

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

March 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 , absent Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Alan Chamberlin, Trustee Tom Shelburne Steven Drost Seth Wochensky Jay Breymiller

After the Pledge to Allegiance, Chairman Mulhbauer called the meeting to order at 7:02 pm.

Tonight on the agenda for the Planning Board is Public Hearing #8691, Planning Board review:

Felton Burns VFW Post 5260, 650 E. Main St., Springville. NY 14141.

The VFW would like to install a poured 8' x 19' concrete floating pad for a static military display of a Howitzer cannon.

Mr. Tom Shelburne was on hand representing the VFW. Mr. Shelburne stated that they did not plan on doing the work until spring. They still had to obtain the cannon, which is in Alabama and have it demilitarized, which all takes time. Once all of that is done, they would pour an 8' x 19' concrete pad and display the cannon upon it. The cannon will also be secured down on the pad with chains.

CEO Kaleta stated that the only reason this application came before the Planning Board was that when the VFW obtained their original site plan approval for their premises there was a stipulation in the approval that stated that if they had any other additions, regardless of what it was, would have to come before the Planning Board for approval.

Erie County has been notified again and this time they had no further input. Also, the Town of Concord and all other public notifications have been completed and this Public Hearing announcement was published in the Springville Times.

Chairman Muhlbauer asked for a motion to declare this application 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.

Chairman Muhlbauer asked for a motion to vote on **Application #8691- Site Plan**. Member Greg Keyser made the motion, seconded by Member Terry Skelton, all in favor, none opposed.

The vote went as follows:

- *Bob Muhlbauer* *aye*
- *Greg Keyser* *aye*
- *Joe Emerling* *aye*
- *Terry Skelton* *aye*
- *Ken Heidle* *absent, no vote*

Application #8691 approved with no stipulations.

Next, Steven Drost was present to discuss plans that he hopes to see to fruition located at 303 Franklin Street (the old Winsmith lab). Mr. Drost would like to obtain a Special Exception for this address to have outdoor storage and also possibly have outdoor manufacturing. Mr. Drost said that he takes retired airplane parts and equipment and repurposes the items into recreational items such as outdoor fire pits and the like. Mr. Drost understands that he would have to put in fencing on the property for his plans. What he would like to do as far as the fencing is concerned is to put in “shelving fencing”.

After some discussion and more questions, the Planning Board informed Mr. Drost that they are not in favor of his ideas. They felt that there was a lot more work that needed to be done prior to them even entertaining a Special Exception use at this location. There is nothing that they can do for Mr. Drost at this time. The Planning Board would like to see a rendering of the “shelving fence” that Mr. Drost is proposing along with a detailed and accurate proposal of his intentions.

Next on the agenda is another continuation of a Public Hearing for application #8438. This Public Hearing has been tabled since June 2018. On June 12, 2018, there was a subdivision portion of the application that was approved but the site plan portion could not be approved due to there not being sufficient information for the Planning Board to make a decision. At this time the applicant has returned with his completed site plan drawings and the Planning Board has had time to review them.

This evening, Seth Wochensky, director of Springville Center for the Arts, was present along with architect Jay Breymler to answer any questions the Planning Board may have.

Mr. Wochensky explained that the reason for the delay in the application was that they have been dealing with SHPPO and working out their strict requirements regarding historic buildings in order to obtain approvals. He went on to say that this addition is going to basically be for egress and will give them more room for entrance to the building. After some more discussion, the Planning Board liked the drawings and said that they look forward to seeing it completed.

Due to the time lapse, Mr. Kaleta resent notification to Erie County, again with no comments in response. Also, the Town of Concord and all other public notifications have been completed and this Public Hearing announcement was published in the Springville Times previously.

At this time, Chairman Muhlbauer asked for a motion to declare this application 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.

Chairman Muhlbauer asked for a motion to vote on **Application #8438- Site Plan**. Member Joe Emerling made the motion, seconded by Member Greg Keyser, all in favor, none opposed.

The vote went as follows:

- **Bob Muhlbauer** *aye*
- **Greg Keyser** *aye*
- **Joe Emerling** *aye*
- **Terry Skelton** *aye*
- **Ken Heidle** *absent, no vote*

Application #8438 approved with no stipulations.

At this time CEO Kaleta also wanted to get a recommendation from the Planning Board regarding newly proposed Local Law 4 regarding Wireless Telecommunication Facilities. The Planning Board members received the proposed Local Law 4 via e-mail a week ago and have had time to peruse the law and ask any questions that they may have. They felt that it is good and would like to make the recommendation to the Village Board of Trustees to adopt proposed Local Law 4-2019. Planning Board Member Joe Emerling made the motion, seconded by Member Greg Keyser. All in favor, none opposed.

Mr. Kaleta also wanted to just brief the Planning Board on a change up at Walmart. Walmart was originally going to add an addition to their building to accommodate for their newly implemented drive up and online pick up service. Unfortunately, Walmart was not able to make

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the awning work due to their limited space and code requirements. Their solution was to just add in some driving pick-up lanes on the south side of their building. Mr. Kaleta asked if it was felt that this change would still need to come before the Planning Board or if it no longer needs to be presented to them. The Planning Board felt that these changes should not have much of an impact on what is already up there and that they would not need to do a site plan review.

Next, Mr. Kaleta asked the Planning Board their opinions on removing the HC-O (Health Care Overlay) on Elm Street. Recently there has been some property on Elm Street in this area that has been bought for housing. Mr. Kaleta explained that with the current HC-O in place on Elm Street, that has recently had some newly added residential activity, anyone could come in and open an office regarding healthcare. Due to all of the recent changes in development in this area, Mr. Kaleta and the Planning Board felt that it would be prudent to remove the Elm Street portion of the HC-O but leave the remaining HC-O in place. Motion was made by Member Joe Emerling, seconded by Member Greg Keyser, all in favor, none opposed.

The final thing Mr. Kaleta informed the Planning Board about is regarding a subdivision public hearing that will be before them next month from Gernatts. The applicant would like to subdivide a portion of their property located at the corner of Rauch Drive and S. Edgewood Drive.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the 02/12/19 Planning Board meeting. Member Greg Keyser made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

At 8:23 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Joe Emerling made the motion, seconded by Member Greg Keyser. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted-

Kellie R. Grube