

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

January 12, 2021

7:00 P.M.

A meeting of the Planning Board of the Village of Springville was held virtually 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 Bill Krebs, Mayor Mike Metzger, Engineer Andy Gernold, Applicant Ron Swartz, Applicant Ben Griesser, Applicant

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:23 pm due to technical difficulties with setting members up for their first virtual meeting.

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

Application #9362 for Subdivision: 115 Waverly St., Ron Swartz, Springville, NY, SBL 335.19-1-21.

Application #9363 for Subdivision: 70 Windswept Dr., Ben Griesser, Springville, NY, SBL 335.10-2-1.2.

Application #9359 for Subdivision: 297 W. Main St., Andy Gernold/Metzger Civil Engineering, Springville, NY, SBL 335.15-8-21.11, 335.15-8-23 and 335.14-2-5.

The first Public Hearing that Chairman Muhlbauer addressed was application #6392, subdivision request. Mr. Ron Swartz was present virtually and went on to explain why he was seeking subdivision.

Mr. Swartz stated that he was seeking a slight property line adjustment. Currently his rental property at 115 Waverly Street shares a driveway with the residents at 109 Waverly Street.

Currently Mr. Swartz said that he has a good relationship with the owners of 109 Waverly Street but with his property being a two family rental, he feels that separating the driveways would be a smart move. One benefit is to avoid any possible future conflict and another benefit would be to increase property value. Mr. Swartz has spoken to the owners of 109 Waverly Street and they are willing to separate the driveways as long as a feasible replacement can be made. Mr. Swartz stated that he has spoken to Cheryl Lape, the owner of the property adjacent to 109 Waverly, and she is willing to sell some property so that the owners of 109 Waverly Street may have a driveway on the opposite side of the shared driveway. Mr. Swartz will be in front of the Zoning Board of appeals on January 13, 2021 for a setback variance request regarding this subdivision.

After some discussion the Planning Board feels that the first step for Mr. Swartz is to obtain the property and move the driveway, with that being said, they decided vote.

All necessary parties have been notified, with no input from them.

Member Greg Keyser made a motion to declare this application a Type II SEQR, with no other action required. Motion was seconded by Member Ken Heidle, all in favor, none opposed.

Next, Chairman Muhlbauer asked for a motion to approve Application #9362, subdivision request. Member Greg Keyser made the motion, seconded by Member Devin Kowalske, all in favor, none opposed.

The vote went as follows:

- | | |
|-------------------------|-------------------------------------|
| • Bob Muhlbauer | <i>aye, with stipulation</i> |
| • Greg Keyser | <i>aye, with stipulation</i> |
| • Devin Kowalske | <i>aye, with stipulation</i> |
| • Ken Heidle | <i>aye, with stipulation</i> |
| • Ed Young | <i>aye, with stipulation</i> |

Application # 9362 approved with the following stipulation:

- ***Approved with the condition that the Zoning Board of Appeals grants the requested variance.***

Next on the agenda is Application # 9363, subdivision request. Applicant Ben Griesser was present audibly to explain what he was seeking and answer any questions that the Planning Board may have.

Mr. Griesser said that he had purchased two surrounding properties and has also purchased a portion of property from Lamb and Webster to form a larger, more natural lot. It is these properties that he would like to combine and make into one parcel. The split of some of the property from Lamb and Webster and Mr. Griesser's three properties being combined would create essentially four different lots being made into two. If Mr. Griesser is able to do this, he would then like to have a pole barn built on his new much larger lot. Building Inspector/ CEO Mike Kaleta is aware of the barn plans and did not see any issues with the plans.

After some discussion the Planning Board feels that the presented subdivision makes perfect sense, and with that being said, they decided vote.

All necessary parties have been notified, with no input from them.

Member Greg Keyser made a motion to declare this application a Type II SEQR, with no other action required. Motion was seconded by Member Ken Heidle, all in favor, none opposed.

Next, Chairman Muhlbauer asked for a motion to approve Application #9363, minor lot line adjustment subdivision request. Member Greg Keyser made the motion, seconded by Member Devin Kowalske, all in favor, none opposed.

The vote went as follows:

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| • <i>Bob Muhlbauer</i> | <i>aye, as presented</i> |
| • <i>Greg Keyser</i> | <i>aye, as presented</i> |
| • <i>Devin Kowalske</i> | <i>aye, as presented</i> |
| • <i>Ken Heidle</i> | <i>aye, as presented</i> |
| • <i>Ed Young</i> | <i>aye, as presented</i> |

The last public hearing this evening is application #9359, subdivision request. With the Planning Board this evening is Engineer Mike Metzger and applicant Andy Gernold.

Mr. Mike Metzger of Metzger Civil Engineering explained that Mr. Gernold would like to combine three adjacent parcels and combine them into one parcel that would be around 8.7 acres. On this new combined parcel, Mr. Gernold would like to build a manufactured home community with approximately 44 lots featuring affordable homes.

The first item that needs to be addressed is the applicant's request for subdivision and the second item is going to be what the Planning Board's recommendation to the Village of Springville Board of Trustees is going to be regarding the rezoning of these properties to CIP to accommodate Mr. Gernold's project or other similar projects in the future. There was some

question as to procedure regarding these two requests. Should the rezoning come first or the subdivision? All necessary parties have been notified and this public hearing was advertised in the Springville Journal as well as the Village of Springville website. Erie County and the DOH would like to be notified again regarding Mr. Gernold's site plan if this project comes to fruition.

After much discussion between the Planning Board members, Mr. Kaleta, Mr. Gernold and Mr. Metzger, the Planning Board was ready to vote and make their recommendation.

Member Greg Keyser made a motion to declare the SEQR an unlisted action with negative declaration for the subdivision. Member Ken Heidle seconded it, all in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9359 for subdivision. Member Greg Keyser made the motion, seconded by Member Ed Young, all in favor none opposed.

The vote went as follows:

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| • <i>Bob Muhlbauer</i> | <i>aye, with stipulation</i> |
| • <i>Greg Keyser</i> | <i>aye, with stipulation</i> |
| • <i>Devin Kowalske</i> | <i>aye, with stipulation</i> |
| • <i>Ken Heidle</i> | <i>aye, with stipulation</i> |
| • <i>Ed Young</i> | <i>aye, with stipulation</i> |

Application #9359 approved with the following stipulation.

- ***The Planning Board grants their approval contingent on the Village Board of Trustees changing the zoning for the area in question.***

At this time, the Planning Board would also make the recommendation to the Village Board of Trustees to rezone this area to CIP, Commercial Industrial Park, with the possibility of future projects that are consistent with the Master Plan of the Village of Springville.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the November 10, 2020 Planning Board meeting. Member Ken Heidle made the motion, seconded by Member Greg Keyser. All in favor, none opposed.

At 9:28 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Ed Young made the motion, seconded by Member Greg Keyser. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube

