

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

August 13, 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 (absent)
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Joe Palumbo, Carmina, Wood & Morris

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:05 pm.

*Tonight on the agenda the Planning Board is a continuation of the following Public Hearing # 8840 Site Plan approval:*

**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.**

Last month the Planning Board began its review of **Application #8840 for Site Plan Approval:**

Mr. Joe Palumbo, of Carmina, Wood and Morris Architects was present to discuss with the Planning Board the status of their Site Plan that is a continuation from last month. Mr. Palumbo stated that his company has been working diligently with the Village of Springville's Superintendent of the Department of Public Works and required applications and submissions are being taken care of. Unfortunately some of the submissions could take several weeks to obtain final approval.

Mr. Palumbo did state that the permits and utility details are being worked out and final arrangements are being planned at this time.

Building Inspector/ CEO Mike Kaleta had an email that was sent to him from Superintendent Ken Kostowniak regarding this project that he wanted to present to the Planning Board. The items in the email are as follows:

1. *The SWPPP will be submitted to the Village shortly and the Village will retain Labella Engineering to provide review on behalf of the Village.*
2. *The sanitary sewer connection/extension will be reviewed by NYDEC and ECDOH. Carmina, Wood & Morris has had a preliminary review with ECDOH and is expected to be approved without issue. The applicants have to remediate 3 laterals to comply with offset requirements. The Superintendent will submit the location of the 3 laterals and an estimate from a contractor by early next week.*
3. *Water connection has not been submitted with RPZ/backflow application. It is in the design phase and scheduling the collection of hydrant flow and water main pressure data.*

The Planning Board was reminded that Erie County has been notified and their input has been noted and considered. Also, the Town of Concord and all other public notifications have been completed and this Public Hearing announcement was published in the Springville Times.

Review and motion of Declaration for the SEQR was completed last month and did not need to be completed this evening.

Lastly, Chairman Muhlbauer asked for a motion to vote on **Application #8840, for Site Plan Approval with Stipulations**-Member Joe Emerling made the motion, seconded by Member Terry Skelton, all in favor, none opposed.

*The vote went as follows:*

- |                        |                               |
|------------------------|-------------------------------|
| • <i>Bob Muhlbauer</i> | <i>aye, with stipulations</i> |
| • <i>Greg Keyser</i>   | <i>absent</i>                 |
| • <i>Joe Emerling</i>  | <i>aye, with stipulations</i> |
| • <i>Terry Skelton</i> | <i>aye, with stipulations</i> |
| • <i>Ken Heidle</i>    | <i>aye, with stipulations</i> |

*Application #8840 approved with the following stipulations.*

- *All items (3) that Superintendent Ken Kostowniak addressed in his email are completed.*
- *A suitable buffer is provided on the East Main Street side of the building between the sidewalk and parking lot.*

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Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the July 9, 2019 meeting. Member Ken Heidle made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

At 7:45 pm Chairman Muhlbauer asked for a motion to adjourn the meeting. Member Joe Emerling made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube