

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

May 12, 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 (absent)
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Chris Galuska Nils Gunnerson Darlene Schrantz Mary Beth Brown Greg Evans Mark Boies Jeff Tedesco Trustee Alan Chamberlin

Chairman Mulhauer called the meeting to order at 7:04 pm. On the Agenda tonight is a Site Plan from Bertrand Chaffee Hospital that is up for a Public Hearing, Application # 7349, 224 E. Main St., Springville, NY, SBL# 335.16-4-30. Unfortunately due to notification requirements the Planning Board can review the Site Plan but cannot vote on it as a Public Hearing until the requirements have been met. Also this evening, Building Inspector/CEO Mike Kaleta has a couple of things he would like to go over with the Planning Board as well.

First tonight is Site Plan review for Bertrand Chaffee Hospital (Mercy Flight). Mr. Mark Boies from Mercy Flight stated that the hospital would like to erect a garage for a helicopter hangar that would be leased by Mercy Flight. The hangar would house one of Mercy Flight's helicopters and serve as a base for them. The proposed garage would be 60' x 60' and would feature an office, three bedrooms and a bathroom. Due to there being sleeping quarters on the premises they would have to install smoke detectors and carbon monoxide sensors. Also it was noted that the helicopter fuel tank will not be stored in the hangar but will actually be stored outside. Next, contractor Jeff Tedesco got up and spoke. He stated that the building would be a pre-engineered metal building and that it meets all 2015 energy codes.

Notification for Erie County Planning has been completed and all other public notifications were done and this Public Hearing announcement was published in the Springville Journal. Also at this time all Departments of the Village of Springville have been notified of this application and the Water Department is the only department with any concerns and those are minor and easily dealt with.

Erie County does not object to the proposed land use, but did offer some comments regarding this project. Erie County also suggested that the applicants fill out the short form SEQR. The applicants will supply the SEQR for review prior to the next meeting.

After a little discussion, the Planning Board said that they had no problems with the Site Plan and stated that they will meet sooner than next months scheduled meeting so the applicants may acquire their formal Site Plan approval so construction can begin. The Planning Board stated that they will meet next week on May 19, 2015 at 3:30pm, 65 Franklin St, Springville, New York.

***Application #7349 has been tabled until May 19, 2015.***

Next, Mr. Kaleta wanted to inform the Planning Board that at the June 9, 2015 meeting they will have a public hearing for Emerling Ford, 150 S. Cascade Dr. Springville, NY. Emerling Ford is looking to putting an addition onto their existing building. At this time, Mr. Kaleta is hoping to receive a better, more legible Site Plan prior to next month's meeting.

Also tonight, Mr. Kaleta wanted to let the Planning Board know that they will be receiving in the future a Site Plan application for Subdivision from Blinkoff and Blinkoff LLC, attorneys for the new owners of Fiddlers Green Nursing Home located at 168 W. Main St., Springville, NY. At this time, Mr. Kaleta is awaiting formal drawings and application.

Lastly, Mr. Kaleta wanted to ask the Planning Board what their thoughts are regarding the ice skating rink that the HITS Foundation had submitted a Site Plan for previously. Mr. Kaleta stated that HITS is ready to begin construction and has some changes to the Site Plan. Due to the age of the previous Site Plan approval and the changes that were made to the plans, Mr. Kaleta wants to know if the Planning Board wishes to review the Site Plan and schedule a Public Hearing again. After some consideration and description of the changes, the Planning Board decided that they would need to review the Site Plan again. Mr. Kaleta stated that that wouldn't be a problem and hopefully the Planning Board can have it for next month's meeting. All notifications will not have to be done due to the prior approval from the previous Site Plan's uses.

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With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to accept the minutes as presented from the 4/14/15 Planning Board meeting. Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

Chairman Muhlbauer asked for a motion to adjourn at 8:12 pm, Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube