

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

September 08, 2015

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 Ken Heidle Greg Keyser

Building Inspector/ CEO:	Mike Kaleta
--------------------------	-------------

Clerk:	Kellie Grube (absent)
--------	-----------------------

Also Present:	Richard Knox Joe Rumfola
---------------	-----------------------------

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

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

*RJ Knox/ Joe Rumfola, 23 Commerce Dr./ east of 410 Waverly St., Springville, **Application #7531** for Site Plan approval and Subdivision.*

Chairman Muhlbauer and the Planning Board started discussions with questions directed to Mr. Knox and Dr. Rumfola to explain what they were seeking Site Plan approval and Subdivision for.

Mr.Knox stated that they would like to subdivide a piece of his existing property into a separate parcel and build a new dentist office on that new parcel. Mr. Knox will be going before the Zoning Board of Appeals next week seeking an Area Variance due to the proposed subdivided parcel not meeting the Village of Springville's required 200' of frontage. The proposed subdivision would have only 140' of frontage. If Mr. Knox gets approval for an Area Variance from the Zoning Board of Appeals, he would like to build a new Dentist office for Dr. Rumfola.

The Planning Board discussed and determined that the proposed building would be considered one story instead of the possible two story label due to having a walkout basement. Because of this the parking requirement would then be based on 2290 sq. feet and that the parking that the applicant has provided on the drawings would be sufficient.

Page 2
Planning Board Meeting
September 08, 2015

After more discussion the Planning Board's preliminary recommendation is to allow the subdivision but they need to see more in regards to the Site Plan. The Planning Board would like the Applicant to provide a drainage/ storm water plan, a drawing of the proposed new building and it was determined that this would be an unlisted action and that the short form SEQR would be required. The Village of Springville is also awaiting a response from Erie County or at least for the 30 day waiting period to be expired. All other notifications have been done and this Public Hearing announcement was published in the Springville Journal.

At this time the Planning Board will table application #7531 and give the applicant more time to provide what is being requested by them.

With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to accept the minutes as presented from the August 11, 2015 Planning Board meeting. Renee Miranda made the motion, seconded by Joe Emerling. All in favor, none opposed.

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

Respectfully Submitted,

Kellie Grube