

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

February 9, 2016

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:	Trustee Alan Chamberlin Bill Gugino Shannon Walczyk

After the Pledge of Allegiance, Chairman Muhlbauer called the meeting to order at 7:03 pm.

On the agenda tonight the Planning Board will be discussing a Public Hearing that is a continuation of the following application:

*B and B Homes Inc./ Bill Gugino, East Hill Run extension, Springville, **Application #7619** for Planned Residential Development, (aka East Hill Villas).*

This evening the Planning Board has been presented with a new drawing from the applicant. Applicant Bill Gugino was present to answer any questions that the Planning Board may have. After discussing Mr. Gugino's first phase concept presented tonight it was acceptable. However it was suggested that this be allowed to be done in no more than two phases. It was felt that doing this site plan in two phases would be the prudent thing to do. Mr. Gugino will take into consideration the two phases when having his engineer and architect draw up the new detailed site plan. Part of the reasoning for the two phase plan is to ensure that the new road is completed prior to the commencement of phase two.

Building Inspector Mike Kaleta stated the required 30 days for Erie County has expired and he has heard nothing from them regarding any concerns or issues. He did state that the Department of Health will have to be notified regarding the water lines and the applicant will make an

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appointment with the Village of Springville's Superintendent Ken Kostowniak for final planning and approval for the Village utilities.

At this time **application #7619** will be tabled again until final drawings that show more detail concerning utilities, storm water, water lines and updated road detail can be presented to the Planning Board in a timely fashion to allow review of the Site Plan prior to the next meeting on 3/8/2016. The Planning Board decided to finalize the SEQR when they review the entire final, updated site plan.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the 01/12/2016 Planning Board meeting. Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

At 7:55 pm, Chairman Muhlbauer asked for a motion to adjourn. Joe Emerling made the motion, seconded by Greg Keyser. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube