

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

November 12, 2019

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:	Terry Skelton Joe Emerling Ken Heidle Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Trustee Alan Chamberlin Thomas Shelburg, RA Kelly Campbell, Chamber of Commerce

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 #8993 for Site Plan Approval and Subdivision: WellNow, S. Cascade Dr., Springville, NY, for site plan approval and subdivision of property located on S. Cascade Dr, current SBL's 335.18-1-6.2 and 335.18-1-17.

Mr. Tom Shelburg, RA, was present on behalf of applicants, Roosa Family Associates. Mr. Shelburg came up to discuss this project with the Planning Board. Mr. Shelburg stated that WellNow is an Urgent Care facility that will provide treatment seven days a week with no appointments to non-life threatening injuries and illness. The proposed building will be approximately 3546 square feet single story building. If approved they have an estimated date of completion for April or May of 2020. Mr. Shelburg stated that himself, the applicants and the Village of Springville Department of Public Works are still working on the final utility layouts. The Planning Board inquired as to whether or not the building would be in line with other businesses along S. Cascade Dr. making it more aesthetically pleasing. Mr. Shelburg stated that it will be and that there will also be accent lighting on the building to add to the appearance. The entrance to the facility will come from the shared entrances on the north and south sides of Tractor Supply, located at 225 S. Cascade Dr. Traffic flow will be encouraged via the Tractor Supply parking lot along the perimeter to the Well Now entrance adjoined to the Tractor Supply

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parking lot. As far as parking spaces are concerned, the applicants are within minimum requirements and meets Village of Springville Code.

Mr. Kaleta informed the Planning Board that DPW was notified and is still currently working out the details with the applicants. All other public notifications have been completed and this Public Hearing announcement was published in the Springville Journal.

At this time, Chairman Muhlbauer declared the SEQR a type II, requiring no further action and asked for a motion. Motion was made and passed.

Unfortunately, at this time this Public Hearing has to be tabled. The applicant was unable to give final drawings until late this afternoon and the drawings need to be reviewed still. In conjunction with that the applicants are seeking an Area Variance from the Zoning Board of Appeals on November 13, 2019 for minimum lot depth and all utility arrangements need to be made and finalized as well.

The Planning Board did want to go on record to make a recommendation to the Zoning Board of Appeals regarding the applicant's Variance request. Chairman Muhlbauer asked for a motion to make the recommendation to the Zoning Board that the Planning Board is in favor of this applicant's variance request. Member Joe Emerling made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

Due to the loose ends that need to be completed **the Planning Board has tabled application #8993 until the December 10, 2019 Planning Board meeting**, thus allowing the applicants some more time to finalize their plans.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the September 10, 2019 meeting. Member Greg Keyser made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

At 8:00 pm Chairman Muhlbauer asked for a motion to adjourn the meeting. Member Terry Skelton made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube

