

***MVILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES***

July 25, 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 Greg Keyser (absent) Devin Kowalske Tim Shriver
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee John Baker Derek Horschel Michael Reilly,DVM

After the Pledge to Allegiance, Chairman Mulhbauer called the meeting to order at 7:00 pm.

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

A continuation for Application #10201, for Site Plan approval, Subdivision and Special Exception, located at 417 Waverly St., Springville, NY, SBL 347.06-1-4, Dr. Michael Reilly DVM.

Application #10239, Site Plan approval, located at 180 Zoar Valley Rd., Springville, NY, SBL 347.05-1-5.1, Horschel Brothers Precision.

Chairman Muhlbauer asked Mr. Derek Horschel to come up and explain their Site Plan. Mr. Horschel came up and explained that they would like to build an additional warehouse for storage on an already existing addition. The first addition was built in such a way in anticipation of this future warehouse. The applicant's property is located within a CIP District and warehouses are a permitted use. The addition would be approximately 240 x 120 feet and would not require any road work, no new parking and would not require any additional utilities to be put in from Springville Department of Public Works. Due to the lot that would be disturbed to put this addition in is less than an acre, no DEC permits are needed. Mr. Horschel stated that the

intention of this addition would be primarily for storage only, would not require any additional staffing; hence no more parking would be required or needed. It was also asked if a sprinkler system was needed. Due to the nature of the addition and there being at least 60 feet of space around the building, allowing Fire Department access, a sprinkler system is not required.

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.

With no other questions, Chairman Muhlbauer asked for a motion to declare the Planning Board Lead Agency on this application. Member Devin Kowalske made the motion, seconded by Member Ed Young, all in favor, none opposed.

Next, the Planning Board reviewed the SEQR. Member Ed Young made the motion to declare the SEQR an Unlisted Action and a Negative Declaration. Seconded by Member Tim Shriver, all in favor, none opposed.

Lastly, Chairman Muhlbauer asked for a motion to approve this application as presented. Member Devin Kowalske 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</i> |
| • <i>Greg Keyser</i> | <i>absent</i> |
| • <i>Ed Young</i> | <i>aye</i> |
| • <i>Devin Kowalske</i> | <i>aye</i> |
| • <i>Tim Shriver</i> | <i>aye</i> |

Application #10239 approved.

The next application for review is a continuation of Public Hearing application #10201 from last month. Dr. Michael Reilly of 417 Waverly Street was before the Planning Board last month seeking Site Plan approval, Subdivision and Special Exception. After review last month, the Planning Board had a few items that they wanted to see changed. Dr. Reilly is present tonight with those changes. The three items that the Planning Board wanted to see changed were the dumpster location, a decreased number of parking spaces and a natural barrier between Dr. Reilly's building and the residential side of his Site Plan. All of these items have been addressed and are reflected on a new Site Plan drawing presented to the Planning Board this evening. The Planning Board wanted it mentioned that the decreased number of parking of spaces was agreed

by them that in order to meet the building square footage/parking space ratio was excessive for this kind of business. The new Site Plan reflects the decreased parking but the option is there that if in the future Dr. Reilly feels he needs more, it could be added back in the front.

After some discussion, Chairman Muhlbauer asked for a motion to declare the Planning Board Lead Agency. Member Ed Young made the motion, seconded by Member Tim Shriver, all in favor, none opposed.

The Planning Board then reviewed the SEQR that had been tabled from the previous meeting. Member Devin Kowalske made the motion to declare the SEQR a Negative Declaration with no further action needed. Seconded by Member Ed Young, all in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve this application with the changes. Member Tim Shriver 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, with stipulation</i> |
| • <i>Greg Keyser</i> | <i>absent</i> |
| • <i>Ed Young</i> | <i>aye, with stipulation</i> |
| • <i>Devin Kowalske</i> | <i>aye, with stipulation</i> |
| • <i>Tim Shriver</i> | <i>aye, with stipulation</i> |

Application #10201 approved with the following stipulation.

- ***Lessening of the number of parking spaces due to past practice of the business. The decreased parking may be added to in the future if deemed needed.***

Next, Chairman Muhlbauer asked for a motion to continue to table ***Application #10194, for John Keem III or Buffalo Flex Business Park, for Site Plan approval located at 482 Waverly St., Springville, NY, SBL 347.06-1-13.*** Member Ed Young made the motion, seconded by Member Tim Shriver, all in favor, none opposed.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the June 27, 2023 Planning Board meeting. Member Devin Kowalske made the motion, seconded by Member Ed Young. All in favor, none opposed.

Before adjourning, Chairman Muhlbauer wanted to congratulate Building Inspector/CEO Mike Kaleta on his retirement and to thank him for all of his years of service, his wealth of knowledge and for always going above and beyond. He will be greatly missed.

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With nothing else on the agenda this evening, Chairman asked for a motion at 7:51 pm to adjourn the meeting. Member Ed Young made the motion, seconded by Member Devin Kowalske. All in favor, none opposed.

Respectfully Submitted,

Kellie Grube