

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

September 26, 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:	John Baker
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee Mark Longo Mike Metzger Shannon Hartel

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

With there being no Public Hearings this evening it was felt that this informal meeting would be a good time to discuss a potential significant project that is interested in coming to Springville.

On hand this evening is Attorney Mark Longo, Engineer Mike Metzger and Real Estate Agent Shannon Hartel. These three individuals represent a buyer who is interested in purchasing a large piece of property and subdividing it for housing development.

Attorney Mark Longo got up first and explained to the Planning Board what it is that his client is hoping to do. There is an approximately 32 acre piece of property for sale in the Village of Springville that was the former site of some historical significance. The property holds a farmhouse and barn on it along with all of the acreage. The property is zoned agricultural currently. Mr. Longo said that his client would like to purchase the property, subdivide the lot, and break it into anywhere from 50 to 70 buildable lots. Once housing is built on the new lots they would be for sale to purchase, no rentals. Mr. Longo wanted to ask the Planning Board if they felt if there was a need for multifamily housing in the Village and/or single family housing.

Mr. Metzger came up to present a very preliminary rendition of the buyer's idea for the subdivision. All of the lot sizes and some of the housing sizes would be completely contingent on the property being rezoned. Rezoning the property would require the removal of the designated Agricultural District and approval from the Village of Springville Board of Trustees. If the

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property was rezoned to RM the buyer would be interested in putting up some multifamily, townhouse style, dwellings along with single family residences. If the property currently stays R8.5 and has the Agricultural district removed they would simply put in single family residences. The proposal suggests the existence of a HOA (Home Owners Association) that would regulate this housing area. It also shows that a new road would be built to Village of Springville specs with the hope of turning it over to the Village in the future.

After some discussion, the Planning Board agreed with the need for more housing. They were unsure of the need for multi-family housing but would like to research it some more. The Planning Board also felt that this project needed to be discussed with Superintendent of the Department of Public Works Duane Boberg. Mr. Boberg oversees infrastructure and utilities for the Village. The Planning Board would like to see them next month perhaps after they have had some time to research a little bit.

Mr. Longo, Mr. Metzger and Ms. Hartel all thanked the Planning Board for their time and look forward to seeing them again in the future.

Next, CEO/Building Inspector John Baker wanted to discuss something with the Planning Board that had come to his attention. Mr. Baker was recently contacted regarding a program that New York State offers that would allow accessory dwelling units on low to middle income, single family properties. The program offers assistance and grant money to individuals who meet the requirements to build an additional dwelling unit on their property. The information can be found at <https://hcr.ny.gov/adu>. Mr. Baker wanted to mention this to the Planning Board because as it stands now, the Village of Springville's Code regarding this is very restrictive and it would be difficult, if not impossible, for an individual to take advantage of this program in the Village. Mr. Baker and the Planning Board reviewed the Code pertaining to accessory buildings and it was decided that the Code that pertains to accessory buildings needs to be researched further and perhaps updated. It was felt that provisions for smaller housing, as in, apartments and tiny homes to existing single family properties needs to be addressed as well. The Planning Board will do their own research and will revisit it at a future meeting.

With there being nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to approve the minutes from the July 25, 2023 Planning Board meeting as presented. Member Ed Young made the motion, seconded by Member Tim Shriver, all in favor, none opposed.

Chairman asked for a motion at 8:30 pm to adjourn the meeting. Member Devin Kowalske made the motion, seconded by Member Ed Young. All in favor, none opposed.

Respectfully Submitted,

Kellie Grube

