

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

February 10, 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

Chairman Muhlbauer called the meeting to order at 7:00 pm.

Tonight on the agenda is a continuation of a Public Hearing for Kiril Popovski, Kiril's Restaurant, 248 W. Main St., Springville, NY, SBL 335.19-1-11, **Application # 7275** for Site Plan approval for an addition. Also, this evening is an application for Site Plan and Subdivision approval for Z & M Ag and Turf, 336 Vaughn St.(AKA Bus Barn), Springville, New York, **Application #7281**.

CEO Mike Kaleta informed the Planning Board that Z & M had a petition before the Zoning Board for a variance. After acquiring the variance, the applicant needs Site Plan and Subdivision approval. Because of petition to the Zoning Board this project has had a SEQR completed already and all necessary notifications have been completed.

The applicants are in the process of purchasing an additional piece of property to add to their site. The additional lot is 128 x 340 feet and its intended use it for outdoor storage of equipment.

The applicants have an agreement with the individuals that they are purchasing the additional property from to put up a fence along that property. The applicants are going to use their tractor display to control the entrance/exit of the property. Also, all servicing will be in the back, they plan on being open Monday thru Saturday and they will be employing approximately 15 to 20 employees.

After a little more discussion, Chairman Muhlbauer asked for a motion to vote on Application #7275.



- Show and address parking lot traffic pattern.
- It was also determined that this is an unlisted action and the applicant is going to have to fill out a short form EAF.

The application for Public Hearing #7275 had been tabled until the February 10, 2015 meeting. At this time, the applicant still has not been able to address all of the previous listed items. This Public Hearing is tabled again to the 3/10/15 Planning Board meeting to give the applicant more time. Mr. Kaleta suggested to the applicant that he should try and explore other, more financially feasible options and come up with a definite site plan for the Planning Board to review and vote on. They cannot vote on what is not presented to them.

Next, CEO Mike Kaleta wanted to let the Planning Board know about a possible application coming before them in the following month or so. Bob and Ruth Smith would like to build a barn on their property (Schichtel's Nursery) on Mill St. They would like to build a barn for the storage of equipment for the nursery. At this time the site plan is in its early stages and the exact intentions of the applicants needs to be determined.

With nothing else on the agenda, the Planning Board took the opportunity to discuss parking requirements and to review Member Greg Keyser's findings from his research to similar communities and what their average parking is like for off and on street plans.

After extensive discussion the Planning Board would like to make a recommendation to the Village Board of Trustees to make an amendment to the Village Code regarding parking.

Greg Keyser made the motion, seconded by Renee Miranda, all in favor none opposed to make the following recommendation to the Village Board of Trustees:

*To amend Village Code 200-23 to add Bars and Restaurants to the "Uses" and 1 per 3 seats to "Number of Spaces".*

*Also they would like some sort of a statement that would allow them to adjust the parking requirements when there are conditions that could warrant an adjustment as long as the adjustment would not pose a traffic condition that could affect public safety. The condition may not necessarily be for a decrease, but could also warrant an increase.*

Lastly, Chairman Muhlbauer asked for a motion to accept the minutes as presented from the 1/13/15 Planning Board meeting. Ken Heidle made the motion, seconded by Joe Emerling. All in favor, none opposed.

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Chairman Muhlbauer asked for a motion to adjourn at 8:45 pm, Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube