

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

February 8, 2022

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 Allison Duwe Tom Shelberg Joe Roosa Ron Sheehan John Klem

After the Pledge to Allegiance, Chairman Mulhbauer called the meeting to order at 7:07 pm.

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

Application #9760 for Site Plan Approval: S. Cascade Dr. Mavis Lot, Springville, NY, SBL 335.18-1-16.1, Zoning District CIP Commercial.

Mr. Tom Shelberg, RA, was there on behalf of Roosa Family Associates to answer any questions that the Planning Board may have. First, Mr. Shelberg stated what the applicants want to do with this property. He stated that the parcel of property is adjacent to the traffic signal at the Tops Market. The project will consist of a 6800 sf +/- single story automotive tire center building with associated access drive lanes and required parking consisting of green space landscaping per Village Code. Vehicular access from South Cascade Drive will utilize the common shared driveway to Tractor Supply and Aldi stores. The developed project area will be less than 1.0 acre.

The Village received a review from a consulting engineer for the Village of Springville. Mr. Keith Marquis of Marquis Engineering, P.C. returned any comments or concerns he may have. The applicants were given a copy of these concerns and have had a chance to address them. One topic that was mentioned was a concern for traffic that will be going in and out for the business

of the drive for Aldi and Tractor Supply. Mr. Shelberg stated that at peak the cars per hour entering and exiting is generally 4 to 8 cars. A couple other points of interest were storage of tires and scrap. Per the plan, the applicant indicated that there will be indoor storage for scrap metal and possibly tires. If there is to be any outdoor storage it will be fenced in and frequently removed from the premises.

Building Inspector/CEO Mike Kaleta also informed the Planning Board that at this location the minimum lot size is 200 x 200, 40,000 sq ft with 20% lot coverage allowed. Setbacks need to be 50 feet in the front and 25 feet in the side and rear. The applicants proposed building meets these requirements. The only issue may be that an Area Variance will be required from the Zoning Board of Appeals if it is interpreted that the applicant's lot does not meet the aforementioned lot size requirements due to lot shape. Another item down the road will be signage. It was suggested that the existing Aldi sign gets moved and Mavis is added to that sign.

All public notifications were completed prior to the hearing and this Public Hearing announcement was published in the Springville Journal. Erie County had no issues, the Town of Concord asked there be no straight pipe running to the Town storm run ditch.

At this time, Chairman Muhlbauer declared the SEQR a type II, unlisted action requiring the Planning Board to go through the Short Environmental Assessment Form and declared a negative declaration. Member Greg Keyser made the motion, seconded by Member Ken Heidle to accept the SEQR as presented. All in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9760 for Site Plan approval.

The vote went as follows:

- | | |
|------------------------|-------------------------------|
| • Bob Muhlbauer | aye, with stipulations |
| • Greg Keyser | aye, with stipulations |
| • Terry Skelton | aye, with stipulations |
| • Ken Heidle | aye, with stipulations |

Application #9760 approved with the following stipulations.

- ***The Planning Board grants their approval as long as the applicant obtains their Area Variance from the Zoning Board of Appeals, if required.***
- ***Developers Agreement for any utility easements.***
- ***Water/sewer approvals***
- ***Electric approvals***
- ***No outdoor storage for waste material, unless in containers and screened.***

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The last item on the agenda this evening is a request from John Klem representing Sterling Medical. Mr. Klem informed the Board of their desire to use the building at 15 Commerce Drive for housing. He explained that they have been trying to lease or sell the building with no takers for over a year and a half. With the nearby senior center, People inc and other housing in the area, they thought they could repurpose this building for housing.

Along with this lot being contiguous to an already formed R-M district, the Planning Board would like to recommend to the Village Board that this parcel be rezoned to R-M.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the January 11, 2022 Planning Board meeting. Member Ken Heidle made the motion, seconded by Member Devin Kowalske. All in favor, none opposed.

At 8:20 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Greg Keyser made the motion, seconded by Member Ken Heidle. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube