

**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:	Bob Muhlbauer
Members:	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 Muhlbauer 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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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

