

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

February 12, 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 Don Hoefler Paul Bliss Sean Hopkins Anthony Pandolfe Dan Saunders Max Borsuk, Springville Journal

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

Tonight on the agenda the Planning Board is a continuation of the following Public Hearing # 8667 Site Plan and Sub-Division:

Last month the Planning Board began its review of **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. Last month the applicants met with the Planning Board in the hopes of obtaining Site Plan and Sub-Division approval. At that time the Planning Board could not approve or disapprove the Site Plan due to a few things that still needed to be completed and decisions that needed to be made in order to actually complete the Site Plan.

The Village of Springville's consulting engineer Mr. Don Hoefler of Labella PC was present to go over any questions that either himself or the Planning Board may have. Mr. Hoefler stated the comments that he had upon reviewing the Site Plan have been addressed. Mr. Hoefler did go on to say though that any other issues the applicant may have with the Village of Springville's Department of Public Works (DPW) can be addressed with them and that it doesn't need to hold

Chairman Muhlbauer asked for a motion to vote on the first portion of **Application #8667, for Site Plan Approval** -Member Joe Emerling made the motion, seconded by Member Ken Heidle, all in favor, none opposed.

Site Plan Portion:

The vote went as follows:

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

Application #8667 approved with the following stipulations.

- *Subject to the Developers Agreement being approved by the Village Board of Trustees.*
- *SWPPP and drainage is addressed properly.*

Next, Mr. Kaleta asked the Planning Board for their recommendation regarding a zoning change. The property in question is the ROHR property located at 243 W. Main Street. The former knife factory was renovated years ago to house smaller businesses within its walls. Over the years there have been times when it was difficult for businesses, which seemingly fit the character, actually go into 243 W. Main St. due to the zoning restrictions. The zoning is currently Industrial and Mr. Kaleta would like a recommendation from the Planning Board as to whether or not they agree that it should be rezoned to B-1. The rezoning would encompass the entire road frontage on W. Main St. and 200' back on Carolina St.

After some discussion, Chairman Muhlbauer asked for a motion to make the recommendation to the Village Board of Trustees that the entire length of 243 W. Main St. and 200' in depth from the street be rezoned from Industrial to B-1 Zoning District. Member Joe Emerling made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

Also on the agenda this evening is former resident Dan Saunders. Mr. Saunders stopped in to speak to the Planning Board regarding residential development. He wanted to run the idea of possibly putting in townhouses on a large parcel of property he owns off of the Elm St. extension. At this time Mr. Saunders idea is just that, an idea. After a few questions regarding intentions and a little more discussion, the Planning Board informed Mr. Saunders that they feel

that the Village of Springville is in need of more housing and are in favor of his idea and look forward to seeing it to fruition.

The next bit of business that Mr. Kaleta wanted to let the Planning Board know about is for a public hearing that will be before them next month for subdivision. Gernatts Asphalt and their representative Mr. Mark Smith turned in an application for the subdivision of some of Gernatt's property on Rauch Dr. at S. Edgewood Dr. The applicant would like to retain some of this property for the possibility that in the future they may need it for a road to their gravel pit which is located adjacent to this property. The property is large enough that if subdivided the applicant could sell off lots or develop them if desired.

Mr. Kaleta also wanted to tell the Planning Board about a house that may be getting built in the Village of Springville by People Inc. The house would be a single family home and would house 4 or 5 individuals that People Inc. would place there alone with a caretaker. Again, this proposal is very early on in the process and Mr. Kaleta will keep the Planning Board apprised of the situation.

Lastly, the Planning Board and Mr. Kaleta discussed the increasing need for zoning to allow smaller homes, also known as tiny homes. Mr. Kaleta discussed NYS Building Code changes and how on January 1, 2020 he expects to see updates in the Code to accommodate the changes that have been coming regarding these tiny homes.

With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to accept the Minutes from the January 8, 2019 meeting. Member Ken Heidle made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

Lastly, Chairman Muhlbauer asked for a motion to adjourn at 8:37 pm. Member Terry Skelton made the motion, seconded by Member Greg Keyser. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube