

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

August 14, 2018

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 (absent) Joe Emerling Ken Heidle Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube (absent)
Also Present:	Alan Chamberlin, Trustee (absent) Annette Kaleta, BCH Herb Lux

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

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

Application #8541 for Sub-Division: Bertrand Chaffee Hospital, 224 E. Main St., Springville, NY, for vacant property located on Elm Street.- located within a R8-5 Residential District.

Ms. Annette Kaleta, the representative from Bertrand Chaffee Hospital was on hand to explain to the Planning Board what the Hospital wanted to do if needed, but the Planning Board was already in possession of a letter stating intent from the Hospital.

The Hospital has land that fronts on Elm Street that they believe would not be usable to them. Due to the inability to utilize the land the Hospital would like to sell a portion of this property. They would like to sub-divide a section that is approximately 356 feet along the street with a variable depth of approximately 189-215 feet deep. The Hospital has an interested party that would like to take it one step further and develop the land for housing, but that is very early in the works and is not certain.

After some Planning Board discussion, Building Inspector/CEO Mike Kaleta informed the Planning Board that Erie County was notified on July 13, 2018 and that the Village has not received any word from them and the time limit has run up. All other public notifications have been completed and this Public Hearing announcement was published in the Springville Times.

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Chairman Muhlbauer asked for a motion to declare these applications a Type II SEQR requiring no further review and a negative declaration was issued. Member Ken Heidle made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

First, Chairman Muhlbauer asked for a motion to vote on **Application #8541- Sub-Division**. Member Greg Keyser made the motion, seconded by Member Ken Heidle, all in favor, none opposed.

The vote went as follows:

- *Bob Muhlbauer* *aye*
- *Greg Keyser* *aye*
- *Joe Emerling* *aye*
- *Renee Miranda* *absent*
- *Ken Heidle* *aye*

Application #8541 approved with no stipulations.

With no other applicants before the Planning Board this evening, Chairman Muhlbauer asked Mr. Kaleta if there was anything coming up that will be before the Planning Board. Mr. Kaleta informed the Board that a Public Hearing date for proposed changes to the Mobile Food Vendors section of the Code of the Village of Springville had been set with the Village Board of Trustees for September 10, 2018. Mr. Kaleta also took this time to update the Planning Board on the progress of Emerling's Chrysler Jeep Dealership at 135 S. Cascade Dr.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the 07/10/18 Planning Board. Member Ken Heidle made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

At 7:40 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Joe Emerling made the motion, seconded by Member Ken Heidle. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube

