

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

January 14, 2020

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:	Trustee Alan Chamberlin

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 Hearing:

Application #9040 for Subdivision: Renee Miranda and Ray & Amanda Steiner, 57 Newman Street, Springville, NY, for subdivision of property located at 57 Newman Street, SBL 336.13-1-14.

With none of the applicants present, CEO/ Building Inspector Mike Kaleta explained to the Planning Board what the applicants would like to do. He stated that applicants Ray and Amanda Steiner live at 51 Newman St. and would like to purchase 8 feet of property from applicant Renee Miranda at 57 Newman St. Currently the Steiner's property is 66 feet wide and then with the additional 8 feet they would be at 74 feet wide and their garage that is currently 5.7 feet over the property line would be then be on property that they own. Mr. Kaleta also stated that their house is very close to the property line as well. He also went on to say that the lot size at 57 Newman St. was large enough that even with taking away 8 feet of the property it would still exceed the minimum lot size that is required per the Village of Springville Code.

After some discussion, the Planning Board felt that this was a relatively simple and reasonable request. All required public notifications have also been completed and this Public Hearing announcement was published in the Springville Journal.

Chairman Muhlbauer asked for a motion to declare application #9040 a Type II SEQR requiring no further review and a negative declaration was issued. Member Joe Emerling made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

Next, Chairman Muhlbauer asked for a motion to approve the subdivision for **Application #9040 with stipulation**. Member Greg Keyser made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

The vote went as follows:

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| • <i>Bob Muhlbauer</i> | <i>aye, with stipulation</i> |
| • <i>Greg Keyser</i> | <i>aye, with stipulation</i> |
| • <i>Joe Emerling</i> | <i>aye, with stipulation</i> |
| • <i>Terry Skelton</i> | <i>aye, with stipulation</i> |
| • <i>Ken Heidle</i> | <i>aye, with stipulation</i> |

Application 9040 approved with stipulation. The stipulation is as follows:

The subdivision is approved as an eight foot lot line adjustment and not as a separate lot.

At this time Mr. Kaleta informed the Planning Board that he still has not received any new information for application #8993, WellNow, S. Cascade Dr., Springville, NY, for site plan approval. This application was tabled back at the November 2019 meeting to allow the applicants more time to complete their site plan with all parties involved and then present to the Planning Board. Due to the lack of communication and time that has elapsed since the applicants last correspondence regarding this application, they may have to start their application approval request all over again. Mr. Kaleta will keep the Planning Board apprised of any new developments regarding this application.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the December 10, 2019 meeting. Member Joe Emerling made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

With nothing further on the agenda this evening, Chairman Muhlbauer asked for a motion to adjourn the meeting at 7:35pm. Member Joe Emerling made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube

