

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

March 9, 2021

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:

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| Chairman:                | Bob Muhlbauer  |
| Members:                 | Ed Young<br>Ken Heidle<br>Greg Keyser<br>Devin Kowalske    |
| Building Inspector/ CEO: | Mike Kaleta  |
| Clerk:                   | Kellie Grube   |
| Also Present:            | Terry Skelton, Trustee<br>Colby Rehrauer<br>Mark Schichtel |

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:02 pm.

*Tonight on the agenda the Planning Board is addressing the following Public Hearings:*

**Application #9388 for Special Exception for 200-78: 144 N. Central Ave., Colby Rehrauer, Springville, NY, SBL 33515-1-27.**

**Application #9392 for Site Plan Approval: 425 S. Cascade Dr., Schichtels Nursery, Springville, NY, SBL 347.05-1-4.2.**

Chairman Muhlbauer asked Mr, Colby Rehrauer to come up and explain the Planning Board what exactly he is seeking with his special exception use request. Mr. Rehrauer stated that his mom's property, located at 144 N. Central Ave. is a two family house. Towards the back of the property is a large garage that Mr. Rehrauer would like to put in an apartment in upstairs. Mr. Rehrauer stated that he would like to make it two bedrooms and with removing some floor space due to roof pitch, would be approximately 650 square feet.

At this time the Planning Board needs to decide where this request best fits into the Code of the Village of Springville. The property is located within a R-6 Zoning District. The Planning Board determined that they could not place this request within Accessory Apartments due to that Code applies to temporary dwellings only. The Code for Special Exception for 200-78 will have to come down to interpretation from the Planning Board to determine compliance.

After much discussion regarding the applicant's request and how the Planning Board wants to proceed with the applicants request and maintain compliance, it was decided that the detached garage would be considered an existing structure for occupancy. In this case the Planning Board felt that it would be prudent to limit the occupancy to one family. It was felt that this limit was reasonable considering the difficulty of translation within this Special Exception Code within a R-6 Zoning District.

Once the Planning Board decided that this application will fit within District, they tabled the application so that Mr. Rehrauer can come back with his Site Plan. This is especially true now that there is guidance and requirements he can follow from the Special Exception Code.

Next on the agenda is Application # 9392, Schichtels Nursery, Mark Schichtel. Chairman Mulbauer asked Mr. Schichtel to come up and explain what his Site Plan application was for. Mr. Schichtel stated that he would like put an addition and breezeway on his existing housing facility located at 425 S. Cascade Dr.

This addition will be used to provide necessary space to the existing kitchen to create dining space. The style of the addition will match the current structure.

At this time CEO Mike Kaleta wanted to point out a couple of different things. Mr. Kaleta stated that an area variance for a similar project at this property was granted in 2002 and never came to fruition. With that being the case, he did not know if the variance would still apply or if the applicant would have to apply for one again. After consulting with Village Attorney Paul Weiss, it was determined that a variance runs with the land, absent a specific time limitation it will continue until properly revoked. Back in 2002 the Zoning Board of Appeals did not indicate a time limitation and therefore the variance continued indefinitely.

With that in mind, Chairman Muhlbauer declared this application a Type II SEQR, requiring no further action, due to being less than 4000 sq ft., and all necessary parties have been notified. Member Ken Heidle made the motion to declare the SEQR, seconded by Member Ed Young, all in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9392 as presented for site plan approval. Member Ken Heidle made the motion, seconded by Member Greg Keyser, all in favor, none opposed.

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*The vote went as follows:*

- *Bob Muhlbauer* *aye*
- *Greg Keyser* *aye*
- *Ed Young* *aye*
- *Ken Heidle* *aye*
- *Devin Kowalske* *aye*

*Application #9392 approved.*

Next, CEO Kaleta updated the Planning Board on the Gernold/manufactured housing community project and informed them that next month there are three applicants before them.

- S & S Taxidermy- Site Plan
- MRC Recycling- Site Plan
- Tractor Supply- Site Plan

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the January 12, 2021 Planning Board meeting. Member Greg Keyser made the motion, seconded by Member Ed Young. All in favor, none opposed.

At 8:01 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Ken Heidle made the motion, seconded by Member Devin Kowalske. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube