

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

January 8, 2019

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:	Terry Skelton Joe Emerling Ken Heidle Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Alan Chamberlin, Trustee Paul Bliss Sean Hopkins Max Borsuk, Springville Journal

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:05 pm.

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

Application #8667 for Site Plan and Sub-Division: Bliss Senior Apartments LLC., Springville, NY, for vacant property located on Commerce Drive- located within a RM Residential District.

Mr. Sean Hopkins, Esq. was on hand as well as Mr. Paul Bliss, the proposed developer to answer questions that the Planning Board has regarding such a large project.

Chairman Muhlbauer invited the applicants to explain their request. Mr. Hopkins stated that they would like to build senior housing on property off of Commerce Drive, adjacent to the now existing senior center. The proposed project would house 59 units all geared towards seniors. Mr. Hopkins went on to explain that there will be both upstairs and downstairs units that will all have the capability of converting to handicap accessible. There will also be an elevator for the second floor tenants that may need it. Mr. Bliss also added that there will be an on premises manager as well as transportation that will be available. There will be common areas for assembly and the plan is to put in a sidewalk going to the Senior Center. The sidewalk hasn't been finalized as the applicants have to consult with the Town of Concord for that. It was also stated that the grounds would be landscaped and a sidewalk provided around the building and will be aesthetically pleasing.

One of the areas that the Planning Board wants to get resolved is the parking. Per the Code, there is supposed to be 2 parking spaces per dwelling unit. With there being 59 units in this facility, it would bring the parking space total to 118 required. At this time the applicants have on their site plan 86 spaces set aside for parking, this is including parking spaces that the applicants have dedicated to garages for this facility. Mr. Hopkins and Mr. Bliss both stated that they have built several senior housing complexes and that in their experience there is never 2 vehicles per apartment. This is mainly due to the demographic of the tenants. It was mentioned that this was the same case with the nearby senior housing, People Inc., when they were doing their site plan process. Mr. Kaleta stated that he will research and see how theirs was accomplished. It was unknown if a variance was acquired or if the Planning Board included it in the site plan. Mr. Kaleta informed the Planning Board that if they want to approve the less than required amount of parking spaces, they have to do it with a Super Majority. A Super Majority means that they would have to have 4 out of the 5 Board Members approve the Site Plan with the less than the required parking spaces.

Mr. Kaleta also stated that the applicants have been in contact with Springville's DPW Superintendent and they are working on the utilities and handling any issues that may arise. The newly implemented Developer's Agreement will also be filled out and completed with the DPW Superintendent and needs to be approved by the Village Board of Trustees prior to any permits being issued. With that being said, the applicants are also filing all necessary paperwork and permits that are required with the DEC.

Mr. Kaleta said that he has also heard back from Erie County Division of Planning. The County had the following comments based upon their review of the Project:

- The Village and developer should consider providing safe and convenient pedestrian amenities for the proposed senior housing complex to adjacent senior services.

As far as the sub-division is concerned, the applicants would like to take a 32 acre lot and subdivide it into two parcels. One parcel would be a 4.2 acre lot and the second parcel would be a 27.8 acre. The first 4.2 acre lot is where the applicants intend to build. At this time there are no plans for the second parcel.

Chairman Muhlbauer asked if anyone had any issues with Part I of the SEQR that has been completed. None of the Members had any concerns and agreed that Part II of the SEQR should be completed by Mike Kaleta.

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At this time the Planning Board tentatively agreed that the applicants could present to them the site plan with the less than required parking spaces to seek a Super Majority vote. This application is tabled until next month's meeting for possible final site plan and subdivision approval.

Member Greg Keyser asked if the Village's consulting engineer Don Hoefler could review the project as well due to the intricacies and size of the site plan. The Planning Board agreed and Mr. Kaleta will let Mr. Hoefler know.

With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to accept the Minutes from the December 12, 2018 meeting. Member Joe Emerling made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

Lastly, Chairman Muhlbauer asked for a motion to adjourn at 8:08pm. Member Greg Keyser made the motion, seconded by Member Terry Skelton. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube