

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

May 23, 2023

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 (absent) Greg Keyser Devin Kowalske Tim Shriver
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee (absent) Karl Horshel Kim Horshel Bill Gugino

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:03pm.

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

Application #10177, for Horshel Brothers Precision, for Site Plan approval located at 180 Zoar Valley Road, Springville, NY, SBL 347.05-1-5.1.

Chairman Muhlbauer asked Mr. Horshel to come up and explain his Site Plan approval request. Mr. Horshel stated that the 60' x 80' pole barn he would like to build is simply to house his snowplow and other vehicles as cold storage. This is a commercial building on commercial property, due to this CEO/Building Inspector Kaleta listed some of the guidelines that the applicant needs to follow:

Occupant load at 500sq ft per occupant would be 10

Travel Distance Common Path for occupant load less than 30 is 100'.

One exit is allowed for less than 30 occupants but applicant will most likely be over 100' of travel. It will require egress. (two doors)

Exit signs and emergency lighting.

Ground Snow Load for trusses will need to be 58psf approximately.

Aisles in a building without sprinklers is 96”.

The applicant’s Site Plan meets these requirements.

At this time Chairman Muhlbauer asked for a motion to declare this application an Unlisted Action declaring a Negative Declaration, due to the size of the building being over 4000 square feet. Member Devin Kowalske made to motion, seconded by Member Greg Keyser, 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 has deemed this application a local issue and has no further input.

Next, Chairman Muhlbauer then asked for a motion to approve application #10177 for Site Plan approval. Motion was made by Member Tim Shriver, seconded by Member Devin Kowalske. All in favor, none opposed.

The vote went as follows:

- | | |
|-------------------------|---------------|
| • Bob Muhlbauer | aye |
| • Greg Keyser | aye |
| • Ed Young | absent |
| • Devin Kowalske | aye |
| • Tim Shriver | aye |

Application #10177 approved.

Next on the agenda is previous applicant Bill Gugino of B & B Homes. Mr. Gugino was previously approved for Residential Planned Development on East Hill Run. With that approval was a green space that ran along the back of the properties on the west side of the street, for the single detached homes, that was to be maintained by B & B Homes with the eventuality of a HOA for that area. Mr. Gugino now wants to extend the back property lines to make larger lots and leave the property owners responsible for their lot maintenance as opposed to the green space that he would have to tend to. Due to these changes, Mr. Gugino has deviated from his original approved application. The Planning Board needs to decide whether they feel this change is significant and require Mr. Gugino to reapply or if the changes are not that significant and he would not need to come back.

After much discussion, the Planning Board felt that the lot line adjustments and minimalizing the green space was a minor change and this site plan will stay within the general concept of the

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previously approved plan. Therefore, the Planning Board will not require Mr. Gugino to resubmit.

Chairman Muhlbauer asked for a motion to accept these changes. Motion was made by Member Greg Keyser, seconded by Member Tim Shriver, all in favor none opposed.

Lastly, Mr. Kaleta briefed the Planning Board on upcoming applications. He stated that there will be a public hearing at the June meeting for Dr. Seipel/ John Keem for Site Plan approval for storage units on Waverly Street. Also there is the potential for another Site Plan application from Springville Animal Hospital. At this time Mr. Kaleta is waiting for additional paperwork in order to fit this application in for the June meeting. Mr. Kaleta also wanted to mention to the Planning Board that the Wetzl housing project that they recently approved looks like it will be done in two phases.

Mr. Kaleta also informed the Planning Board that O'Reilly's Auto will be before the Zoning Board of Appeals in June seeking a variance for signage.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the April 25, 2023 Planning Board meeting. Member Devin Kowalske made the motion, seconded by Member Greg Keyser. All in favor, none opposed.

With there nothing else on the agenda this evening, Chairman asked for a motion at 8:25pm to adjourn the meeting. Member Greg Keyser made the motion, seconded by Member Tim Shriver. All in favor, none opposed.

Respectfully Submitted,

Kellie Grube

