

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

February 13, 2018

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 (Absent)
	Joe Emerling
	Ken Heidle
	Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Alan Chamberlin, Trustee
	Ang & Dan Shaver
Tim Scheg	Jessica Lillie
Daisy Coon	Mark & Sue Wagner
John & Kay Beeny	Haley Rorick
Gary & Chris Ganschow	

After the Pledge of Allegiance, Chairman Mulhbauer called the meeting to order at 7:03 pm.

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

Application # 8366: Aldi Inc., 175 S. Cascade Dr., Springville, NY, SBL 335.18-1-6.1/A, for a Site Plan application.

Application #8377: ROLOC Corp., 500 S. Cascade Dr., Springville, NY, SBL 347.06-3-5, for a Special Exception Use application.

CEO Mike Kaleta informed the Planning Board that last month the applicant Aldi Inc. was granted an Area Variance for lot coverage and that at this time they are seeking Site Plan approval so they may begin in the spring with their proposed addition to their existing store.

Chairman Muhlbauer asked Tim Scheg of APD Engineering & Architecture, who is representing Aldi Inc., application # 8366, to come up and explain what the applicant was seeking Site Plan approval for. Tim Scheg stated that they would like to erect a 19' 4" addition on the entire south side and 9' 6" on the east side for a total of 3,372 sq ft. The addition will remove some existing parking spaces. 61 parking spaces are required by code, after the addition they will still be

D. Bulk, space and yard requirements. The building height, lot area, open spaces and yard dimension requirements applicable in the R-O District shall be the same as those applicable in the underlying district or as specified in Article X of this chapter for certain uses, except:

(1) Minimum lot frontage of 100 feet, unless a larger frontage is required by Article X of this chapter.

Exception; Agricultural retail and wholesale business Minimum 200 feet frontage.

(2) May only use 200 feet in depth of lot for the nonresidential use as measured from the nearest right-of-way line of the street.

(3) Maximum lot coverage by principal and accessory buildings shall be 50%.

C. Permitted Uses

Add Agricultural Retail or Wholesale Business with outdoor storage.

G. Adequate buffer yards and screening shall be provided for outdoor storage areas and where necessary to protect adjacent properties and land uses as determined by the Planning Board.

H. Use Limitations

(3) No outdoor Storage permitted. Except for approved Agricultural Retail or Wholesale Business.

(4) The placing of more than one item for sale or display in a front yard is prohibited. Except for approved Agricultural Retail or Wholesale business or as allowed by the underlying district.

(7) Nonresidential use is limited to maximum size of 2,500 square feet of gross floor area for new buildings.

At this time the Board wishes to submit these proposed changes to the Village Board for review and approval.

With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to accept the minutes from the January 9, 2018 meeting. Member Joe Emerling made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

At 8:18 pm Chairman Muhlbauer asked for a motion to adjourn the meeting. Member Ken Heidle made the motion, seconded by Member Joe Emerling. All in favor, none opposed.

Respectfully Submitted,

Kellie R. Grube