

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

May 14, 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

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

With no Public Hearings on the agenda this evening, Chairman Muhlbauer asked CEO/Building Inspector Mike Kaleta what may be coming before the Planning Board in the future.

Mr. Kaleta said that Mr. Dick Knox, who owns vacant property on Commerce Dr. and Waverly St., would like to develop the property for new single family housing. In order to do this, the Zoning for that area would have to be changed from its current CIP to RM or the applicant would have to apply for a Use Variance with the Zoning Board of Appeals. Upon speaking to Mr. Kaleta, Mr. Knox stated that he would like to put in approximately 8-10 houses. Mr. Knox has spoken to Encorus Group, an engineering firm, to help him in his initial development plan.

After some discussion, the Planning Board agreed that they would like to see a preliminary rendering of Mr. Knox's plans. They agreed that the rendering wouldn't change what their recommendation to the Village Board of Trustees will be, but none the less, they would like to see what he has in mind.

Mr. Kaleta informed the Planning Board that if Mr. Knox does get his wish and the zoning is changed for this property, he will still have to adhere to all other Village of Springville Code. Mr. Knox will have to come before the Planning Board for Site Plan approval as well as Subdivision by means of a Public Hearing.

With that being said, Chairman Muhlbauer asked for a motion to make the recommendation to the Village of Springville Board of Trustees to change the area at Commerce Dr. and Waverly St. from CIP to RM to allow new housing to be built in this area, thus keeping with the character of

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the area. Member Joe Emerling made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

At this time, Mr. Kaleta informed the Planning Board that there are no Public Hearings scheduled for next month. He did state that there are some projects in the works but none that are ready for a Public Hearing as of yet.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the April 9, 2019 meeting. Member Terry Skelton made the motion, seconded by Member Greg Keyser. All in favor, none opposed.

At 7:35 pm Chairman Muhlbauer asked for a motion to adjourn the meeting. Member Terry Skelton made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube