

VILLAGE OF SPRINGVILLE BOARD MEETING June 1, 2026, Minutes – 7:00 PM

The Regular Meeting of the Trustees 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:

Mayor Russel Belscher

Deputy Mayor Kelly Baker

Trustees Barbara Lipka
Vince Roberts
Jessica Schuster

Village Attorney Paul Weiss

Police Officer Nick Budney
In Charge

Superintendent Duane Boberg

Code Enforce- John Baker
Ment Officer

Clerk/Treasurer Jennifer Haberl

Deputy Clerk Jennifer Blumenstein

Also Attending:

Max Borsuk – Springville Journal
Todd Catalano – Natural Disaster Coordinator
Allison Duwe-30 S. Central Ave.
Irene Lockwood-147 Cattaraugus St.
Mike Wolniewicz-200 N Buffalo St.
Mary Carol Dearing-6471 Genesee Rd.
Tara Lowry-168 Elk St.
Rob Scharf-168 Elk St.
Ashley Lowry-151 East Ave.
Shane Miller-ECSO

Absent:

Marc Gentner – SVFD Chief

Mayor Belscher called the meeting to order at 7:00 PM.

MINUTES

- Minutes of the Regular Meeting of May 18, 2026, were approved as written by Trustee Baker, seconded by Trustee Schuster and carried with unanimous approval.

PUBLIC COMMENT

- Allison Duwe representing the Comprehensive Plan Implementation Committee updated the Board. The members met recently and wanted to brief the Board that they are looking to support the Village of Springville with the Application for Downtown Revitalization Grant. They would like to set up about three (3) meetings at the end of the summer to review the Comprehensive Plan, build understanding and alignment. They would like to send the invitation to the other boards within the Village. The committee would also like all members to receive a bound copy of the plan.
Allison also mentioned that the Comprehensive Plan Committee is looking for some outside help for funding to keep this committee successful.
- Irene Lockwood spoke about the closing of the JBR Chaffee Nursing Home. She is very concerned about this. She is also concerned about the cars speeding on Cattaraugus Street. Irene would like someone to investigate how to stop this.

NEW BUSINESS

- Resolution requesting approval to modify the FFY25 Historic Preservation Fund Certified Local Government Grant Project to include Website Development and Management Services for the Springville Historic Preservation Commission. Trustee Schuster would like this resolution to be approved so we can ask SHPO (State Historic Preservation Office) to repurpose the funds to include website development.
Superintendent Duane Boberg spoke with Clinton Brown about modifying the grant projects scope to include website development. Clinton Brown said that there was room in scope of the grant to update the Village of Springville's website, but making a stand-alone website for the Historic Preservation Committee would be unlikely. Frances Stern from SHPO believes that it would be unfair to the other applicants to change the scope of the Grant. They try not to change the scope, but it will not hurt to ask for this. The Board would like to send the Resolution to SHPO to see what they say. This was approved by Trustee Schuster and seconded by Trustee Baker and carried with unanimous approval.

DEPARTMENT REPORTS

Clerk/Treasurer

Resolutions:

- Authorize the mayor to sign the renewal contract with Municipal Solutions for financial services. **See attached 06012026A.1.** This was approved by Trustee Roberts seconded by Trustee Schuster and carried with unanimous approval.
- Authorize Mayor to sign the contract with Drescher & Malecki LLP for audit services for fiscal year end 5/31/2026. **See attached. 06012026A.2.** This was approved by Trustee Baker, seconded by Trustee Roberts and carried with unanimous approval.

Discussion:

- Village tax bills were mailed to owners on record on May 31st. The bills are due July 1st without penalty.
- Village offices are closed Friday July 3rd for the 4th of July holiday
- Please call the Village office at (716) 592-4936 X1000 if you do not receive your village tax bill. This year the county printed our bills in blue.
- Free Thursday Night Summer Concerts start June 25th. Concerts are from 6:30pm-8:30pm at Heritage Park and Kiwanis will be selling hot dogs and snacks.

Superintendent Report

Resolution:

- Declare surplus various length and size fire house (out of date) and expired PPE paper suits from the Fire Department. Will ask if any surrounding companies would like them or dispose of them if no one wants them. This was approved by Trustee Roberts, seconded by Trustee Schuster and carried with unanimous approval.

Discussion:

- Sent out an ad for an alternate for the HPC Board and only received one reply. Devin Kowalski emailed her qualifications.
- Received a quote for a live stream camera and to set up a YouTube Channel. The YouTube Channel would be free, and the camera will cost \$499.00.
- The Municipal Parking lot will be closed on June 15th and part of June 16th for resurfacing. All parties involved will be notified in person, Code Red, on our Facebook page and our website. Weather Permitting.
- Executive Session to be held tonight to discuss building matters.

Police Report

Resolutions:

- Police Officer-in-charge Nick Budney updated the board on the following:
 - May 2026 statistics
- ECSO Shane Miller reported on the following:
 - May 2026 Statistics
 - Bike Enforcement/E-Bikes
 - Bike to School at the Elementary Schools will be on 6/9/2026
 - Speeding/Crosswalk complaints-issued tickets
 - FLOC Cameras-tool used for property crime
 - Crime Prevention discussion at the Senior Center
 - There will be a bike/safety table at the Art Crawl. -Deputies will be on site

Fire Report

- Todd Catalano – Natural Disaster Coordinator read the report in Marc Gentner absence. The report had updates for the Board on the May 2026 statistics, training and the upcoming events.

Code Enforcement Officer – CEO John Baker reported on the following:

- Final inspections have been carried out on the Wetzl Development property
- Dr. Rileys new animal hospital is moving right along.
- Waiting to hear back from Erie County in regard to selling/auction of 128 Waverly St.
- SYI Community Center has been approved with some stipulations along the way.

Control Center

- Duane Boberg-Superintendent read the report in Rick Johnson's absence. The report had updates for Board on the May 2026 statistics.

OLD BUSINESS

- Event rates for non-profits used in the past (to determine what to charge for Farmer's Market events) Trustee Schuster would like the board to consider lower rates for non-profits.
- LL8 of 2026 – after work session final language was decided and resolution is needed to advertise for public hearing for LL8 of 2026, added wording/terms to 200-2 B for the July 13, 2026, meeting. This was approved by Trustee Roberts, seconded by Trustee Schuster and carried with unanimous approval.

BILLS – Bills, as examined by members of the Board of Trustees, were approved for payment in accordance with Abstracts # 355-368 of 2025/2026 total of \$259,072.70 for the General, Water/Sewer, Electric, Trust and Agency Funds and Abstracts # 1-9 of 2026/2027 total of \$89,771.12 for the General, Water/Sewer, Electric, Trust and Agency Funds by motion of Trustee Roberts, seconded by Trustee Baker and carried with unanimous approval.

CONSENT AGENDA – The motion was made by Trustee Schuster, seconded by Trustee Lipka and carried with unanimous approval.to accepting the permits and applications below.

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CONSENT AGENDA

Building applications received by the CEO Baker, Planning Board, Zoning Board of Appeal and Historic Preservation Commission as follows:

Minutes of the Zoning Board of Appeals meeting on February 11, 2026. **CA.1**

Minutes of the Planning Board meeting on April 28, 2026. **CA.2**

PROJECT: 0000011300 - DRIVEWAY
PROPERTY: 24 S CENTRAL AVE
ISSUED DATE: 5/12/2026
ISSUED TO: KOMENDA, KIERSTIN
24 S CENTRAL AVE
SPRINGVILLE, NY 14141
TYPE: DRIVEWAY

PROJECT: 0000011301 - FENCES
PROPERTY: 76 RAUCH DR
ISSUED DATE: 5/14/2026
ISSUED TO: LUGBAUER, RUSSEL
76 RAUCH DR
SPRINGVILLE, NY 14141
TYPE: FENCES

PROJECT: 0000011302 - SWIMMING POOLS
PROPERTY: 49 GREENWOOD PL
ISSUED DATE: 5/14/2026
ISSUED TO: SWARTZ, RONALD R JR
P O BOX 246
SPRINGVILLE, NY 14141
TYPE: SWIMMING POOLS

PROJECT: 0000011303 - ROOFING
PROPERTY: 138 VAUGHN ST
ISSUED DATE: 5/14/2026
ISSUED TO: BUNCH, MATTHEW J-SUSAN
138 N VAUGHN ST
SPRINGVILLE, NY 14141
TYPE: ROOF

PROJECT: 0000011304 - UTILITY CHANGES
PROPERTY: 109 MAPLE AVE
ISSUED DATE: 5/15/2026
ISSUED TO: SWARTZ, RONALD R JR
P O BOX 246
SPRINGVILLE, NY 14141
TYPE: ELECTRIC

PROJECT: 0000011305 - ROOFING
PROPERTY: 61 ELM ST
ISSUED DATE: 5/18/2026
ISSUED TO: BURGER, ARCHIE
61 ELM ST
SPRINGVILLE, NY 14141
TYPE: ROOF

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CONSENT AGENDA

PROJECT: 0000011306 - EVENT
PROPERTY: 57 TRANSIT LINE RD
ISSUED DATE: 5/18/2026
ISSUED TO: ASSEMBLY OF GOD
P.O. BOX 187
SPRINGVILLE, NY 14141

TYPE: LICENSES

PROJECT: 0000011307 - LICENSES
PROPERTY: 2451 ATRIUM WAY
ISSUED DATE: 5/18/2026
ISSUED TO: JAKES EDUCATIONAL SERVICES
2451 ATRIUM WAY
NASHVILLE, TN 37214

TYPE: LICENSES

PROJECT: 0000011308 - DECKS
PROPERTY: 342 E MAIN ST
ISSUED DATE: 5/19/2026 CONTRACTOR:
ISSUED TO: CHAMBERLAND, HEIDI
342 E MAIN ST
SPRINGVILLE, NY 14141

TYPE: DECKS

PROJECT: 0000011309 - EVENT
PROPERTY: 29 MECHANIC ST
ISSUED DATE: 5/20/2026
ISSUED TO: TWELVE SPRINGS CHURCH
29 MECHANIC ST
SPRINGVILLE, NY 14141

TYPE: EVENT

PROJECT: 0000011310 - RESIDENTIAL ALT
PROPERTY: 193 FRANKLIN ST
ISSUED DATE: 5/26/2026
ISSUED TO: KEHR, AMBER
193 FRANKLIN ST
SPRINGVILLE, NY 14141

TYPE: RES ALT

PROJECT: 0000011311 - RESIDENTIAL HOME/STRUCTURAL
PROPERTY: 82 WOODHAVEN DR
ISSUED DATE: 5/26/2026
ISSUED TO: SOKOLOV, NICOLE
333 MILL ST
SPRINGVILLE, NY 14141

TYPE: HOME/STRUCT

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CONSENT AGENDA

PROJECT: 0000011312 - UTILITY CHANGES-ELECTRIC TYPE:ELECTRIC
PROPERTY:82 WOODHAVEN DR
ISSUED DATE: 5/26/
ISSUED TO: SOKOLOV, NICOLE
333 MILL ST
SPRINGVILLE, NY 14141

PROJECT: 0000011313 - UTILITY CHANGES-WATER TAP TYPE:PLUMBING
PROPERTY:82 WOODHAVEN DR
ISSUED DATE:5/26/
ISSUED TO: SOKOLOV, NICOLE
333 MILL ST
SPRINGVILLE, NY 14141

PROJECT: 0000011314 - DRIVEWAY TYPE:DRIVEWAY
PROPERTY:82 WOODHAVEN DR
ISSUED DATE:5/26/
ISSUED TO: SOKOLOV, NICOLE
333 MILL ST
SPRINGVILLE, NY 14141

PROJECT: 0000011315 - DECKS TYPE:DECKS
PROPERTY:95 W EDGEWOOD DR
ISSUED DATE:5/26/
ISSUED TO: KRS CARPENTRY LLC
PO BOX 332
12589 TRANSIT LINE RD
SPRINGVILLE, NY 14141

PROJECT: 0000011316 - EVENT-SGI ALL CLASS REUNION TYPE:EVENT
PROPERTY:70 NASON BLVD
ISSUED DATE: 5/26/
ISSUED TO: SGI ALL CLASS REUNION
PO BOX 104
SPRINGVILLE, NY 14141

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ATTACHMENT NO. CA.1
AGENDA DATE 6-1-2026

VILLAGE OF SPRINGVILLE
MINUTES OF THE MEETING OF ZONING BOARD OF APPEALS

February 11, 2026

7:00 P.M.

A meeting of the Zoning Board of Appeals of the Village of Springville was held at the Municipal Building, 65 Franklin Street Springville, New York at the above date and time.

Present were:

Chairman:	Joe Wolniewicz
Members:	Kate Moody Jamie Raynor (absent) Kimberly Krzemien Bob Laskowski
Also Present:	Thomas Roberts
Building Inspector/CEO:	John Baker
Clerk:	Julie Nunweiler

Zoning Board Chairman Joe Wolniewicz called the meeting to order at 7:01 for a Public Hearing this evening. This Public Hearing is to hear the petition of Thomas Roberts, 121 N. Buffalo St. in R6 zoning district Springville New York File # 11183 for area variance Village code is:

§ 200-11 Lot Frontage

In all districts except B-1 or VI district the lot frontage at the street line shall be not less than 40 feet.

At 7:01 pm, Chairman Wolniewicz opened the Public Hearing.

At this time, Chairman Wolniewicz asked the applicant up to address the board and explain what it was he was looking to do.

Mr. Thomas Roberts explained that he is looking to build back a 4 unit Colonial on the property where one was until it was destroyed by a fire in 2013. He is asking for an area variance of about 3 feet. The survey shows 76.97 feet. He explained that there is no neighbor on one side and a driveway on the other side.

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Zoning Board Meeting
February 11, 2026

Chairman Wolniewicz closed the public hearing to go into Board Discussion.

After some discussion, Chairman Wolniewicz declared SEQR for File 11183 a Type II requiring no further action; therefore, a negative declaration was determined.

At this time the Zoning Board of Appeals went over the factors considered in their decision:

FACTORS CONSIDERED:

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes ___ No X (4)
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: Yes X (4) No ___
3. Whether the requested variance is substantial: Yes ___ No X (4)
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ___ No X (4)

Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals but shall not necessarily preclude the granting of the area variance: Yes X (4) No ___

DETERMINATION OF THE ZONING BOARD OF APPEALS BASED ON THE ABOVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that the benefit to the applicant does outweigh the detriment to the neighborhood or community.

The ZBA further finds that a variance of 3 Feet should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The variance request is **approved.**

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Zoning Board Meeting
February 11, 2016

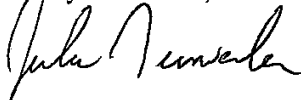
RECORD OF VOTE

MEMBER NAME	AYE	NAY	NO VOTE
JOE WOLNIEWICZ	<u>X</u>	___	___
KATE MOODY	<u>X</u>	___	___
KIM KRZEMIEN	<u>X</u>	___	___
BOB LASKOWSKI	<u>X</u>	___	___
JAMIE RAYNOR	___	___	<u>X</u>

With there being no other Public Hearings this evening, Chairman Wolniewicz asked the Members for a motion to approve the minutes from the January 14, 2026 meeting, Member Kim Krzemien made the motion, seconded by Bob Laskowski. All in favor, none opposed.

Chairman Wolniewicz made a motion to adjourn the meeting at 7:20 p.m., all in favor, none opposed. Meeting adjourned.

Respectfully Submitted,



Julie Nunweiler

ATTACHMENT NO. CA. 2
AGENDA DATE 6-1-2026

***VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES***

April 28, 2026

7:00 P.M.

A meeting of the Planning Board of the Village of Springville was held at the Village Municipal Building, 65 Franklin St. Springville, New York at the above date and time. Present were:

Chairman:	Bob Muhlbauer
Members:	Guy Marlette
	Greg Keyser (absent)
	Brett Landsman
	Terry Skelton (absent)
Building Inspector/ CEO:	John Baker
Clerk:	Julie Nunweiler
Liaison	Barb Lipka

After the Pledge of Allegiance, Chairman Muhlbauer called the meeting to order at 7:01 pm.

Chairman Muhlbauer thanked Barb Lipka for the work she did while serving on the Planning Board and congratulated her on her appointment of Trustee. He also welcomed new member Guy Marlette.

With nothing on the agenda tonight, Chairman Muhlbauer reviewed some of the items that board has recently approved and denied for new member Guy Marlette. He also mentioned that the board may begin to have work sessions an hour before scheduled meetings when needed, it was discussed that while there is no public comment during a work session the public will be allowed to attend and it would be listed on the agenda prior to the meeting.

Chairman Muhlbauer asked CEO John Baker if he had any new business to come before the board and he said that so far next month's meeting on May 26, 2026 only has one public hearing for Apex Car Wash.

CEO John Baker informed the Board that the Comprehensive Plans Implementation Committee will be meeting on May 12, 2026 and will be working on codes.

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Planning Board
April 28,2026

With nothing else to discuss Chairman Muhlbauer asked for a motion to accept the minutes from the March 24, 2026 meeting. Member Guy Marlette made the motion seconded by Member Brett Landsman. All in favor, none opposed.

Chairman Muhlbauer asked for a motion to adjourn the meeting at 7:45 Member Guy Marlette made the motion, seconded by Member Brett Landsman. All in favor, none opposed.

Respectfully Submitted,
Julie Nunweiler

VILLAGE ATTORNEY REPORT – No report this evening.

TRUSTEE NOTES & PROJECT REPORTS

Trustee Schuster

- All-Chorus was held on the front lawn of the high school on May 28. Highly recommended
- Art Crawl is this weekend June 6, 2026. Parade is at 4pm

Trustee Lipka

- DMV is at the Community Center on Waverly Thursdays 10am-3pm
- Welcome to Terry Skelton who was recently appointed to the Planning Board.

Trustee Roberts

- Opening day for SYI Baseball and Softball was successful and would like to thank everyone for the support

Trustee Baker

- Community Care-Community Support Walk to benefit Concord Veteran Care Project. will be held June 8th. Starts at 8am from Burger King to Route 240.

Mayor Belscher

- No report this evening.

TREE COMMITTEE REPORT - None

PUBLIC COMMENT –

Mike Wolniewicz, who has a woodworking business located at 26 Franklin Street, had an issue with an easement on the property. He needed this easement released so he could put a shed on the property. Kelly Adams was hired by Mr. Wolniewicz to draw up the documents to have an easement released. Unfortunately, the wrong easement was documented and released. Mr. Wolniewicz was also billed from the Village of Springville for this easement release as per our fee code the amount of \$250.00.

Mr. Wolniewicz was very upset about the whole situation. He just wanted to put up a shed on his property, and it turned into months of aggravation and disappointment and an invoice that he is refusing to pay.

Motion was made by Trustee Schuster, seconded by Trustee Lipka, and carried with unanimous approval to waive the \$250.00 Easement Release Fee.

EXECUTIVE SESSION – YES-Building Matters

Motion was made by Trustee Schuster, seconded by Trustee Lipka, and carried with unanimous approval to adjourn to the Executive Session at 8:20pm to discuss building matters.

ADJOURN

Motion was made by Trustee Schuster, seconded by Trustee Baker, and carried with unanimous approval to adjourn the Regular Session at 8:55pm.

Respectfully submitted,

Jennifer Blumenstein
Deputy Clerk