

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

August 10, 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:

Chairman:	Bob Muhlbauer
Members:	Ed Young Ken Heidle Greg Keyser (absent) Devin Kowalske (absent)
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee Bill Gugino

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:04pm.

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

Application #9563 for Site Plan Approval: 224 E. Main St., Bertrand Chaffee Hospital, Springville, NY, SBL 335.16-4-29.

Application #9583 for Subdivision: 367 E. Main St., Michael Beatty, Springville, NY, SBL 336.17-1-4.1

Application #9359 for Subdivision: 297 W. Main St., Andy Gernold/Metzger Civil Engineering, Springville, NY, SBL 335.15-8-21.11, 335.15-8-23 and 335.14-2-5. (*tabled until further notice*)

First on the agenda this evening is application # 9583 for Subdivision. Applicant Michael Beatty would like to create a “flag” building lot for a new single family residential building in the southeast corner of his property. Minimum lot size is 85’ x 100’. This lot, where it would be placed, would exceed these dimensions. The setbacks are shown on the survey and within limits.

There are easements for both a gas line and a water line that feed Rauch Drive. Village of Springville DPW has noted that with the location of the house, the driveway will need to cross over these easements and if this needs to be dug up for repairs, the Village will not replace the

pavement. They will need to run a sewer line at their expense and will be able to tap the water into that easement line.

All necessary paperwork has been filed as well as the Village of Springville's Department Input sheet has been returned along with any requirements from those Departments if determined.

With that in mind, the Planning Board declared this application a Type II SEQR, requiring no further action, and all necessary parties have been notified. Member Ken Heidle made the motion, seconded by Member Ed Young, to declare the SEQR, all in favor, none opposed.

Chairman Muhlbauer asked for a motion to approve application #9583 as presented for subdivision. Member Ed Young made the motion, seconded by Member Ken Heidle, all in favor, none opposed.

The vote went as follows:

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| • <i>Bob Muhlbauer</i> | <i>aye</i> |
| • <i>Greg Keyser</i> | <i>absent</i> |
| • <i>Ed Young</i> | <i>aye</i> |
| • <i>Ken Heidle</i> | <i>aye</i> |
| • <i>Devin Kowalske</i> | <i>absent</i> |

Application #9583 approved.

The next application before the Planning Board is for application #9563, Bertrand Chaffee Hospital. Mr. Kaleta addressed application #9563, Site Plan Review. He stated that the applicant is demolishing an old 24 x 24 ft storage building located in the northwest corner of the main parking lot. They wish to replace it with a 24 x 100 ft pole barn in the same place extending further to the north.

Mr. Kaleta went on to say that the setback to the side property line has been calculated to be about 23 feet. The 23 feet fits well within setback requirements for this property. There is no actual paper survey showing the proposed building, applicant submitted maps and partial surveys.

Again, all necessary paperwork has been filed, as well as the Village of Springville's Department Input sheet has been returned as well with any requirements from those Departments.

