

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

October 10, 2017

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:	Alan Chamberlin, Trustee

Chairman Muhlbauer called the meeting to order at 7:07 pm.

With no Public Hearings on the agenda this evening, Chairman Muhlbauer asked Building Inspector/CEO Mike Kaleta what he had for them this evening.

Mr. Kaleta said that he wanted to discuss the history of zoning at 109 N. Buffalo St., SBL 335.16-1-51.111 and 335.16-1-52.1.

Mr. Kaleta stated that recently he had been contacted by The Planning and Zoning Resource Company (PZR) in reference to 109 N. Buffalo St., Springbrook Apartments. They were looking for zoning information. Mr. Kaleta stated that once he began to fill out PZR's questionnaire he realized that there was no way he could answer their questions without delving a little deeper.

Upon compiling all the records for this property, it became clear that historically this property, which consists of two separate parcels, has three different zoning classifications on it. The following is information that Mr. Kaleta has put together for a letter to PZR.

*Ref # 107020-3, Springbrook Apartments, 109 N Buffalo St, Springville NY.*

*I could not clearly explain the zoning for this property by using just your data sheet.*

*Springbrook Apartments are located on 2 parcels. (335.16-1-51.111 & 335.16-1-52.1)*

*The current Zoning Map shows these properties are in both B-1 and R-6 Zoning Districts.*

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*Permit # 1889 was approved by the Planning Board on 8/11/77 with a recommendation to the Village Board to change the zoning.*

*8/15/77 the Village Board approved changing the Zoning of B-1 for Parcel 1 to R-M.*

*With this change the current Zoning would be B-1, R-6 & R-M. Without being able to locate a Zoning Map that existed in 1977, I am guessing.*

*At that time the Planning Board also recommended changing addition properties to R-M to reflect the uses in that area. I can't find that this was done.*

*Making the determination weather this is a legal use, illegal use or even legal nonconforming is near impossible.*

*I will be taking the necessary procedure to try to get these properties zoned R-M that way it will be a legal conforming use. This will take at minimum a month if everything falls in line. In the meantime if something were to happen I would allow this to be rebuilt.*

Chairman Muhlbauer thanked Mr. Kaleta for his research and time in this matter and compiling it in a way that for the Planning Board to understand.

At this time the Planning Board discussed what Mr. Kaleta informed them of regarding the history of zoning regarding this property and what they felt would be the best recommendation to make to the Village Board of Trustees.

Chairman Muhlbauer asked for a motion to make a recommendation to the Village Board of Trustees that both parcels along with the former Robinson Knife property that is now the Springville Boys and Girls Club located at 63 Maple Ave. be listed as RM. Member Greg Keyser made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to accept the minutes from the August 8, 2017 meeting. Member Joe Emerling made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

At 7:55 pm Chairman Muhlbauer asked for a motion to adjourn the meeting. Member Ken Heidle made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube

