

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

October 12, 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 (absent) Greg Keyser Devin Kowalske (absent)
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Reed Braman, Trustee Jake Metzger Andy Gernold Chris Carden

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

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

**Application #9654 for Site Plan Approval: 72 S. Cascade Dr., Springville, NY, SBL 335.18-1-2.22, Zoning District CIP Commercial.**

Mr. Chris Carden of NPM LLC was present this evening and came up to explain to the Planning Board what the applicant would like to do. Mr. Carden stated that they would like to replace the existing fuel system and canopy. The current pumps allow for filling parallel to the building and the street. The new placement will be perpendicular and safer for foot traffic. Along with the new placement, the parking will be reconfigured for safety and accessibility as well.

All necessary paperwork has been filed with any requiring parties and the Department of Public Works input sheet has been returned with no issues.

With that in mind, the Planning Board declared this application a Type II SEQR, requiring no further action, due to this being the replacement of existing in kind. Member Greg Keyser made the motion, seconded by Member Ed Young, all in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9654 as presented for Site Plan approval. Member Ed Young made the motion, seconded by Member Greg Keyser, all in favor, none opposed.

*The vote went as follows:*

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

*Application #9654 approved.*

The next application before the Planning Board is for:

**Application #9359, a continuation for Quaker Spring Manufactured Housing Community, Mr. Andy Gernold along with his representatives from Metzger Civil Engineering for property address 297 W. Main St., SBL 335.15-8-21.11, 335.14-2-5 and 335.15-8-23, Zoning District CIP Commercial.**

Mr. Jake Metzger of Metzger Engineering along with property owner Andy Gernold came up before the Planning Board to address any questions or concerns that the Board may have. Mr. Metzger gave a recap of the Site Plan and addressed some of the past items that needed to be addressed.

Building Inspector/CEO Mike Kaleta stated that just this morning the Village received an initial review from a consulting engineer for the Village of Springville. Mr. Keith Marquis of Marquis Engineering, P.C. returned his comments just this morning, thus not giving the applicants a chance to address any of the concerns. At this time it was noted that some of Mr. Marquis comments had been addressed but there were still some items that needed attention.

After much discussion amongst the Planning Board, the applicants and Mr. Kaleta, it was determined that some of the key items that need to be addressed were:

- The Village of Springville's Developers Agreement needs to be completed, along with electric easements and water tower easement.
- The Planning Board will need to revisit Part II of the SEQR review.
- Address any issues Marquis Engineering mentioned that are still outstanding.
- Address setback issues as per 200-61F.

- The Waiver of Conditions as per 200-50G.

Mr. Kaleta also advised that he believes that it would be prudent to wait for there to be full attendance of the Planning Board before a vote is enacted. There has to be a minimum of three (3) votes of yes in order for the Public Hearing to be approved. The Planning Board did want it mentioned that the applicants are very close and they look forward to working with them.

***Application # 9359 tabled until November 9, 2021.***

Lastly, Mr. Kaleta spoke to the Planning Board about an email he sent out regarding signage. The Village Boards agree that the Village Code regarding signage needs to be visited and updated. The Planning Board expressed some of their thoughts and will continue to assist with this as they can.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the September 14, 2021 Planning Board meeting. Motion was made by Ed Young, seconded by Greg Keyser, all in favor, none opposed.

At 8:30 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Greg Keyser made the motion, seconded by Member Ed Young. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube