

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

MAY 28, 2024

7:00 P.M.

A meeting of the Planning Board of the Village of Springville was held at the SGI High School Auditorium, 290 N. Buffalo St. Springville, New York at the above date and time. Present were:

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| Chairman: | Bob Muhlbauer |
| Members: | Ed Young Tim Shriver Greg Keyser Devin Kowalske |
| Building Inspector/ CEO: | John Baker |
| Clerk: | Julie Nunweiler |
| Also Present: | Russ Belscher Duane Boberg |

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:

A petition to rezone Dygert Farm located at 206 Elk Street, Springville, NY

Chairman Muhlbauer started by making it clear that the reason for this meeting is for the developer to present its petition to rezone the property and allow time for public comments and questions. He also explained that there would not be a final decision made tonight on the project as it would need to go before the Village Board for that. Chairman Muhlbauer then handed over the microphone to Mark Longo, the attorney for the potential buyers, to address the board. He mentioned the Comprehensive Plan which the Village adopted in 2015 which was put into place as a guideline to help how we want our community to grow. He said his clients are a husband and wife from Clarence and are aware of the need for homes in our area. He went on to say how this plan with a mix of multiple dwelling units providing green space with well-lit sidewalks making it walkable to our downtown and would bring approximately 200 people supporting our local businesses and would create over a million dollars tax revenue as well as create jobs.

Next up to speak was Michael Metzger the developer who explained the new proposal. He referred to the drawing board and explained that the 30 acres as zoned today R-8.5 would allow 153 single family homes. This new plan would add both R-6 (two family homes) middle blue section and RM (multiple dwelling units) lower green section which would require a zoning change. He also mentioned our Comprehensive plan which is in place for what the village needs and that there is a need for additional housing. He explained that the village has 500 acres (25%) of land that's not developed. Chairman Muhlbauer questioned market values of single family homes as compared to patio homes and mix dwellings which the developers said would depend on square footage. They also discussed the fact that patio homes which attract older people are typically higher as buyers like less square feet but include all the amenities. Town homes would be less expensive and typically have Home Owners Associations.

The fact this property is currently zoned agricultural was brought up and that the new owner would need to pay taxes and would no longer get a tax break.

Chairman Muhlbauer thanked the developers for their presentation and wanted to open public comment. He mentioned that the board had read letters that were mailed to the Village office by concerned citizens and that the board has been in touch with our Dept of Public works, Electric and Fire Departments to confirm each are prepared and could handle this project.

See attachment A2 for public comments

Chairman Muhlbauer asked for a motion to vote on the applicants request to make the recommendation to the Village Board to change the zoning.

The vote went as follows:

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

Denied

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the April 23,2024 Planning Board meeting. Devin Kowalske made the motion, seconded by Tim Shriver. All in favor, none opposed.

At 9:03 pm Chairman Muhlbauer asked for a motion to adjourn. Devin Kowalske made the motion, seconded by Tim Shriver. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Julie Nunweiler