

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

September 11, 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 Joe Emerling Ken Heidle Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Alan Chamberlin, Trustee Herb Lux

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:10 pm.

With no Public Hearings on the agenda this evening, Chairman Muhlbauer asked Mr. Herb Lux, who was present this evening, to come up and state what he was seeking from the Planning Board. Mr. Lux stated that he was interested in subdividing some more property that is in the same vicinity of two lots on Elm Street that he has already subdivided. Mr. Lux would like to subdivide the vacant lot on Elm Street into 6 different parcels. The lots would have a road frontage of 81 feet, not the Code required 85 feet. After a few more questions, the Planning Board did not see a problem with Mr. Lux's idea as long as he understands that not only does he need to acquire a subdivision from the Planning Board but that he will also need to secure an Area Variance from the Zoning Board of Appeals for being under the required lot size per the Code of the Village of Springville.

Next, CEO Mike Kaleta wanted to update the Planning Board of a new business that may be trying to set roots in the Village. Mr. Kaleta said that he has recently been approached by Stephen Drost who owns a business called Structureism. Mr. Drost, who is looking to conduct his business at 303 Franklin Street, the former Winsmith Lab, would be building outdoor recreation equipment. Mr. Drost business is unique because he builds all of his products from used or recycled airplane parts and materials. This address on Franklin Street is located within a VI Zoning District and would still require Site Plan approval. The foreseeable issue some of the Planning Board members mentioned is outdoor storage. Also, the individual who is attempting to purchase the property, who is not Mr. Drost, is considering putting up a fence. All of these ideas

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and plans for the property will have to have all of the appropriate permits and applications submitted within the Village Office and approved prior to anything being done.

Next, Mr. Kaleta took this opportunity to go over the much discussed Food Trucks topic. Last night the Village Board of Trustees made changes that they would like to see to the Mobile Vendor recommendations they had received from the Planning Board. Mr. Kaleta discussed these changes and said that he will write them up and send them to the Planning Board for their reference and perusal.

Lastly, Mr. Kaleta informed the Planning Board that the Zoning Board of Appeals will be discussing signage and changes that they would like to see made to the Code of the Village of Springville. If any Planning Board members have any suggestions or ideas that they would like see made, now is the time.

At this time, Chairman Muhlbauer asked for a motion to approve the minutes from the August 14, 2018 meeting. Member Joe Emerling made the motion, seconded by Member Renee Miranda. All in favor, none opposed.

At 7:52 pm Chairman Muhlbauer asked for a motion to adjourn the meeting. Member Greg Keyser made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube