

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

September 09, 2014

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
Also Present:	Larry Spacc Sr.
	Larry Spacc Jr.
	Kyle Roosa
	Richard Knox
	Trustee Nils Wikman

Tonight on the agenda is a Public Hearing for Larry Spacc Auto Group, regarding 231 S. Cascade Dr., Suite 107, Springville, NY, SBL 347.05-1-1, application # 7207 for Site Plan approval for a used car dealership. Also on the agenda this evening is a Public Hearing for Richard Knox, 23 Commerce Dr. Springville, NY, SBL 335.18-2-23.211, application #7206 for Site Plan approval for a Modular Home sales center.

First, Larry Spacc of Spacc Car Sales would like to set up a permanent used car lot located at 231 S. Cascade Dr. Mr. Spacc would lease office space in one of the suites as well as using a portion of the parking lot. This property is in a CIP District and this application has to be referred to outdoor storage/sales portion of the Village of Springville Code.

Chairman Muhlbauer thanked Mr. Spacc for his letter of intention he sent, but to please give the Planning Board some more details. Mr. Spacc stated that his family has been in the car business for 59 years and in 2013 they added a division that was internet based. What he found was that people still wanted to be able to physically have a location. Mr. Spacc's solution to that problem was to open some satellite locations. He has already opened one in Lakewood and would like to open in Springville, this way covering a larger geographical area and customer base.



*The vote went as follows:*

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

***Application #7206 approved without stipulations as per the Code of the Village of Springville.***

Lastly, Chairman Muhlbauer asked for a motion to accept the minutes as presented from the 08/12/2014 Planning Board meeting. Ken Heidle made the motion, seconded by Joe Emerling. All in favor, none opposed.

Joe Emerling made the motion to adjourn at 8:12 pm, seconded by Ken Heidle. All in favor, none opposed.

Respectfully Submitted,

Kellie Grube