

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

May 9, 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 (absent) Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Alan Chamberlin, Trustee

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

At this time, Building Inspector/ CEO Mike Kaleta said that he believes that Applicant ECHO Property Development, LLC (Emerling's) is still waiting on paperwork and that there is nothing for the Planning Board to review for their site plan application. Mr. Kaleta also stated that the Village of Springville is in the process of obtaining quotes from engineers to review the applicant's site plan application and therefore the site plan review by an engineer has not been completed either. **Application #8012** will tabled until a future meeting as a continuation.

Next, the Village of Springville has received a letter from a resident regarding their property and the John Deere Dealer Land Pro, aka Zahm and Matson being adjacent to one another. The resident is asking for the Planning Board to request that Land Pro. Install a privacy fence on the property line between the business and their property at 290 Vaughn St. In the letter the resident went on to explain why they are requesting this fence. Mr. Kaleta reminded the Planning Board that when Land Pro was granted approval of their site plan there was a stipulation that either a five foot wide berm or a six feet high privacy fence be put in. The choice was up to the applicant, Land Pro. Mr. Kaleta said that he would contact the district manager of Land Pro, Tim Black, and explain to him the request and hopefully this issue can be resolve.

Last month the Planning Board briefly spoke about Mobile Food Vending, aka Food Trucks. After the last meeting Chairman Muhlbauer did some homework and got some information from a few surrounding Towns and Villages to see what they are doing. The Planning Board feels that this has the potential to really become an issue and they would like to come up with some things that they would like to see happen regarding this. One of the items that the Planning

Page 2

Planning Board Meeting

May 9, 2017

Board would like to see regulated would be how close a Food Truck can park to an intersection. It was suggested that they be placed no closer than 100 feet to an intersection. They also feel that a food truck should not be allowed to set up within a certain distance to an already existing restaurant. The distance they would like to see set back is 250 feet. Member Greg Keyser stated that now that he knows what the Planning Board is looking for he will draw up a map of acceptable places for these food trucks and get it to the Board by the next meeting.

Mr. Kaleta also spoke to the Planning Board about the changes that have been proposed to the Village Board of Trustees regarding the four "No Left Hand Turn" signs that are in the Village. The Village Board was looking for some input from the Planning Board. It was determined that the turn at Waverly Street needed to be added to the Village Code. The other three signs were open to discussion on whether to keep them or not. The Planning Board agreed that the sign at the auction could be removed. The other two signs the Planning Board could find reasons to keep them and to get rid of them and wished to leave the final decision to the Village Board of Trustees.

Lastly, Mr. Kaleta wanted to go over with the Planning Board Local Law No.1 of 2017 for the Town of Concord. This Local Law's intention is to amend the Zoning Ordinance of the Town of Concord to regulate Solar Energy Systems. The Town of Concord adopted this Local Law on March 9, 2017 and the Village of Springville feels that it is something that is becoming more and more common. After some discussion about what the Town of Concord adopted and what the Village of Springville would like to see, it was felt that the New York State Building Codes and Electric Codes will cover most of what concerns the Board. It was the consensus of the Planning Board that ground mounted solar panels will need to be addressed, especially in a village. The neighbors are to close and there could be numerous things that could interfere with ground panels if there are no regulations. The Planning Board has some decisions to make regarding panels and such. Mr. Kaleta said that he will start putting some of the thoughts and verbiage that he and the Planning Board spoke about this evening on paper and they all can review what Mr. Kaleta comes up with at a future meeting.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the 4/11/2017 Planning Board meeting. Member Joe Emerling made the motion, seconded by Member Renee Miranda. All in favor, none opposed.

At 8:40 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Greg Keyser made the motion, seconded by Member Renee Miranda. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube

