VILLAGE OF SPRINGVILLE PLANNING BOARD MINUTES

December 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: Members:	Bob Muhlbauer Ed Young Greg Keyser Devin Kowalske Tim Shriver (absent)
Building Inspector/ CEO:	John Baker
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee Matthew Retzlaff Valerie Retzlaff

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 Hearings:

An Application for #10184, for Special Exception approval, located at 227 West Main Street, Springville, NY, SBL 335.15-8-19.2, Historic B-1 District, Matthew and Valerie Retzlaff.

Chairman Muhlbauer asked Mr. and Mrs. Retzlaff to come up and explain their Special Exception request. The Retzlaff's stated that they would like to propose a change in the zoning percentage of their building.

The current zoning is 70% commercial (front) and 30% residential (rear apartment). The Retzlaff's would like to propose that this percentage be flipped and the residential be 70% and the commercial be 30%. They stated that the rear apartment was existing and no changes have been made to the layout, electrical or plumbing other than cosmetic updates. This area is approximately 600 square feet and contains a full bath, two bedrooms, living space as well as an efficiency kitchen. The space was most recently a commercial retail space. One notable update is an addition of another kitchen where the electrical was updated to code. It was noted that there will have to be an inspection by the Board of Fire Underwriters for the new electrical that will have to be filed with the Village office. Also, the applicants acknowledged that when they

Page 2 Planning Board Meeting December 26, 2023

originally bought the building they had every intention of using some of the space for retail. After doing some research for this area they do not feel that there is a good market here for Mr. Retzlaff's art gallery and retail. What they did feel that the area needed was more inns and/or overnight accommodations. Ms. Retzlaff thought that it would be nice to be able to share their train depot with the public. The inn is ready now for rental but they acknowledge that there is additional permitting that they have to submit with Building Inspector/ CEO John Baker as well as annual fire inspections of the property. Lastly, Ms. Retzlaff said that they are thoughtful for the future use of the building and their layout allows for an easy transition back to retail or other commercial use.

Next, Member Greg Keyser made the motion to declare the SEQR a Type II, Unlisted Action, and a Negative Declaration. Seconded by Member Devin Kowalske, all in favor, none opposed.

Chairman Muhlbauer asked for a motion to approve this application as presented. Member Greg Keyser made the motion, seconded by Member Ed Young, all in favor, none opposed.

The vote went as follows:

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

Application #10184 approved without stipulations.

Next, Chairman Muhlbauer asked if there was anything elde that the Memebers wanted to discuss this evening. There was a question regarding the appropriate zoning for a new business office that may have been set up. Also it was mentioned that at this time there has been no new developments with the Dygert property and it will not be discussed this evening. The Members discussed the need for the Code to be updated in some areas to accommodate the changes and additions of new items that have been increasingly popping up, as an example, the need to update the Code for Air B & B's and the likes. The need to update for accessory buildings and tiny homes was also mentioned. The Board all agreed to do some research on these items for future discussion and decisions.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the September 26, 2023 Planning Board meeting. Member Ed Young made the motion, seconded by Member Devin Kowalske. All in favor, none opposed.

Page 3 Planning Board Meeting December 26, 2023

With nothing else on the agenda this evening, Chairman asked for a motion at 7:37 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