

***VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES***

August 23, 2022

7:00 P.M.

A meeting of the Planning Board of the Village of Springville was held at the Village Municipal Building, 65 Franklin Street, Springville, New York at the above date and time. Present were:

Chairman:	Bob Muhlbauer
Members:	Ed Young (absent) Ken Heidle
Co-Chairman:	Greg Keyser Devin Kowalske
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Atty Peter Sorgi Christopher Wood, PE Glenn Wetzl, Wetzl Development

After the Pledge of Allegiance, Co-Chairman Keyser called the meeting to order at 7:04pm.

With there being no public hearings on the agenda this evening, the Planning Board will be hearing from Mr. Glenn Wetzl, Mr. Christopher Wood and Attorney Peter Sorgi regarding a petition to amend the three contiguous parcels depicted at 297 West Main Street, 0 Carolina Street and vacant land without street frontage near West Main Street and Carolina Street to RM from the current CIP zoning that it is.

Attorney Sorgi stated that his client, Mr. Glenn Wetzl (Wetzl Development LLC), is proposing to construct 54 one story attached townhome units for rent at market rate with buildings to be comprised of a mixture of building sizes. The applicants feel that the proposed project site is ideal since it is located in the heart of Main Street in the Village at a location that will promote walkability to Village amenities. The proposed project will also satisfy the demand for this housing type in the Village.

At this time the Planning Board discussed with Atty. Sorgi, Mr. Wood, Mr. Wetzl and CEO Mike Kaleta the site requirements that will need to be addressed if the zoning is to be changed. The project is an unlisted action on the required SEQR and will not result in any potentially significant adverse environmental impacts. If their petition does get granted they will then proceed with all other required site plan permitting and utility requirements.

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The applicant's petition to change the current CIP zoning to RM zoning meets the legal criteria and is conducive with the Village of Springville's Comprehensive Plan and therefore the applicants respectfully request that their petition be granted.

With the Planning Board Members hearing the petition request and all questions being answered at this time, Chairman Muhlbauer asked for a motion to recommend to the Village Board of Trustees that the zoning for these parcels, that will be combined to make one large parcel, be changed from CIP to RM. Member Greg Keyser made the motion, seconded by Member Ken Heidle, all in favor, none opposed.

Next, CEO Kaleta informed the Planning Board Members that he has conducted a final inspection for previous applicants Nicholas Shepard and Jaqueline Schneider of 111 S. Vaughn St. for Home Occupation. The Planning Board approved the application contingent of some stipulations. Mr. Kaleta stated that the applicants have addressed these stipulations and showed the Planning Board members pictures of the required fence that needed to be placed as a buffer for their dumpster. The Planning Board was satisfied with the applicant's efforts and approved CEO Kaleta issuing a final Certificate of Occupancy for the requested Home Occupation.

Lastly, Chairman Muhlbauer asked for a motion to approve the last two sets of Planning Board minutes. The first minutes to approve were from June 28, 2022. Member Devin Kowalske made the motion, seconded by Member Greg Keyser. All in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve the minutes from the July 26, 2022 Planning Board meeting. Motion was made by Member Greg Keyser, all in favor, none opposed.

At 8:15 pm, Chairman Muhlbauer made a motion to adjourn. All in favor, none opposed.
Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube