

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

November 14, 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 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 7:01 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.

Last month, CEO Mike Kaleta discussed the history of zoning at 109 N. Buffalo St., SBL 335.16-1-51.111 and 335.16-1-52.1. 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. At that time the Planning Board made a recommendation to the Village Board of Trustees to list the Zoning of this entire area as R-M.

This month, Mr. Kaleta discussed his thoughts regarding the properties adjacent to the driveway for 109 N. Buffalo St. Two of the properties that Mr. Kaleta is referring to are multiple family homes, which is within the character of the area. The other property is single family but is located between the two multi-family dwellings which is also a permitted use for a RM District.

The Planning Board discussed these properties and agreed with Mr. Kaleta that they should be included in the same zoning as the other properties, which is what they want to recommend to the Village Board of Trustees. Chairman Muhlbauer asked for a motion to include these additional properties in the recommendation. Member Joe Emerling made the motion, seconded by Greg Keyser. All in favor, none opposed.

Next, Mr. Kaleta wanted to update the Planning Board as to what was going on with Land Pro. He told them that last week the Zoning Board of Appeals denied Land Pro's request for a Use Variance for outdoor storage. The Zoning Board of Appeals felt that it does not have the ability

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at this time to grant a variance for this Public Hearing. With that in mind the Zoning Board wanted to make a recommendation to the Village Board of Trustees to rezone this area with an Overlay District. They would like to see a larger area than just this application included in the proposed Overlay District.

After much discussion and debate as to the intentions of the most recent Master Plan of the Village of Springville, Member Greg Keyser recalled a portion of the Master Plan that pertained to this type of business specifically. In the Master Plan it states:

“Agri-Business: The Village is home to many farm related businesses as the Village is centrally located within the multi-county farming area in Western New York. The Village should promote the advantage of it’s location by cooperating with the Gentner’s Auction, Lamb and Webster, Mark’s Country Store, Zahm & Matteson, the Tractor Supply Store, and Gramco to maintain and grow its presence in the Western New York agricultural economy. “

In light of this, Chairman Muhlbauer asked for a motion to make a recommendation to the Village Board of Trustees that the land in question be re-zoned to grow in accordance with the most recent Master Plan for the Village of Springville. Member Greg Keyser made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

Lastly, Mr. Kaleta wanted to get the Planning Boards opinion on how to proceed with ROLOC at 500 S. Cascade Dr. He stated that they approached the Village of Springville regarding having events at their facility on a continuous basis. The Planning Board feels that if the applicant would like to do that, they would need a lot more information. They would like to see a site plan showing where the events will be taking place and how they will address parking before any decision could be made.

With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to accept the minutes from the October 10, 2017 meeting. Member Greg Keyser made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

At 8:20 pm Chairman Muhlbauer asked for a motion to adjourn the meeting. Member Greg Keyser made the motion, seconded by Member Renee Miranda. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube