

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

July 9, 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 (absent) Joe Emerling Ken Heidle Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Steve Carmina-Carmina, Wood & Morris Joe Dorobila- Carmina, Wood & Morris Annette Kaleta, BCH

After the Pledge to Allegiance, Chairman Mulh Bauer called the meeting to order at 7:04 pm.

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

Application #8840 for Site Plan Approval: Bertrand Chaffee Hospital/ Carmina Wood Morris, DPC., 224 East Main St., Springville, NY, for site plan approval of property located at 210 East Main St.

Application #8839 for Sub-Division: Gernatt Asphalt Products, 13870 Taylor Hollow Dr., Collins, NY, for subdivision of vacant property located within a RM Residential District on South Edgewood Drive.

The first application on the agenda this evening is Public Hearing #8840 for Site Plan approval, applicant Bertrand Chaffee Hospital, for property located at 210 E. Main St., Springville, NY.

Mr. Steve Carmina, of Carmina, Wood and Morris Architects came up to discuss this project with the Planning Board. Mr. Carmina stated that the proposed building will be approximately 42,400 square feet but will still fit within the same footprint that is there from the current building that will be tore down. Mr. Carmina did state that there are some permits and utility details that are being worked out but have not been completed at this time. He said that all utility

meters have been removed and that the Department of Public Works is good with the demolition hopefully starting this week. Member Greg Keyser asked about lighting. Mr. Carmina said that there will be no light pollution due to none of the new lighting that is being installed will be over 16 feet tall. The traffic pattern was also brought up due to one way traffic is adjacent to two way traffic. Mr. Carmina stated that in order to avoid any confusion with the traffic they have designed islands to control traffic patterns, speed and there will also be signage indicating traffic flow.

After a little more Q and A between the Planning Board members and Mr. Carmina and Mr. Dorobila, the Planning Board decided to go over the Short Environmental assessment Form (SEQR),.

Before going over the SEQR, Chairman Muhlbauer declared the Planning Board as lead agency regarding this Site Plan. Also at this time Mr. Kaleta stated that Erie County has been notified again and he informed the Planning Board of the County's input.

The Erie County Department of Environment and Planning offered the following comments on the project:

- *Pursuant to §200-7, no exterior lighting shall “create annoyance to surrounding properties”. The Village should take care to minimize light pollution on the residences located adjacent to the property.*
- *The Site Plan proposes a parking lot along E. Main St. The Village may wish to consider relocating this to the rear of the building. Relocating the lot would preserve the streetscape of E. Main St. which is largely absent of front yard surface parking.*
- *If the front-yard parking lot is not relocated, the Village should ensure landscaping and buffer requirements, pursuant to §200-14 of the Village's Zoning Ordinance, are met by the applicant.*

In addition to Erie County being notified, all other public notifications have been completed and this Public Hearing announcement was published in the Springville Times with no further input.

At this time, the Planning Board addressed the SEQR. Upon review of it none of the Members had any changes or suggestions that they would like to see. At this time then Chairman Muhlbauer asked for a motion to accept the SEQR as presented. Member Joe Emerling made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

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Due to several loose ends that need to be completed **the Planning Board tabled application #8840 until the August 13, 2019 Planning Board meeting**, thus allowing the applicants time to complete their entire site plan.

The second application on the agenda this evening is Public Hearing #8839 for Sub-Division, applicant Gernatt Asphalt Products, for property located on South Edgewood Drive.

CEO/Building Inspector Mike Kaleta explained to the Planning Board what the applicant would like to do. Mr. Kaleta explained that the applicant is selling another piece of property similar to the one that they subdivided and sold in April of 2019. The property that they are requesting the subdivision for is at the corner of Rauch Dr. and S. Edgewood Dr. and is approximately an acre. As far as Mr. Kaleta is aware, someone is interested in building a house on the property if subdivision approval is given.

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 Greg Keyser. All in favor, none opposed.

Next, Chairman Muhlbauer asked for a motion to approve the lot and subdivision for **Application #8839**. Member Greg Keyser made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the June 11, 2019 meeting. Member Ken Heidle made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

At 8:04 pm Chairman Muhlbauer asked for a motion to adjourn the meeting. Member Joe Emerling made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube