

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

June 27, 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 Tim Shriver
Building Inspector/ CEO:	Mike Kaleta
Clerk:	Kellie Grube
Also Present:	Terry Skelton, Trustee John Keem III Michael Reilly,DVM Michael Reilly Jr.

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:07pm.

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

Application #10194, for John Keem III or Buffalo Flex Business Park, for Site Plan approval located at 482 Waverly St., Springville, NY, SBL 347.06-1-13.

Application #10201, for Michael C. Reilly, for Site Plan approval, Subdivision and Special Exception, located at 417 Waverly St., Springville, NY, SBL 347.06-1-4.

Chairman Muhlbauer asked Mr. Keem to come up and explain his Site Plan approval request. Mr. Keem stated that he would like to put in two 10,000 square foot buildings with the intention of them being used for storage rentals and business purposes. Mr. Keem is also seeking subdivision for this project. The applicant would be purchasing a portion of an existing much larger parcel. The portion that the applicant would be developing sits back from the road, creating a flag lot with a 50 foot wide driveway.

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

After much discussion, the Planning Board decided to table this Public Hearing allowing the applicant to address a few items that the Planning Board would like to see taken care of. The Planning Board would like to see the storm water plan in more detail, signage and lighting. The Planning Board also went on to say that there should be no outdoor storage, to which the applicant readily agreed with. Also, Building Inspector/CEO Mike Kaleta stated that the applicant has been speaking with the Department of Public Works regarding utilities and he will need to finalize those things as well but that will not hold up the Planning Board portion of the applicant's site plan process with the Planning Board.

The Planning Board members decided to wait and review the applicant's SEQR until final site plan approval is sought.

At this time then, Chairman Muhlbauer asked for a motion to approve the concept of the application and will wait for the applicant to come back with the updated plan for final approval. Member Devin Kowalske made the motion, seconded by Member Ed Young, all in favor, none opposed.

The next Public Hearing this evening is # 10201, Dr, Michael Reilly. Dr Reilly is seeking Site Plan approval, Special Exception and Subdivision located at 417 Waverly Street.

Chairman Muhlbauer asked Dr. Reilly to come up and explain what he was applying for. Dr. Reilly stated that he has simply out grown his current office, located at 417 Waverly Street, not to mention that the building is outdated and in need of repairs. Dr. Reilly would be purchasing the piece of property that is behind his. With that purchase he would like to tear down his existing office and erect a larger new office deeper on the new subdivided lot. The new building would be approximately 8000 sq feet and meets all of the Village required codes per Dr. Reilly. The Planning Board and Dr. Reilly discussed the Code required parking on the site plan. Per the Code requirements specs for parking spaces to square footage of building space, the applicants required parking would be excessive. The Planning Board felt that three of the rows of parking, which is shown on the Site Plan currently, could be removed and still be adequate for Dr. Reilly's patients. It was also suggested that Dr. Reilly put in some buffering foliage between his business and the neighboring property. The Planning Board would also like to see him address the placement of his dumpster. Dr. Reilly was also advised to check with his engineer about storm water seeing they will be close to disturbing the one acre mark with this Site Plan.

Again, the Planning Board stated that they will table Dr. Reilly's application request to allow time for him to address the items that were discussed on his Site Plan. At that time the Planning Board will review Dr. Reilly's SEQR and all public notifications were completed prior to the

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hearing and this Public Hearing announcement was published in the Springville Journal. Erie County has deemed this application a local issue and has no further input.

Chairman Muhlbauer asked for a motion to approve the concept of this application though, allowing Dr. Reilly to proceed with the changes and application Public Hearing. Member Greg Keyser made the motion, seconded by Member Tim Shriver, all in favor, none opposed.

Lastly, Chairman Muhlbauer asked for a motion to approve the minutes from the May 23, 2023 Planning Board meeting. Member Devin Kowalske made the motion, seconded by Member Ed Young. All in favor, none opposed.

With nothing else on the agenda this evening, Chairman asked for a motion at 8:45 pm to adjourn the meeting. Member Ed Young made the motion, seconded by Member Greg Keyser. All in favor, none opposed.

Respectfully Submitted,

Kellie Grube