzolf asked if attending the meeting at the Cornell Cooperative Extension would be counted as training hours. Chairman Jay Walkowiak stated that he did not know and to ask George Gertz.

Jason Paananen stated that there would not be in town training on April 7 because there was no program in place from NYSERTA. Jason Paananen stated that he would keep looking for a speaker.

Debbie Zimmerman asked about the alternate position. Beth Ackerman stated that there had been two people who were interested and interviews need to take place before an appointment is announced.

Beth Ackerman stated that she would like the minutes and agendas emailed to her again.

MOTION to adjourn at 7:54 p.m. moved by Nathan Barnard, seconded by Richard Rose, all in favor 6/0.

Respectfully submitted,
Melissa R. Stark, Clerk