

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

July 11, 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 (absent) Ken Heidle Greg Keyser (absent)
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Alan Chamberlin, Trustee Carl Emerling Steve Buckley Ben Slotman Ashley Kehr Don Hoefler

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

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

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. Last month this applicant was granted partial approval. The applicant was allowed to begin site preparation. This month the applicant updated the Planning Board as to what has transpired in the last month.

Application # 8119: MRC, Steve Buckley, 555 S. Cascade Dr. Springville, NY, SBL 347.09-1-1.121, for Site Plan. The applicant would like Site Approval for this property for an addition he would like to build onto his existing building.

Mr Slotman of MDA Engineers, for application # 8012, came up to inform the Planning Board what has happened in the last month since they granted approval to begin the ground site work at this property with the following stipulation:

- *All drawings are subject to Mr. Don Hoefler of Labella Associates review and the appropriate agency's approval.*

Page 2

Planning Board Meeting

July 11, 2017

Mr. Slotman said that the archeologists are still cataloging their findings from this site but he is confident that they should be able to obtain an official letter from SHPO. With this letter the applicants will be one step closer to satisfying one of the appropriate agency's approvals. With that being said, the Planning Board felt that it would be redundant to continue to have the applicant continue to come before them every month until all agencies have been satisfied. After much discussion, the Planning Board doesn't want to delay the applicant's any further. They decided to make a motion to proceed pending all other agencies approval and that all other previous stated stipulations have been met and Building Inspector/ CEO Mike Kaleta has given his final consent for a Building Permit. Member Ken Heidle made the motion, seconded by Member Renee Miranda. All in favor, none opposed.

Next, Chairman Muhlbauer asked applicant Steve Buckley of 555 S. Cascade Dr., to come up and state what he was seeking Site Plan approval for. Mr. Buckley said that he was hoping to put in an addition on his existing building at this site. He uses this building as a recycling center. Mr. Buckley stated that he is hoping to possibly branch out into a can redemption center also as well as taking in recyclable electronic items. The primary reason he would like to add on though is because currently he can only load at ground level. If he was able to build his addition he would include loading docks with it, which in turn would increase the efficiency and ease of loading so much better.

Mr. Kaleta stated that he has done all proper notifications without any response from any of the informed agencies.

Unfortunately at this time the Planning Board is not able to vote on this application due to the Hearing Notification Sign not being posted for 10 days prior to the Public Hearing. After some discussion, the Planning Board agreed to meet on the 25th of July at 5pm for a special meeting to vote on this. With the uncertainty of all Planning Board members being able to attend on this new date, the present Members wanted it known that they give this project their blessing and for that to be considered when voting at the July 25, 2017 meeting. The present members also wanted it known that at the time of the special meeting, if anyone from the public should have any issues with this application, a complete hearing renewal shall be done at that time.

Chairman Muhlbauer asked for a motion to re-advertise and meet again on the 25th of July to vote. Member Ken Heidle made the motion, seconded by Member Renee Miranda, all in favor, none opposed.

Next, CEO Mike Kaleta just wanted to update the Planning Board on an issue he had brought up last month regarding Jim and Elizabeth Pellette. Back in 2012 these applicants were granted a Home Occupation with the stipulation that every two years their approval is revisited. Mr. Kaleta

Page 3
Planning Board Meeting
July 11, 2017

brought this up last month because it hadn't ever been done and he said that he would send a letter reminding them of this condition. He wanted to let the Planning Board that he has been in contact with Mr. Pellette and that they are hoping to rent space at 649 E. Main St. for their business. This address is zoned properly for the applicant's business and would be an acceptable use. Therefore because of the possible move the revisit to this application has been put on hold.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the 6/13/2017 Planning Board meeting. Member Renee Miranda made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

At 7:50 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Renee Miranda made the motion, seconded by Member Ken Heidle. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube