VILLAGE OF SPRINGVILLE PLANNING BOARD MINUTES

August 11, 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 (absent) Greg Keyser (absent)

Building Inspector/ CEO: Mike Kaleta

Clerk: Kellie Grube

Also Present: Trustee Alan Chamberlin

Mayor Bill Krebs Trustee Nils Wikman

Joel Maul Bob Rung Jeff Mahl Brian Kulpa Jacob Mountain

After the Pledge of Allegiance, Chairman Mulhbauer called the meeting to order at 7:01 pm.

Before any Public Hearings this evening, the Historic Preservation Commission and the Planning Board listened to a preliminary presentation from Architect Brian Kulpa, of Clark, Patterson and Lee. They are the firm who is designing the addition to the Village of Springville's fire hall, located at 65 Franklin Street.

Mr. Kulpa wanted to present this initial design in order to get any ideas and suggestions from these two Boards prior to moving on to the next step of their design process. After the presentation, both Boards had a few questions and suggestions that Mr. Kulpa stated that they will take in to consideration. The general consensus was both Boards liked the design and feel that it will be a welcome addition. At this time the Historic Preservation Commission left to the adjoining conference room to continue with their own public meeting.

Next, tonight on the agenda the Planning Board is addressing the following Public Hearing:

Concord Mercantile, 17 Franklin St., Springville, NY, SBL 335.16-1-32, **Application #7469** for Site Plan approval for an addition.

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Mr. Joel Maul came forward to present what the Mercantile would like to do. Mr. Maul stated that the Merchantile would like to put on an addition off of the back of their current building. In order for them to see the fruition of the addition, they had to secure the purchase of some more property off the back. This property will have to be subdivided in order to build on for the Merchantile. The pie shaped piece of property that they purchased will allow plenty of room for the proposed addition. The addition would be approximately 40 x 40 and would house museum type store front displays and also serve as a gathering place. Mr. Maul stated that the Merchantile has simply outgrown their current building and need more space for gathering and the allowance of artifacts to be displayed.

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

After a little more discussion regarding parking and such, Chairman Muhlbauer asked for a motion to declare the subdivision of this property a Type II SEQR requiring no further action. Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

At this time, Chairman Muhlbauer asked for a motion to approve the subdivision of this property to accommodate the addition. Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

Next, Chairman Muhlbauer asked for a motion to declare this application a Type II SEQR, requiring no further action for Site Plan review. Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

Chairman Muhlbauer asked for a motion to vote on Application #7469. Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

The vote went as follows:

Bob Muhlbauer aye
Greg Keyser absent
Joe Emerling aye
Renee Miranda aye
Ken Heidle absent

Application #7469 approved without stipulations.

Also this evening, Building Inspector/ CEO Mike Kaleta wanted to address a proposed rezoning on Waverly Street. The Village Board of Trustees is looking for a recommendation from the

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Planning Board regarding this rezoning prior to their final decision. Mr. Dave Batterson and Mr. Marty Odom who both own property at 36, 56 and 74 Waverly Street would like to be rezoned to

B1. These three properties are either already businesses or residential surrounded by businesses. The following is a list of the three properties current zoning.

- 36 Waverly St. Residential, this is the only property listed as residential from Main St. to the former railroad tracks.
- 56 Waverly St. CIP (commercial industrial property), change to fit with the use of the property and conform to most of the surrounding properties.
- 74 Waverly St.- CIP (commercial industrial property), this property has always been used as a residential property and is now surrounded by businesses.

If these three properties are changed to B-1, the zoning would then be consistent with surrounding properties.

Joe Emerling made the motion to make a recommendation to the Village Board of Trustees to change the zoning of these three properties on Waverly Street, seconded by Renee Miranda, all in favor none opposed.

At this time the Planning Board would like to make the following recommendation to the Village Board of Trustees: *That the three properties discussed be changed to B-1 as consistent with their surroundings.*

With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to accept the minutes as presented from the July 14, 2015 Planning Board meeting. Joe Emerling made the motion, seconded by Renee Miranda. All in favor, none opposed.

At 8:30 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 Grube