

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

February 27, 2024

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
Building Inspector/ CEO:	John Baker
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee Karl Horschel Kim Horschel Bob Smith Ruth Smith

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 #10462, for Site Plan approval, located at 180 Zoar Road, Springville, NY, SBL 347.05-1-5.1, CIP District, Karl and Kim Horschel.***

Chairman Muhlbauer asked Mr. and Mrs. Horschel to come up and explain their Site Plan request. The Horschel's stated that they would like to propose a 3<sup>rd</sup> warehouse addition. The addition will be 15,360 sq. feet on the expressway side of their property.

The building will be used for storage only and there will be no issues with increased traffic.

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

Chairman Muhlbauer asked for a motion to approve this application as presented. Member Devin Kowalski made the motion, seconded by Member Tim Shriver, all in favor, none opposed.

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*The vote went as follows:*

- *Bob Muhlbauer* *aye*
- *Greg Keyser* *aye*
- *Ed Young* *aye*
- *Devin Kowalske* *aye*
- *Tim Shriver* *aye*

*Application #10462 approved without stipulations.*

*An Application for #10463, for Special Exception Use approval, located at 110 N Central Ave., Springville, NY, SBL 335.15-1-33, R6 District, Bob and Ruth Smith.*

Chairman Muhlbauer asked Mr. and Mrs. Smith to come up and explain their Special Exception Use request. The Smith's stated that they would like to change from a 2 family to a non-transient boarding house.

The Smith's work with a State run program H2A, that allows them to employ temporary staff from Mexico. They are allowed to be employed for 9 months out of the year, but then must return home for 3 months before returning to work again.

They have been involved in this program for several years now and it really helps keep the nursery running. The workers look forward to coming back every year and the Smith's appreciate them as well.

In accordance with the H2A regulations, only 6 persons are permitted to reside in the 2 unit dwelling and inspections are done on a regular basis, which will be forwarded to the Code Enforcement Officer John Baker.

Bob Muhlbauer is concerned that this may be setting precedence with future applications. This property is not considered a Flop House or an Air B&B. This type of housing is for an extended period of time in exchange for work and income.

Grey Keyser is struggling with the terminology being used. He would consider this type of housing a rental unit and not a labor camp, boarding house or transient dwelling.

