

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

March 14, 2017

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:	Mark Piscitelli Tim Black Ashley Kehr Ben Slotman

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

*Tonight on the agenda the Planning Board is addressing the following Public Hearings:*

*Application #8000: Site Plan review for an addition located at 336 Vaughn Street, Springville, NY, applicant Land Pro, aka Zahm & Matson Ag and Turf.*

*Application #8012: Site Plan review for a new build located on S. Cascade Dr., no number assigned yet, Springville, NY, applicant Echo Property Development LLC, Ahsley Kehr and Carl Emerling.*

*Application #8013: Final Subdivision approval for property located on the corner of Maple Ave and Newman St. (148 Maple Ave.), Springville, NY, applicant Mark Piscitelli. Mr. Piscitelli would like to subdivide his father's lot into two smaller lots.*

The Planning Board started with Mr. Piscitelli's application first, due to it being a basic request. Mr. Piscitelli is requesting a subdivision for property located at 148 Newman Street. He will be taking one large parcel and turning it into two buildable parcels. CEO/ Building Inspector Mike Kaleta stated that both lots will be within the minimum requirements of the Village of Springville Code. Mr. Kaleta also stated that all Village utilities are accessible for each lot and he has sent an Input sheet to the Department of Public Works and none of the Departments had any issues regarding this subdivision.





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Member Greg Keyser then read off the questions to Part II of the SEQR and filled the answers in as they went. At this time the Planning Board is unable to finish their review of Part II of the SEQR due to the inability to answer all of the questions at this time. The questions that need to be answered are still waiting for final tests, permitting and approvals for such things as SHPO (State Historic Preservation Office) and SWPPP (storm water pollution prevention program). Mr. Slotman stated that all have been done and that they are just waiting for final results. As far as utilities are concerned, it is an ongoing process but all is and will be done to the Village of Springville's specs.

Notification for the Town of Concord and Erie County has been completed with no response with any concerns at this time. All other public notifications have been completed and this Public Hearing announcement was published in the Springville Times

At this time, the Planning Board hates to hold up the applicants, but they cannot give final approval for this application for a Site Plan until all approvals and final permits have been granted. The Planning Board decided that they could vote on preliminary approval so the applicant can begin some of the aspects of their Site Plan and will hold off and reserve final approval for a future meeting.

Chairman Muhlbauer asked for a motion to grant *preliminary approval for Application # 8012*. Member Greg Keyser made the motion, seconded by Member Joe Emerling. All in favor, none opposed. The applicants will need to come before the Planning Board for final Site Plan approval. At this time the final approval has been tabled until the April 11, 2017 Planning Board meeting.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the 2/14/2017 Planning Board meeting. Member Ken Heidle made the motion, seconded by Member Greg Keyser. All in favor, none opposed.

At 8:11 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Renee Miranda made the motion, seconded by Member Joe Emerling. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube