

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

December 11, 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:	Terry Skelton Joe Emerling Ken Heidle Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Alan Chamberlin, Trustee

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

First order of business, Chairman Muhlbauer wanted to commend former Member Renee Miranda for of all of her years of service. Also at this time he wanted to welcome the Planning Board's newest Member Terry Skelton. Mr. Skelton was a former Village of Springville Trustee and brings a lot of experience to the Planning Board and will definitely be an asset.

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

Mr. Kaleta said that next month the Planning Board might have before them an application seeking Site Plan and Sub-Division approval. Sean Hopkins from Bliss Developers has contacted Mr. Kaleta regarding building senior housing adjacent to the Town of Concord Senior Center on Waverly Street. Mr. Hopkins is planning on 59 units and due to this senior development being unfunded, it will be at market pricing. The Concord IDA did approve Bliss Developers for their program to receive tax breaks though.

After some discussion, there are a few things that the Planning Board will want addressed with Mr. Hopkins prior to granting approval as well as being provided with a proper application and drawings that may or may not address some of their concerns. One of the things the Planning Board will need clarification on is the number of parking spaces that will be needed. It was felt that this has to be treated a little differently from the other subsidized senior housing

Page 2
Planning Board Meeting
December 11, 2018

in the Village (People Inc.). People Inc. has to remain senior housing whereas there is nothing stating that the new senior housing has to remain as such. Previously with People Inc., it was determined that because the tenants are seniors and a lot of them don't drive that all of the required parking spaces would not be needed. The new housing development may be a different story. The Planning Board will wait and review this with the applicant.

Also, at this time the Planning Board has decided to wait and see what the Department of Public Works has to say on their utility findings sheet prior to asking Labella, the Village of Springville's engineer, to review this Site Plan with them as well. The Board also discussed the installation of sidewalks around this new facility and who would be responsible for that. The Board feels that hopefully a lot of these questions can be answered by the applicant and his Site Plan at the Public Hearing in the future.

With there being nothing else coming up that Mr. Kaleta was aware of Chairman Muhlbauer asked for a motion to approve the minutes from the October 9, 2018 meeting. Member Greg Keyser made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

Lastly, Chairman Muhlbauer asked for a motion to adjourn the meeting at 7:47 pm. Member Ken Heidle made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

Respectfully Submitted-

Kellie R. Grube