

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

September 13, 2016

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:	Trustee Alan Chamberlin Eric Campanello Mike Jara, Country Fair Tom Shelberg, Roosa Corp. Ashley Kehr Joe Roosa

After the Pledge of Allegiance, Chairman Muhlbauer called the meeting to order at 7:04 pm.

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

Country Fair Inc., 21 South Cascade Drive, Springville, NY, SBL 335.18-1-4.2, **Application #7828** for Site Plan approval for an addition.

Mapleview Apartments LLC, Barnstead Drive, Springville, NY, SBL 335.18-1-14.1, **Application #7843** for Site Plan approval for residential home/structural build (apartments).

Roosa Family Associates, 231 South Cascade Drive, Springville, NY, SBL 347.05-1-1, **Application #7842** for Site Plan approval for a new retail building.

First, Chairman Muhlbauer asked Director of Facilities Development Mike Jara, who is representing Country Fair Inc., to explain what they wanted to do and why they were seeking site plan approval. Mr. Jara informed the Planning Board that Country Fair would like to make additions, to the existing convenience store, of new coolers, freezers and enlarging the rest room for a total of 1,365 additional square feet. Mr. Jara also explained what the exterior will look like and the process in which they do these additions. He also stated that there will still be a drivable

lane, 22 feet wide, behind the building where they have recently obtained an area variance from the Zoning Board for encroachment of the set back of approximately 18 inches. Building Inspector Mike Kaleta has done all proper notifications and has had no response regarding any issues or concerns. This Public Hearing announcement was published in the Springville Times.

Chairman Muhlbauer asked for a motion to declare the SEQR for **Application #7828** a Type II requiring no further action resulting in a Negative Declaration. Greg Keyser made the motion, seconded by Ken Heidle. All in favor, none opposed.

After a little more discussion, Chairman Muhlbauer asked for a motion to vote on **Application #7828**. Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

The vote went as follows:

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

Application #7828 approved with no stipulations.

Next, Property Manager Ashley Kehr spoke to the Planning Board on behalf of Maplevue Apartments. This evening is the Public Hearing for this application regarding the building of new apartments on Barnstead Drive. Ms. Kehr stated that they have run into a couple of setbacks and things aren't moving as quickly as originally thought and that the Site Plan is not ready. She did state that water testing and soil sampling at the site has been completed. Building Inspector/ CEO Mike Kaleta also stated that he knew that the applicants were still working with the Department of Public Works for the utilities for the final Site Plan. *At this time the Planning Board will table Public Hearing **Application # 7843** to allow the applicants more time to present their final Site Plan for the Planning Board to review.*

Lastly, on the agenda is an application from Roosa Family Associates, **Application #7842**. Site Designer Mr. Tom Shelberg came up to speak on behalf of the applicants. Mr. Shelberg stated that Mr. Roosa would like to build a retail store on his property next to Community Bank that was formerly approved for Applebee's Restaurant. Mr. Roosa is intending to put chain retail store Advance Auto in the new building. Mr. Shelberg went on to say that the building would be approximately 6889 square feet. He said that with the size of the building, if you take out the utilitarian obstacles such as restrooms and shelving, parking would be well within what is required per the Village of Springville Code. Mr. Shelberg and the Planning Board also took this time to discuss the comprehensive sign plan that the applicants have also presented. It was

