

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

December 08, 2015

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:	Bill Gugino Shannon Walczyk Bruce & Diane Bookhagen Jim & Helen Esford Joe & Sue Boyd William & Andrea Sticht Lawrence Zielinski Donald Reese

After the Pledge of Allegiance, Chairman Muhlbauer called the meeting to order at 7:03 pm.

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

*B and B Homes Inc./ Bill Gugino, East Hill Run extension, Springville, **Application #7619** for Planned Residential Development.*

Mr. Gugino plans to redesign the lots of the East Hill Run extension for a Planned Residential Development with a Home Owners Association. Mr. Gugino will need to address the need to extend the road, remove the existing turn around and the extension of utilities.

At this time the application still needs some things to happen before any decision can be reached. CEO Mike Kaleta stated that Mr. Gugino needed to address storm water, utilities, the road and a few other things. Also at this time a SEQR will need to be filled out and reviewed.

Also this evening there were several residents from East Hill Run who had questions for Mr. Gugino.

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The residents had questions regarding plowing, taxes, lighting, easements and etc.

While listening to the many questions of the residents and answering them, Mr. Gugino explained that there was a need for the housing. He stated that nothing has been marketed yet but these patio homes would be somewhere in the ball park of \$180,000. to \$250,000. He said that he doesn't plan on marketing until he has obtained approvals. His intentions are to build these patio homes but leave approximately 78 percent of the total property free for green space. The green space would house a foot path and possibly a playground. The homes would be under the management of a Home Owners Association. Mr. Kaleta stated that a HOA cannot be less restrictive than the Code of the Village of Springville but can absolutely be more restrictive. The HOA, not the Village of Springville, would be responsible for enforcing their own rules.

After much discussion, the Planning Board thanked all interested parties for their inquiries and thanked Mr. Gugino for taking the time to answer all the questions. With Mr. Gugino still needing to complete some of the previous listed items the Planning Board will table Public Hearing Application #7619.

Chairman Muhlbauer informed the East Hill Run residents that the second Tuesday of each month is when the Planning Board convenes, if they are interested in the hearing of this application, they may come to future meetings for the continuation.

The residents thanked Mr. Gugino and the Planning Board for taking the time to hear their questions.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the 11/10/2015 Planning Board meeting. Renee Miranda made the motion, seconded by Joe Emerling. All in favor, none opposed.

At 8:35 pm, Chairman Muhlbauer asked for a motion to adjourn. Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube