

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

November 26, 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 St. Springville, New York at the above date and time. Present were:

Chairman:	Bob Muhlbauer
Members:	Barb Lipka
	Tim Shriver (absent)
	Greg Keyser
	Devin Kowalske
Building Inspector/ CEO:	John Baker
Clerk:	Julie Nunweiler
Also Present:	Russ Belscher

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 Hearing:

Application # 10756, for Special Exception approval, located at 178 East Hill Run, Springville, NY, SBL 336.18-2-15 R8.5 Brittny Rehrauer for Home Occupancy Office.

Chairman Muhlbauer asked the applicant to come forward to explain what it is she is planning to do. Ms. Rehrauer explained she is adding a room on the back of the house to provide personal spa services as she is a licensed cosmetologist. She explained that she has a full-time job outside of her home as an occupational therapist and would like to make extra income to help make ends meet and would only provide services on Saturdays by appointment only.

Chairman Muhlbauer asked if she had any drawings and was told not yet but it will be a small room. Code enforcement officer John Baker said it would be considered a residential alteration and would have to meet setback requirements. Member Greg Keyser asked if the addition would occupy less than 30% of the gross floor area and would meet the characteristics of the existing house and was told it would. Parking will not be an issue as will never have more than one client at a time so will be able to park in the driveway. He also asked about advertising with a sign or selling any products and she said she would not be doing either.

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Chairman Muhlbauer asked if there was any other questions and Member Devin Kowalske asked if she had a timeline and Ms. Rehrauer said she was hoping by Spring as she wanted to get the exception before starting construction. Member Barb Lipka applauded her for applying for it first and asked if she had a name for it and was told her LLC is Lavish Co.

Chairman Muhlbauer asked for a motion to approve the application #10756 for Special Exception approval with stipulations. Motion was made by Greg Keysor, seconded by Barb Lipka . All in favor none opposed.

The vote went as follows:

Bob Muhlbauer	aye, with stipulations
Greg Keyser	aye, with stipulations
Devin Kowalske	aye, with stipulations
Barb Lipka	aye, with stipulations
Tim Shriver	absent, no vote

Application # 10756 approved with the following stipulations:

Personal Service special exception with no signage and by appointment only.

All public notifications were completed prior to the hearing and this Public Hearing announcement was published in Springville Journal. Erie County has deemed this application a local issue and has no further input.

Next, Chairman Muhlbauer asked for a motion to approve minutes from July 23,2024 Planning Board meeting. Member Barb Lipka made the motion, seconded by Greg Keysor. All in favor none opposed.

Lastly, Chaiman Muhlbauer wanted to thank Ed Young for serving on the Planning Board and welcomed new Member Barb Lipka.

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With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to adjourn meeting at 8:09 pm. Member Barb Lipka made the motion, seconded by member Greg Keysor.

Respectfully Submitted,



Julie Nunweiler

PLANNING BOARD

Village of Springville

Date: November 26, 2024

PLEASE SIGN IN

PRINT NAME

ADDRESS

Brittney Rehrauer

178 East Hill Run
Springville NY 14141

THANK YOU