VILLAGE OF SPRINGVILLE PLANNING BOARD MINUTES

April 25, 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 Greg Keyser Devin Kowalske
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee Matt Retzlaff Valerie Retzlaff Richard Myers

After the Pledge to Allegiance, Chairman Mulhbauer called the meeting to order at 7:03pm.

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

Application #10141, for Matt and Valerie Retzlaff, for Site Plan approval located at 227 West Main Street, Springville, NY, SBL 335.15-8-19.2.

Chairman Muhlbauer asked Mr. and Mrs. Retzlaff to come up to discuss their Site Plan approval request. Last month Mr. and Mrs. Retzlaff had spoken to the Planning Board regarding their intentions. Nothing has changed regarding their Site Plan. The Retzlaff's would like to build a 30' x 40' pole barn with an additional 12' x 40' lean-to. The structure will sit at least 10'from the Railroad property lines. A garage door will be placed both in the front and on the side facing the Rails to Trails nature trail where trail enthusiasts will be able to see Matt's art process in real time. The building will have a classic design with surrounding landscaping that will greatly improve the current lot. The structure will be used by applicant, Matt Retzlaff, to create metal art sculptures to be sold on premises. The pole barn will work together with the completion of renovations in the main Train Depot building in order to create a destination where art and history collide. The applicant's stated that the new pole building is pivotal to the success of the business plan.

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With the applicant's speaking to the Planning Board last month and with no new changes to the proposed Site Plan, the Planning Board had very few questions for the applicants. Due to the Zoning District that the applicants are in, the addition of the use is permitted, requiring Site Plan approval only. The Planning Board members did want to clarify with the applicants where the storage of material will be. Mr. Retzlaff stated that he plans to store the raw material behind an existing dumpster enclosure or inside.

At this time Chairman Muhlbauer asked for a motion to declare this application a Type II requiring no further action required due to the size of the building being under 4000 square feet. Member Greg Keyser made to 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. Erie County has deemed this application a local issue and has no further input.

Next, Chairman Muhlbauer then asked for a motion to approve application #10141 for Site Plan approval. Motion was made by Member Devin Kowalske, seconded by Member Ed Young. All in favor, none opposed.

The vote went as follows:

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

Application #10141 approved.

In the audience this evening also is Richard Myers. Mr. Myers owns property on Clark Street, a private road, in the Village of Springville. Mr. Myers would like to propose the rezoning of his property. His property is currently zoned R8.5, allowing single family residences. Mr. Myers would like to have his property rezoned so that he may be able to build a two family home with the possibility of building up to four residences. Mr. Myers has been in contact with the Army Corp. of Engineers as well due to a large portion of his property being located within a designated wetland. If Mr. Myers can have the wetlands delineated, allowing for more buildable room, he would like to put up two duplexes or a building housing four apartments.

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After some discussion, the Planning Board took in to consideration that a good portion of the surrounding properties were already two family homes. Changing the zoning would make these legal non-conforming uses conforming. The Planning Board along with CEO Mike Kaleta agreed that it would be prudent to consider the surrounding properties when making a recommendation to change the zoning from R8.5 to allow more than just single family homes. It was brought up that the Village of Springville's Comprehensive Plan suggests a higher concentration of dwellings and that the rezoning would be following that idea. With the Planning Board Members hearing the petition request and all questions being answered at this time, Chairman Muhlbauer asked for a motion to recommend to the Village Board of Trustees that Mr. Myer's property and the five properties surrounding be rezoned from R8.5 to RM. The properties that would be affected would be the three to the east of Clark Street and the three to the west of Clark Street along Route 39. Member Greg Keyser made the motion, seconded by Member Ed Young, all in favor, none opposed. (please, see attached map)

Next, CEO Mike Kaleta went over the language changes to the definitions for Lot Lines that the Planning Board would like to recommend to the Village Board of Trustees. The changes are as follows:

New LOT LINE, FRONT

In the case of a lot abutting upon only one street, the line separating such lot from such street. In the case of a lot that abuts more than one street, each street line shall be considered to be a front lot line.

Add language to rear yard and side yard.

On a corner lot the side yard will line up with the adjoining lot side yards.

On a corner lot the rear yard will line up with the adjoining lot rear yards.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the March 28, 2023 Planning Board meeting. Member Ed Young made the motion, seconded by Member Devin Kowalske. All in favor, none opposed.

With there nothing else on the agenda this evening, Chairman asked for a motion at 8:23pm to adjourn the meeting. Member Devin Kowalske made the motion, seconded by Member Ed Young. All in favor, none opposed.

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Respectfully Submitted,

Kellie Grube

