

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

November 10, 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:	Ed Young Ken Heidle Greg Keyser Devin Kowalske
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee Dan Saunders Derek Reding Tiffany Pamped

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:00 pm. Prior to addressing this evenings public hearings, Chairman Muhlbauer wanted to welcome new Members Devin Kowalske and Ed Young. Chairman Muhlbauer also wanted to welcome former Planning Board Member and the Village of Springville's newest member on the Board of Trustees, Terry Skelton, who will be the Planning Board's liaison with the Village.

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

Application #9316 for Subdivision: 256 Elm St., Dan Saunders, Springville, NY, SBL 335.12-2-3.100.

Application #9318 for Subdivision and Site Plan Approval: 431 Waverly St., Derek Reding, Springville, NY, SBL 347.06-1-14.

Chairman Muhlbauer asked Mr, Dan Saunders to come up and inform the Planning Board what exactly he is seeking with his subdivision request. Mr. Saunders stated that he is in the process of selling a house that he had built located at 256 Elm Street. During the process of finalizing this property, it was brought to Mr. Saunders attention that this property was once part of a much larger 35 acre parcel and that the subdividing that was done that did not go through the Village of Springville is not legal or recognized by the Village. Mr. Saunders went on to explain that he

Page 3

Planning Board Meeting

November 10, 2020

for his HVAC business which is a Special Exception use. Mr. Reding would also like to subdivide the parsonage off from the existing parcel in which it sits with the church and either sell or rent it. As far as the subdivision, Mr. Reding is hoping that the Planning Board could help him with what would be his best course of action with the parsonage property if it is subdivided.

After some lengthy discussion, Chairman Muhlbauer asked for a motion to declare this as an unlisted action for the Subdivision portion of this application. Member Greg Keyser made the motion, seconded by Member Ed Young, all in favor none opposed.

Next, Chairman Muhlbauer asked for a motion to declare the subdivision portion as a Negative Declaration. Member Devin Kowalske made the motion, seconded by Member Ed Young, all in favor, none opposed.

All necessary parties have been notified.

At this time, Chairman Muhlbauer asked for a motion to approve the Subdivision portion of this application. Member Ken Heidle made the motion, seconded by Member Ed Young, all in favor none opposed.

The vote for Subdivision went as follows:

- | | |
|-------------------------|------------|
| • Bob Muhlbauer | aye |
| • Greg Keyser | aye |
| • Ed Young | aye |
| • Ken Heidle | aye |
| • Devin Kowalske | aye |

As far as the portion of the applicants request for Special Exception use for the church and the use for the parsonage, the applicant will need to return to the Planning Board for review.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the October 13, 2020 Planning Board meeting. Member Greg Keyser made the motion, seconded by Member Ed Young. All in favor, none opposed.

At 7:50 pm, Chairman Muhlbauer asked for a motion to adjourn. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube

