

**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
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Clerk:	Kellie Grube
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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 Muhlbauer 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.*



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