

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

July 26, 2022

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 (absent)
Members:	Ed Young Ken Heidle
Co-Chairman:	Greg Keyser Devin Kowalske (absent)
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube (absent)
Also Present:	No Attendees

After the Pledge to Allegiance, Co-Chairman Keyser called the meeting to order at 7:00pm.

With there being no public hearings on the agenda this evening, the Planning Board will be reviewing §200-8.1 Retail Overlay District and its language. The recommendation is proposed to the Village Board that the following changes be made:

§ 200-8.1R-O Retail Overlay District.

Currently reads

D. Bulk, space and yard requirements. The building height, lot area, open spaces and yard dimension requirements applicable in the R-O District shall be the same as those applicable in the underlying district or as specified in Article **X** of this chapter for certain uses, except:

(1) Minimum lot frontage of 100 feet, unless a larger frontage is required by Article **X** of this chapter. Exception: agricultural retail and wholesale business, minimum 200 feet frontage.

(2) Maximum lot coverage by principal and accessory buildings shall be 50%.

Change to:

D. Bulk, space and yard requirements. The building height, lot area, open spaces and yard dimension requirements applicable in the R-O District shall be the same as those applicable in the underlying district or as specified in Article **X** of this chapter for certain uses, except:

(1) Minimum lot frontage of 100 feet, unless a larger frontage is required by Article **X** of this chapter. Exceptions:

- a. Agricultural retail and wholesale business, minimum 200 feet frontage.
- b. Existing lots, at the time of this change, that can show sufficient buffering to create a safe and unobtrusive environment to the neighborhood.

(2) Maximum lot coverage by principal and accessory buildings shall be 50%.

Whereas the only change made was to §200-8.1R-O Retail Overlay District D. (1) b. Co-Chairman Keyser asked for a motion to approve this change and make the recommendation to the Village Board of Trustees. Member Ed Young made the motion, seconded by Member Ken Heidle. All in favor, none opposed.

Lastly, Co-Chairman Keyser asked if any of the Members had any changes or omissions for last month's minutes from June 28, 2022. Member Ken Heidle had a question regarding the approval of Public Hearing application #9894 for Home Occupation for Dog Grooming. He is unclear about the parameters that approval was given regarding the dogs. The Planning Board decided to table the approval of the minutes until next month when the full Board was present.

At 8:05 pm, Co-Chairman Keyser asked for a motion to adjourn. Member Ed Young made the motion, seconded by Member Ken Heidle. All in favor, none opposed. Meeting adjourned.

Respectfully Submitted,

Kellie R. Grube