

**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:	Bob Muhlbauer
Members:	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 Muhlbauer 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

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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