VILLAGE OF SPRINGVILLE PLANNING BOARD MINUTES

April 13, 2021

7:00 P.M.

Susan Cifrodella

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 Ken Heidle Greg Keyser Devin Kowalske
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee Steve Buckley

After the Pledge to Allegiance, Chairman Mulhbauer called the meeting to order at 7:00 pm.

Tonight on the agenda the Planning Board is addressing the following Public Hearings:

Application #9388 for Special Exception for 200-78: 144 N. Central Ave., Colby Rehrauer, Springville, NY, SBL 33515-1-27.

Application #9442 for Site Plan Approval: 555 S. Cascade Dr., MRC Recycling, Steve Buckley, Springville, NY, SBL 347.09-1-1.121.

Application #9412 for Site Plan Approval: 205 S. Cascade Dr., Tractor Supply, Rep. Susan Cifrodella, Springville, NY, SBL 335.18-1-6.21.

Application #9411 for Site Plan Approval: 455 S. Cascade Dr., S and S Taxidermy, Brian Stedman, Springville, NY, SBL 347.09-2-1.

Chairman Muhlbauer asked Mr, Steve Buckley to come up and explain the Planning Board what exactly he is seeking with his site plan approval request. Mr. Buckley stated that his recycling business is as busy as ever and he needs more space to move and store recycling items. Mr. Buckley would like to put an approximately 40x60 feet addition on the south side of his existing building just for that purpose.

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CEO/ Building Inspector Mike Kaleta said that all necessary paperwork has been filed as well as the Village of Springville's Department Input sheet has been returned as well with any requirements from those Departments.

With that in mind, Chairman Muhlbauer declared this application a Type II SEQR, requiring no further action, and all necessary parties have been notified. Member Greg Keyser made the motion to declare the SEQR, all in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9442 as presented for site plan approval. Member Devin Kowalske made the motion, seconded by Member Ken Heidle, all in favor, none opposed.

The vote went as follows:

• Bob Muhlbauer	aye
• Greg Keyser	aye
• Ed Young	aye
• Ken Heidle	aye
• Devin Kowalske	aye

Application #9442 approved.

Next, on the agenda is Application # 9412, site plan approval request from applicant Tractor Supply. Ms. Susan Cifrodella was in attendance to explain what it is that Tractor Supply would like to do and to answer any questions that the Planning Board may have.

Ms. Cifrodella stated that this Tractor Supply store is long overdue for a facelift. A majority of their updating will be done within the existing store with the exception of an addition of a greenhouse on the outside of the store. Ms. Cifrodella went on to say that the greenhouse would be a permanent structure and would be approximately 5000sqft. In addition to the greenhouse, the applicant would like to add a little drive up shed for online orders and curbside pickup. The Planning Board was not sure that they were fond of the traffic pattern that the applicants presented and would like a feasible alternative.

After some more discussion the Planning Board went over the Short Form SEQR and had no concerns.

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Chairman Muhlbauer asked for a motion to approve the SEQR, requiring no further action. Member Devin Kowalske made the motion to declare the SEQR, seconded by Member Ed Young. All in favor, none opposed.

All necessary parties have been notified, with no input from them as well as the DPW input sheet with no real concerns.

Chairman Muhlbauer then asked for a motion to approve application #9412 as presented for site plan approval. Member Greg Keyser made the motion, seconded by Member Ed Young, all in favor, none opposed.

The vote went as follows:

•	Bob Muhlbauer	aye, with stipulation
•	Greg Keyser	aye, with stipulation
•	Devin Kowalske	aye, with stipulation
•	Ken Heidle	aye, with stipulation
•	Ed Young	aye, with stipulation

Application # 9412 approved with the following stipulation:

• Approved with the condition that traffic flow through the garden area exit to the north instead of the south.

The next Application is # 9411, site plan approval request from applicant, S & S Taxidermy, Brian Stedman. With no one in attendance to explain what it is that applicant would like to do, Mr. Kaleta was able to handle any questions that the Planning Board may have.

Mr. Kaleta said that the application request was a simple one. Mr. Stedman would like to build a 40 x 60 accessory pole barn for storage behind his already existing building. A lot of Mr. Stedman's business is seasonal based and during his busy season, he could use some more space for storage. Mr. Stedman has plenty of space to work with and due to it being less than 4000 sq ft, no variance or zoning will be needed.

CEO/ Building Inspector Mike Kaleta said that all necessary paperwork has been filed as well as the Village of Springville's Department Input sheet has been returned with no input or requirements from those Departments.

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Chairman Muhlbauer declared this application a Type II SEQR, requiring no further action, and all necessary parties have been notified. Member Greg Keyser made the motion to declare the SEQR, seconded by Member Devin Kowalske, all in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9411 as presented for site plan approval. Member Ken Heidle made the motion, seconded by Member Devin Kowalske, all in favor, none opposed.

The vote went as follows:

• Bob Muhlbauer	aye
• Greg Keyser	aye
• Ed Young	aye
• Ken Heidle	aye
• Devin Kowalske	aye

Application #9411 approved.

Last on the agenda is Application # 3388, a Public Hearing continuation from last month, Colby Rehrauer for property located at 144 N. Central Ave., a two family house. Towards the back of the property is a large garage that Mr. Rehrauer would like to put in an apartment in upstairs. Mr. Rehrauer would like to make it two bedrooms and with removing some floor space due to roof pitch, would be approximately 650 square feet. Last month the Planning Board wasn't sure that the 650 square feet would be enough to be acceptable for two bedrooms. This month the applicant has brought back actual numbers and the square feet would be approximately 1022 square feet per floor. That number was a lot more acceptable to the Planning Board.

Last month, after much discussion regarding the applicant's request and how the Planning Board wanted to proceed with the applicants request and maintain compliance, it was decided that the detached garage would be considered an existing structure for occupancy. Once the Planning Board decided that this application will fit within District, they tabled the application so that Mr. Rehrauer can come back to meet the requirements for Special Exception uses as listed in §200-78.

Mr. Rehrauer was not present for the hearing but has been in communication with Mr. Kaleta throughout the application process.

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Mr. Kaleta went over the standards that need to be maintained by Mr. Rehrauer for a conversion. It was determined by the Planning Board and Mr. Kaleta that the applicant will be able to maintain those standards to meet the conversion of existing residences to multiple family use.

Chairman Muhlbauer declared this application a Type II SEQR, requiring no further action, and all necessary parties have been notified. Utilities will need their own service, cannot be part

Chairman Muhlbauer then asked for a motion to approve application #9388 as presented for Special Exception Use. Member Ed Young made the motion, seconded by Member Greg Keyser, all in favor, none opposed.

The vote went as follows:

• Bob Muhlbauer	aye
• Greg Keyser	aye
• Ed Young	aye
• Ken Heidle	aye
• Devin Kowalske	aye

Application #9388 approved.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the March 9, 2021 Planning Board meeting. Member Greg Keyser made the motion, seconded by Member Devin Kowalske. All in favor, none opposed.

At 8:35 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Ed Young made the motion, seconded by Member Ken Heidle. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube