

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

January 9, 2018

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:	Renee Miranda Joe Emerling Ken Heidle Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Alan Chamberlin, Trustee Ang Shaver Daisy Coon Jessica Lillie Rita Gernatt

Chairman Muhlbauer called the meeting to order at 7:01 pm.

With no Public Hearings on the agenda this evening, Chairman Muhlbauer asked Building Inspector/CEO Mike Kaleta what he had for them this evening.

Mr. Kaleta told the Planning Board that Ang Shaver of ROLOC Corp. was on hand to discuss the site plan that the Planning Board had requested from her regarding her application for Special Exception Use.

Ms. Shaver came up to show the Planning Board the site plan that hopefully addressed all of the concerns that the Planning Board had expressed in previous meetings while in discussions regarding her request. Ms. Shaver stated her property at 500 S. Cascade Dr. is approximately 24 acres, certainly large enough to support the events that she is hoping to do. She would like to, on Sundays from 12pm-4pm, have approximately 20-30 vendors selling their various items. She went on say that there would be an outdoor band. Member Renee Miranda expressed concern regarding the band. She didn't want to see the band become the attraction and not the vendors. Ms. Miranda felt that a band's crowd would hinder the pedestrian flow that was being shown on the site plan. Ms. Shaver explained that the band was not the attraction and would not be advertised as such either, but simply providing background music for the event. Ms. Shaver went on to say that restrooms won't be a problem. Right now they have four septic tanks and enough restrooms to handle the expected 200 people that they are anticipating. She went on to say that if

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these events catch on and they begin to show more attendance then they would add portable restrooms outside as well. Parking will not be an issue. In the past Gui's Lumber, which is situated next door, has allowed parking in their lot. Ms. Shaver went on to say that if any changes regarding this parking arrangement were to change, there was plenty of space in the back for additional parking.

After much discussion the Planning Board agreed that Ms. Shaver has addressed their previous concerns and this event could be allowed but with some restrictions or conditions. This application will now be advertised for a Public Hearing and presented for Special Exception Use approval next month.

Next, Mr. Kaleta said that the Zoning Board of Appeals will be hearing a petition tomorrow night for Aldi Inc., located at 175 S. Cascade Dr. Aldi needs to secure an Area Variance prior to proceeding with an addition to their existing building. Mr. Kaleta informed them that if Aldi is granted the Area Variance, they will then come before the Planning Board on February 13, 2018 for Site Plan approval.

Lastly, Mr. Kaleta informed the Planning Board that he needed from them a recommendation for the Village Board of Trustees regarding the zoning of Land Pro LLC and the surrounding properties. After some discussion, the Planning Board still doesn't feel that there is any true cut and dried solution to this issue. What they feel would be the best solution would be to come up with new language for the Special Exception uses for Agriculture uses in a Retail Overlay. The Planning Board asked Mr. Kaleta if he could try to come up with the new language for their recommendation. Mr. Kaleta said that he will look into what other municipalities have in place and what language they are using and come up with something.

With nothing else this evening, Chairman Muhlbauer asked for a motion to approve the minutes from the December 12, 2017 Planning Board meeting. Member Greg Keyser made the motion, seconded by Member Joe Emerling, all in favor none opposed.

At 8:15 pm Chairman Muhlbauer asked for a motion to adjourn the meeting. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube