

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

April 12, 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 (absent)
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Tim Michaels, Mayor Vishal Rai, PE

After the Pledge to Allegiance, Chairman Mulhbauer called the meeting to order at 7:01 pm.

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

**Application #9802 for Site Plan Approval and Special Exception: 564 W Main St., Springville, NY, SBL 335.18-1-11.1, Zoning District CIP Commercial, O'Reilly Auto Parts Enterprises, LLC.**

Mr. Vishal Rai, PE of Bohler Engineering, was there on behalf of O'Reilly Auto Parts to answer any questions that the Planning Board may have. First, Mr. Rai stated what the applicants want to do with this property, construction of a new building for the retail sale of auto parts and accessories along with parking, site and storm water improvements. He stated that the parcel of property is located adjacent to Burger King on W. Main St. The project will consist of a 7,225 sf +/- single story building with associated access drive lanes and required parking consisting of green space landscaping per Village Code. Mr. Rai said that there is an access easement in the existing entrance for the vacated Ponderosa parcel that is located south of Burger King on S. Cascade Dr. The applicants have also filed for the proper permits with the DOT and that the driveways will be to DOT standards. They are still waiting on final approval from the DOT, but upon submittal of the permitting, all looked appropriate. It was also mentioned that truck delivery traffic will be minimal with deliveries being only weekly to bi-weekly.

With no other questions, CEO/Building Inspector stated that all of the setbacks were within requirements and that there does not need to be a Developers Agreement due to all utilities and such are already available to this site. The Planning Board will need to declare themselves lead Agency on this project.

Chairman Muhlbauer asked for a motion to declare the Planning Board as Lead Agency. Member Ed Young made the motion, seconded by Member Ken Heidle, all in favor, none opposed.

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 was informed but was not required.

At this time, Chairman Muhlbauer declared the SEQR an unlisted action requiring the Short Environmental Assessment Form and declaring a negative declaration. CEO Kaleta then read the Determination of Significance. Member Greg Keyser made the motion, seconded by Member Ed Young to accept the SEQR as presented. All in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9802 for Site Plan and Special Exception approval.

***The vote went as follows:***

- ***Bob Muhlbauer*** *aye*
- ***Greg Keyser*** *aye*
- ***Ed Young*** *aye*
- ***Ken Heidle*** *aye*
- ***Devin Kowalske*** *absent*

***Application #9802 approved with the following stipulations.***

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the February 8, 2022 Planning Board meeting. Member Ed Young made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

At 7:52 pm, Chairman Muhlbauer asked for a motion to adjourn. Motion was made, 11 in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube

