VILLAGE OF SPRINGVILLE PLANNING BOARD MINUTES

July 14, 2020

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: Terry Skelton

Ken Heidle Greg Keyser

Building Inspector/ CEO: Mike Kaleta

Clerk: Kellie Grube

Also Present: Mayor Bill Krebs

Eric Tuberdyke Andy Gernold

After the Pledge to 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 #9166 for Home Occupation approval: Eric Tuberdyke, 221 East Main Street, Springville, NY, SBL 335.20-6-28.

Chairman Muhlbauer asked Mr. Tuberdyke to come up and explain why he was asking for a Home Occupation. Mr. Tuberdyke explained that he works full time as Visual Communications Director for Manzella Marketing. There he manages all aspects of digital design, photography/videography for many large clients around the surrounding areas. He said that because of that, he hopes for a Springville Studio that would be utilized by appointment only, at least for the near future. Mr. Tuberdyke stated that aside from his position with Manzella Marketing, he owns a small business, Patronus Photographic, which focuses on location/event photography, but also portrait/studio work, in addition to videography and digital/print design.

Mr. Tuberdyke explained that his family and himself had moved here a year ago and would like to dig in and make Springville their hometown. With that being said, if he could begin to work from home part of the time (evenings and weekends to start) and not have to drive to the north towns as much, it would enhance his families lives and hopefully in return the lives of Springville locals as well as the Village itself.

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The area of his home that he is interested in turning into his studio is on the lowest level of the house, which has access to the backyard. He is looking to utilize a space approximately 22x16. He stated that no change in the house layout would be needed and the already existing foundation has a great old world appeal and that no special outlet needs would be necessary, as he typically run components wirelessly.

Mr. Tuberdyke stated that sessions would be by appointment only and that there is a 24x24 section of the driveway (gravel parking area) that is open for parking.

CEO/Building Inspector Mike Kaleta asked the applicant if he would be dealing with any chemicals for development and such that may concern the Village of Springville's water/sewer departments. Mr. Tuberdyke stated that there would be no chemicals being used. Chairman Muhlbauer also asked the applicant about signage. The applicant intends to stay within the minimum requirements of the Code but will keep in touch with Mr. Kaleta for guidance as to what is allowed. Lastly Member Greg Keyser asked about parking surface. After a little discussion, it was determined that the existing gravel driveway would be sufficient.

All public notifications were completed prior to the original hearing and this Public Hearing announcement was published in the Springville Journal.

At this time, Chairman Muhlbauer declared the SEQR a type II, requiring no further action and asked for a motion for a negative declaration for the site plan. Member Terry Skelton made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9166 for Home Occupation.

The vote went as follows:

•	Bob Muhlbauer	aye
•	Greg Keyser	aye
•	Terry Skelton	aye
•	Ken Heidle	aye

Also in attendance this evening is Mr. Andy Gernold. Mr. Gernold wanted to see if there was interest and obtain feedback from the Planning Board regarding a Manufactured Housing Community (MHC). Mr. Gernold would like to purchase three different parcels that would total up to approximately 9 acres that he would like to develop into a MHC, housing approximately 43 homes. The Planning Board and the Mayor, who was in attendance, agreed that the Village of

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Springville is in need of new housing. With that being said, the Board found the proposal intriguing and liked the idea, but feel that there is a lot of other aspects that will need to be addressed. Mr. Gernold thanked the Planning Board for their time and left contact information with them should they think of any other questions.

With nothing else on the agenda this evening and no one else in attendance, Chairman Muhlbauer asked for a motion to approve the minutes from the March 14, 2020 meeting. Member Greg Keyser made the motion, seconded by Member Terry Skelton.

Before adjourning this evening Chairman Muhlbauer announced that long time Planning Board member Joe Emerling had resigned. Chairman Muhlbauer read the following letter to be signed and sent to Mr. Emerling.

Dear Joe,

I was saddened to hear the news of your resignation from The Village Planning Board.

We both started on the board at the same time twenty two long years ago. You have certainly done your duty to the village.

In all that time you served, you provided the board valuable insight, from your unique perspective as a long-time downtown business man, and as a long-time village resident with a thorough knowledge and understanding of Springville history.

Your leadership and vision for the village will be sorely missed by our board. I know you surely have enough things to keep yourself busy but I thank you for your fine service and for always looking out for the best interests of our small village.

Sincerely,

Bob Muhlbauer

Lastly, Chairman Muhlbauer asked for a motion to adjourn the meeting at 8:05 pm. Member

Terry Skelton made the motion, seconded by Member Ken Heidle.

Respectfully Submitted,

Kellie Grube