

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

October 9, 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 (absent)
Clerk:	Kellie Grube
Also Present:	Alan Chamberlin, Trustee Herb Lux Ken Rothenberg Keith Clark Nancy Ahrens Robert Howard Joe Kee

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:02 pm.

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

**Application #8606 for Sub-Division: Ken Rothenberg/Herb Lux**, Elm St. near Maple Ave., Springville, NY, located within a R8-5 Residential District.

In a letter sent to the Village of Springville, Mr. Rothenberg stated that he owned map parcels identified as 42, and part of 31. The tax map designation is 335.160-4-42.; village parcel 42 is approximately .56 acres, consisting of 2 lots with a frontage of 71'. Village parcel 31 is part of tax parcel 335.16-4-31, is approximately 1.669 acres.

Mr. Rothenberg went on to explain that he would like to combine the 2 parcels and divide the property into 6 lots of approximately 81'. This new sub-division would change parcel 42 from a frontage of approximately 71' to 81'. The size will be in harmony with the other lots in the Village and on south Elm St. which has 18 lots facing Elm St. under 71'. Mr. Rothenberg added that this would enable the building of 6 homes to add to the beauty and revenue of the Village. A sliver of land, approximately 25' on the front line and approximately 6' on the rear property line

is being divided to be able to be added as additional frontage to neighboring parcel 41 which now has a shed which is over the property line of Mr. Rothenberg's property. The sale of the sliver of land will keep the shed from having to be moved and it will help bring lot 41 in line with required setbacks.

Mr. Rothenberg and Mr. Lux are both on hand this evening in case there has been any changes to the letter that Mr. Rothenberg had sent and to answer any new questions that the Planning Board may have.

At this time the Planning Board was informed that notifying Erie County was not required as was the same with the Town of Concord. All other public notifications have been completed and this Public Hearing announcement was published in the Springville Times.

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

Chairman Muhlbauer asked for a motion to vote on **Application #8606- Sub-Division**. Member Greg Keyser made the motion, seconded by Member Joe Emerling, all in favor, none opposed.

*The vote went as follows:*

- |                        |                        |
|------------------------|------------------------|
| • <i>Bob Muhlbauer</i> | <i>aye</i>             |
| • <i>Greg Keyser</i>   | <i>aye</i>             |
| • <i>Joe Emerling</i>  | <i>aye</i>             |
| • <i>Renee Miranda</i> | <i>no vote, absent</i> |
| • <i>Ken Heidle</i>    | <i>aye</i>             |

*Application #8606 approved with the following stipulation.*

- *The Planning Board grants their approval as long as the applicant acquires all required variances from the Zoning Board of Appeals.*

Next, Pastor Keith Clark was present to discuss plans that the Springville Crossing Church would like to present. Pastor Clark came forward with a rendering of a parking lot that the church is proposing to put in. Springville Crossing has recently received approval from the Historic Preservation Commission to demolish 17, 19 and 25 West Main Street. Once demolition has been completed the church, which congregates at the Joylan Theatre, would have some much needed parking for both the church and the movie theatre. Mr. Clark did inform the Planning Board though that the parking lot would be for the general public to use as well. The Board liked

Page 3

Planning Board Meeting

October 9, 2018

the greenspace and lighting that was presented and Member Joe Emerling added that he would like to see some more mature trees added to the site. Mr. Clark also stated that the Historic Preservation Commission would like for them, after demolition, to have a mural painted on the new exposed side of the Joylan Theatre that has some historical significance and that would be aesthetically pleasing. At this time Springville Crossing Church doesn't have an official site plan prepared but now they have some idea of what the Planning Board is looking for and they will prepare their site plan with these suggestions in mind.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the 09/11/18 Planning Board. Member Joe Emerling made the motion, seconded by Member Greg Keyser. All in favor, none opposed.

At 7:32 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