## VILLAGE OF SPRINGVILLE PLANNING BOARD MINUTES

January 24, 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 Ken Heidle Greg Keyser Devin Kowalske
Building Inspector/ CEO:	Mike Kaleta (absent)
Clerk:	Kellie Grube
Also Present:	Randy Bebout Peter Sorgi Doug Feyes Glen Wetzl

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:

A continuation for Application #9802, for O'Reilly Auto Parts Site Plan approval and Special Exception located at 564 West Main Street, Springville, NY, SBL 335.18-1-11.1.

Application #10007 for Wetzl Development Site Plan approval located at 297 West Main Street, 0 Carolina Street, VL near West Main Street and Carolina Street, Springville, NY.

The Planning Board will be reviewing the changes to the driveway on O'Reilly's site plan that the NYSDOT wanted to see done. The NYSDOT has been presented the revised site plan with the driveway moved and they have given it their blessing. Per the NYSDOT, the revised Stage 2 of the PERM 33-COM application for the subject development has been reviewed and found to be acceptable. At this time the Planning Board needs to decide if they approve of the new, amended site plan. Randy Bebout of Bohler Engineering was on hand to answer any questions that they may have. Mr. Bebout stated that the site plan stayed basically the same other that now the amended driveway location has been flipped to the other side of the site plan. He did state that because of this there was some additional blacktop that needed to be added and the storm water mitigation area had to be increased minimally to accommodate this blacktop. The new Page 2 Planning Board Meeting January 24, 2023

additional mitigation area increase figures out to be only a 2.5% increase, which stays consistent with little change to the original site plan.

All public notifications were completed prior to the hearing and this Public Hearing announcement was published in the Springville Journal. The NYSDOT's input has been addressed and satisfied.

At this time, the Planning Board agreed that the changes to the previously approved site plan were so minimal that the previous SEQR review that had been conducted still stands.

Chairman Muhlbauer asked for a motion to approve application #9802 for Site Plan approval with the changes needed to accommodate NYSDOT. 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
•	Ken Heidle	aye
•	Devin Kowalske	aye

## Application #9802 approved.

The next application before the Planning Board is for:

# Application #10007 for Site Plan Approval: 297 W. Main St and Carolina St-Wetzl Development.

Doug Feyes of Carmina Wood Engineering was present as was Attorney Peter Sorgi to represent applicant GlenWetzl of Wetzl Development.

Mr. Wetzl (Wetzl Develoment LLC), is proposing to construct 54 one story attached townhome units for rent at market rate with buildings to be comprised of a mixture of building sizes. The applicants feel that the proposed project site is ideal since it is located in the heart of Main Street in the Village at a location that will promote walkability to Village amenities. The proposed project will also satisfy the demand for this housing type in the Village.

The applicant was before the Planning Board back in August 2022 to discuss this project and at that time they were seeking to amend the zoning for the three parcels from CIP to RM. They

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have since secured that zoning change with the Village Board of Trustees and are able to proceed with this site plan application.

Mr. Sorgi stated that there is currently an easement for the Village of Springville water tower that will need to be moved slightly to accommodate this project and the applicant is fully prepared to secure that easement. Mr. Sorgi also stated that he is aware of the Developer's Agreement that the Village of Springville requires which will address utilities with the Village. It was also noted that on the proposed site plan there will be turnarounds that will be able to accommodate emergency vehicles for mobility. Ideally they are hoping to break ground in this upcoming spring.

After some discussion, it was felt that all was in order with the site plan and wasn't that far off of the previously approved site plan proposal that was presented by previous owner Andy Gernold. The Planning Board would like to have an engineer review this site plan as well on behalf of the Village of Springville, particularly for storm water review.

At this time, Planning Board, Chairman Muhlbauer declared the SEQR an unlisted action requiring the Short Environmental Assessment Form and declaring a negative declaration. Member Greg Keyser made the motion, seconded by Member Ed Young, all in favor, none opposed.

All public notifications were completed prior to the hearing and this Public Hearing announcement was published in the Springville Journal.

Chairman Muhlbauer then asked for a motion to approve application #10007 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
- Greg Keyser
- Ed Young
- Ken Heidle
- Devin Kowalske

aye, with stipulations aye, with stipulations aye, with stipulations aye, with stipulations aye, with stipulations

Application #10007 approved contingent of the following stipulations:

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- The completion of an Engineer's review and approval on behalf of the Village of Springville.
- That the site street lighting be downcast with environmentally friendly LED lights and dark sky compliant.
- *Execution of a Developer's agreement for installation of utilities and for easements with the Village of Springville.*

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the August 23, 2022 and December 27, 2022 Planning Board meetings. Member Devin Kowalske made the motion, seconded by Member Ed Young. All in favor, none opposed.

At 7:45 pm, Chairman Muhlbauer asked for a motion to adjourn. Motion was made, ll in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube