

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

May 11, 2021

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:	Ed Young (absent) Ken Heidle Greg Keyser Devin Kowalske
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee Jeannine King Michael Ripstein Linnea Ripstein Jeff Morlock Dan Morlock

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 #9466 for Site Plan Approval: 405 S. Cascade Dr., DMJM Properties, Dan and Jeff Morlock, Springville, NY, SBL 347.05-1-4.1.**

**Application #9473 for Subdivision: 79 Smith St., Jeannine King, Springville, NY, SBL 335.15-3-24 and also Michael and Linnea Ripstein of 69 Smith St.**

First this evening, Chairman Muhlbauer addressed application #9473, subdivision request. Ms. Jeannine King was present along with her neighbor, Ms. Linnea Ripstein to, if needed, to explain why they were seeking a subdivision.

Both parties have agreed to transfer a 10' wide strip by the depth of the property which is approximately 178.71' from 79 Smith Street to 69 Smith Street. Currently 79 Smith has about 23' of setback to the house and 69 Smith has about 12' setback. If the subdivision is approved, 79 Smith would end up with 13' and 69 Smith would have 22' once the transfer is complete.

All necessary parties have been notified, with no input from them.

Member Devin Kowalske made a motion to declare this application a Type II SEQR, with no other action required. Motion was seconded by Member Greg Keyser, all in favor, none opposed.

Next, Chairman Muhlbauer asked for a motion to approve Application #9473, minor lot line adjustment subdivision request. Member Greg Keyser made the motion, seconded by Member Ken Heidle, all in favor, none opposed.

*The vote went as follows:*

- |                         |                                 |
|-------------------------|---------------------------------|
| • <b>Bob Muhlbauer</b>  | <b><i>aye, as presented</i></b> |
| • <b>Greg Keyser</b>    | <b><i>aye, as presented</i></b> |
| • <b>Devin Kowalske</b> | <b><i>aye, as presented</i></b> |
| • <b>Ken Heidle</b>     | <b><i>aye, as presented</i></b> |
| • <b>Ed Young</b>       | <b><i>absent, no vote</i></b>   |

The last public hearing this evening is application #9466-DMJM Properties, Dan and Jeff Morlock.

Chairman Muhlbauer asked Mr, Jeff Morlock to come up and explain to the Planning Board what exactly he is seeking Site Plan approval for. Mr. Morlock stated that they propose building a 36' x 45' pavilion that would be approximately 1,620 sqft to replace putting up a tent like they have done in the past. The proposed location on the property would be encroaching on the side and rear setbacks and will require a variance from the Zoning Board of Appeals. Their variance request is scheduled for May 12, 2021.

Mr. Morlock went on to explain that they wish to move the side yard fence on the north side away from the property line in order to create a driveway between their place and Tim and Bonnies. This would allow both businesses to use the parking area at the rear of the bowling alleys without having to drive back onto the street. Currently there is an agreement between them to share parking areas.

All necessary parties have been notified, with no input from them.

Chairman Muhlbauer declared this application a Type II SEQR, requiring no further action, due to being less than 4000 sq ft., and all necessary parties have been notified. Member Greg Keyser made the motion to declare the SEQR, seconded by Member Ken Heidle, all in favor, none opposed.

Chairman Muhlbauer then asked for a motion to approve application #9466 with stipulations for site plan approval. Member Greg Keyser made the motion, seconded by Member Ken Heidle, all in favor, none opposed.

*The vote went as follows:*

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|-------------------------|--------------------------------------|
| • <b>Bob Muhlbauer</b>  | <b><i>aye, with stipulations</i></b> |
| • <b>Greg Keyser</b>    | <b><i>aye, with stipulations</i></b> |
| • <b>Devin Kowalske</b> | <b><i>aye, with stipulations</i></b> |
| • <b>Ken Heidle</b>     | <b><i>aye, with stipulations</i></b> |
| • <b>Ed Young</b>       | <b><i>absent, no vote</i></b>        |

*Application # 9466 approved with the following stipulations:*

- ***Approved with the condition that the Zoning Board of Appeals grants the requested variance.***
- ***That the proposed driveway is a one way driveway with the appropriate signage.***

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the April 13, 2021 Planning Board meeting. Member Ken Heidle made the motion, seconded by Member Greg Keyser. All in favor, none opposed.

At 7:45 pm, Chairman Muhlbauer asked for a motion to adjourn. Member Devin Kowalsk made the motion, seconded by Member Ken Heidle. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube