

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

September 8, 2020

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:	Bob Muhlbauer
Members:	Terry Skelton Ken Heidle Greg Keyser
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Clarence Harrison Elizabeth Andrews Ben Andrews Rev. Stan Handzlik

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:02 pm.

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

Application #9256 for Site Plan approval: Assembly of God, 57 Transit Line Rd.,
Springville, NY, SBL 335.10-2-37.11.

Application #9258 for Site Plan approval: Elizabeth Andrews, Doug Andrews, 344 W.
Main St., Springville, NY, SBL 335.18-2-5.2.

Application #9265 for Sub-Division: Clarence and Nora Harrison, 82 N. Central Ave.,
Springville, NY, SBL 335.15-1-35.

The first Public Hearing that Chairman Muhlbauer called up before the Planning Board was application #9265, subdivision request. Mr. Clarence Harrison was present to explain what it was that they wanted to do. Mr. Harrison stated that the neighbor located next door at 265 Franklin Street is only 8 inches off of the property line and that they have no room to park an additional car if needed. With the new proposed lot line adjustment of 25 feet, the neighbors would be off the property line further and the lot lines would have a more natural flow.

At this time 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 Terry Skelton, all in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9262 for sub-division. Member Ken Heidle made the motion, seconded by Member Terry Skelton, all in favor, none opposed.

The vote went as follows:

- **Bob Muhlbauer** *aye*
- **Greg Keyser** *aye*
- **Terry Skelton** *aye*
- **Ken Heidle** *aye*

Next on the agenda is Application # 9258, Elizabeth Andrews, for Special Exception Use. The applicant would like to open a drive up only coffee kiosk located on the NW corner of the 344 W. Main St. The building will sit 50' south of the W. Main St. sidewalk and 20' to the east of the west property line. The building will be framed 10' x 16', with ordering windows on both the east and west side. Traffic will enter the location from the property's west driveway. It will then form two lines, the west window will line up along the property's north perimeter and order facing south. The other patrons will enter the lot and travel between the new kiosk and the existing building, make a U-turn and line up on the buildings east side facing north to order.

The building will be built onsite and attached to a 10' x 16' x 6' concrete slab. It will have a mixture of traditional siding, board and batten and metal siding with functioning shutters on the larger windows for added evening security. The building will have a half bath for employee use only. The building will also have its own utilities and will not have services connected to the 344 W. Main St.

Ms. Andrews stated that there will only be 2-3 employees working at a time and that the building is not open to the public, this is a drive up kiosk only. Her hour of operations will be approximately 5:30-11:30 am, daily. The prep time will be approximately 3 minutes

After some discussion, Member Greg Keyser expressed that he wasn't sure or comfortable with the traffic pattern from the roadway and within the parking lot. Prior to the Planning Board making a decision, he would like this item addressed.

Upon further discussion with the applicant, her husband, Mr. Kaleta and the Planning Board, a solution was reached. It was agreed to direct incoming traffic to the west property line to access the service windows. Until the parking lot surface is paved, directional signage and traffic cones will be utilized for the flow of traffic.

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

At this time, Chairman Muhlbauer declared the SEQR a type II, requiring no further action and asked for a motion for a negative declaration for this **Special Exception**. Member Ken Heidle made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9258. Member Terry Skelton made the motion, seconded by Member Ken Heidle, all in favor none opposed.

The vote went as follows:

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| • Bob Muhlbauer | aye, with stipulations |
| • Greg Keyser | aye, with stipulations |
| • Terry Skelton | aye, with stipulations |
| • Ken Heidle | aye, with stipulations |

Application #9258 approved with the following stipulations.

- *The Planning Board grants their approval as long as the applicant agrees to the modified traffic pattern.*
- *The Planning Board grants their approval as long as the applicant acquires the required set back variance from the Zoning Board of Appeals. Let it be known though, that if variance is not granted, the Planning Board finds the new traffic pattern to be acceptable without setback variance.*

Next, Chairman Muhlbauer asked Reverend Stan Handzlik, who was present for application #9256 to come up and explain what it was that the Assembly of God was requesting Site Plan approval for. Reverend Handzlik said that the church would like to build a pole barn type building on its property to use primarily for storage. The enclosed area would be 36' x 24'. He stated that the building would not be used for indoor meetings, will not include plumbing, bathrooms or heating. Electricity would be included for lighting and some light work that may be done inside or outside of the building. He went on to say that they hope to have the building completed by this fall.

The covered outside portion of the building would be used for outside performances once or twice a season and for perhaps a few outside movie nights. Reverend Handzlik said that it would only be a once in a while thing and definitely not a weekly or daily event.

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

Chairman Muhlbauer then asked for a motion to approve application #9256 for Site Plan approval. Member Terry Skelton made the motion, seconded by Member Greg Keyser, all in favor none opposed.

The vote went as follows:

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| • <i>Bob Muhlbauer</i> | <i>aye, with stipulation</i> |
| • <i>Greg Keyser</i> | <i>aye, with stipulation</i> |
| • <i>Terry Skelton</i> | <i>aye, with stipulation</i> |
| • <i>Ken Heidle</i> | <i>aye, with stipulation</i> |

Application #9256 approved with the following stipulations.

- *The Planning Board grants their approval as long as the applicant agrees to maintain and enhance a vegetation buffer between their new building and the neighboring adjacent property.*

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the August 11, 2020 Planning Board meeting. Member Terry Skelton made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

At 8:30 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Terry Skelton made the motion, seconded by Member Greg Keyser. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube

