

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

June 9, 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:	Trustee Alan Chamberlin Colin McCarthy Ann McCarthy Murray Smith Patricia Smith Frank Lermineaux Carol Lermineaux Peter Dygert Ashley Kerr Carl Emerling Michael Blinkoff

Chairman Muhlbauer called the meeting to order at 7:04 pm.

Tonight on the agenda the Planning Board is addressing the following Public Hearings:

Fiddler's Green Nursing Home, 168 W. Main St., Springville, NY, SBL 335.19-2-16, **Application #7386** for Site Plan approval for subdivision.

Peter Dygert, 64 S. Edgewood Ave., Springville, NY, SBL 347.08-2-14, **Application #7397** for Site Plan approval for subdivision.

Emerling Ford, 150 S. Cascade Dr., Springville, NY, SBL 335.18-1-9.1, **Application #7375** for Site Plan approval for an addition.

HITS Foundation, 129 Zoar Rd., Springville, NY, SBL 347.05-1-10.11, **Application #7387** for a change to a prior Site Plan approval for an outdoor skating rink and for building in phases.

First, Chairman Muhlbauer asked Mr. Michael Blinkoff, who is representing Fiddlers Green Nursing Home to explain what they wanted to do. Mr. Blinkoff stated that his client would like to take the parcel they own that has the nursing home on it along with two residential houses and split them so each dwelling is on its own parcel. There are three proposed lots that they have had drawn up and surveyed. Mr. Blinkoff said that he and his client feel that this is the logical course to take. Chairman Muhlbauer asked about the Main Street proposed lot that the tenants are using parking from the nursing home. Mr. Blinkoff stated that because the same people own all of the proposed lots, the tenants can continue to use the nursing home parking for additional parking.

Building Inspector Mike Kaleta has done all proper notifications and has had no response regarding any issues or concerns.

After a little more discussion, Chairman Muhlbauer asked for a motion to vote on Application #7386. Joe Emerling made the motion, seconded by Ken Heidle. All in favor, none opposed.

The vote went as follows:

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| • <i>Bob Muhlbauer</i> | <i>aye, with stipulation</i> |
| • <i>Greg Keyser</i> | <i>aye, with stipulation</i> |
| • <i>Joe Emerling</i> | <i>aye, with stipulation</i> |
| • <i>Renee Miranda</i> | <i>aye, with stipulation</i> |
| • <i>Ken Heidle</i> | <i>aye, with stipulation</i> |

The stipulation is as follows:

That if parking for the Main Street residential lot ever becomes an issue, a driveway is an acceptable solution and is recommended by the Planning Board.

Next on the agenda is a subdivision application from Mr. Peter Dygert, Application #7397. Mr. Dygert came up and said that he has a piece of property at 64 S. Edgewood that is located partially in the Village of Springville and partially in the Town of Concord that he would like to split up and add two new properties. The smaller of the proposed lots would be approximately 150 x 154 feet and the larger proposed lot would be approximately 150 x 667 feet. Both proposed lots meet the Village of Springville's minimum lot size. It was determined that water wouldn't be an issue for potential new owners to receive if they wanted to build on these lots. Sewer would have to be figured out, but there are a couple of options regarding sewer or septic. Also, after some discussion it was determined that a private driveway or road easement would have to be figured in with the subdivision as well. Mr. Frank Lermineaux, from a neighboring property also had a couple of questions regarding what kind of buildings could be built on these lots if the subdivision went through. Mr. Kaleta explained that the Zoning would not change and the lots would be for residential, single family development only.

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The stipulation is as follows:

That there is a buffer on the west property line to be a minimum of 4 feet solid fence from the back line up 300 ft. to front of property. No buffer is required on the back property line.

The HITS Foundation again objected to the stipulation and wanted the Planning Board to reconsider. The vote will remain as it stands.

With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to accept the minutes as presented from the May 19, 2015 Planning Board meeting. Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

At 9:25 pm Chairman Muhlbauer asked for a motion to adjourn. Greg Keyser made the motion, seconded by Joe Emerling. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie Grube