

**VILLAGE OF SPRINGVILLE
BOARD MEETING
May 4, 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 Enforcement Officer John Baker

Clerk/Treasurer Jennifer Haberl

Also Attending:

Max Borsuk – Springville Journal
Todd Catalano – Natural Disaster Coordinator

Absent:

Marc Gentner – SVFD Chief

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

MINUTES

- Minutes of the Regular Meeting of April 6, 2026, Reorganization - Amended were approved as written by Trustee Schuster, seconded by Trustee Lipka and carried with unanimous approval.
- Minutes of the Regular Meeting of April 20, 2026, were approved as written by Trustee Schuster, seconded by Trustee Lipka and carried with unanimous approval.

PUBLIC HEARING – LL7 of 2026 - Changes to code 73-18(a) Fees and Fines - All fees and fines levied by the Village of Springville that are unpaid after April 20th of every year, will be re-levied to the property owners Village of Springville's property tax. The public hearing was opened for discussion by Trustee Schuster, seconded by Trustee Lipka and carried with unanimous approval. There was no discussion. Public hearing was closed by Trustee Schuster, seconded by Trustee Lipka and carried with unanimous approval.

PUBLIC COMMENT - None

NEW BUSINESS

- Resolution to invest \$300,000 in LOSAP funds to a managed account to get a higher yield. This was approved by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval.

- Resolution to post Village Board Meeting's audio recordings, agendas and minutes in a SharePoint link on the Village website as of the Village Board Meeting held on May 4, 2026. Work will be done to determine the feasibility of livestreaming the board meetings in the future. This was approved by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval.

DEPARTMENT REPORTS

Clerk/Treasurer

Resolutions:

- Authorize Clerk/Treasurer to send unpaid water/sewer and A/R in the amount of \$135,503.80 to Erie County Real Property for relevy on to the 26-27 Village of Springville Property tax bills. This was approved by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval.
- Authorize Mayor to Sign 26-27 Tax Warrant. **See attached.** This was approved by Trustee Lipka, seconded by Trustee Roberts and carried with unanimous approval.

Discussion:

- Village tax bills will be mailed to owners on record on May 31st. The bills are due July 1st without penalty.
- The Springville Farmers Market Grand Opening - Ribbon Cutting Ceremony is on May 9 at 9:45am. Patrick Gallivan, Lindsay Lorigo, Mark Poloncarz, David DiPietro, and others have been invited to this event. If anyone would like to speak, Ed Heary is requesting to please keep the message 2-3 minutes long.
- The SYI 1st quarter payment detail is available for anyone who would like to see it at the Village office.
- Free Summer Concerts start June 25th, and a flyer is on the Village website Facebook and was sent out in the utility bills.

Superintendent Report

Resolutions:

- To Make the Village of Springville the lead agency for Local Law 7 of 2026 Changes to code 73-18(a) Fees and Fines. This was approved by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval.
- To Accept SEQRA/Neg Dec for Local Law 7 of 2026. This was approved by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval
- Adopt LL 7 of 2026 Changes to code 73-18(a) Fees and Fines. This was approved by Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval.
- To make Andrew Stowell a permanent employee. He has completed his 6-month probation and will be a great addition to our Streets division. Wages will be per the Union Contract as of May 4, 2026. This was approved by Trustee Schuster, seconded by Trustee Lipka and carried with unanimous approval.
- To set a Public Hearing for May 18, 2026, for Local Law 8 Greenhouses. 7:01pm at 65 Franklin St during the regular scheduled Village Board meeting. This was approved by Trustee Baker, seconded by Trustee Schuster and carried with unanimous approval.
- To accept the changes to T-Mobil contract renewal. Mayor to sign when contract comes in. This was approved by Trustee Lipka, seconded by Trustee Roberts and carried with unanimous approval.
- To make additions to the Sewer Forgiveness Policy. This was approved by Trustee Baker, seconded by Trustee Lipka and carried with unanimous approval.

Discussion:

- The week of May 18th will be the only spring pickup for leaves. NO LAWN CLIPPINGS, ROOTBALLS OR LOOSE PLANT WASTE WILL BE PICKED UP. That should be put in your garbage totes.
- The new EV station is scheduled to start installation during the week of May 11th.

- A SES 1st grade will be visiting the Control Center on June 10th from 10:40 to 11:30 for a field trip. This will also involve the Fire and the Village Police Departments.
- Discussion on application process for the publicity funds that begins as of the new fiscal year, June 1, 2026.

Police Report

Resolutions:

- Resolution to award purchase of 2026 Police Ford Utility/trade of a 2018 Police Ford Utility (SFD 9) effective June 1, 2026 to Delacy Ford low bidder/best value for \$44,553.00. Monies are appropriated in 2026-2027 police equipment and police reserve equipment funds. This was approved by Trustee Lipka, seconded by Trustee Roberts and carried with unanimous approval.
 - Delacy Ford - \$46553.00 /\$2000 trade – \$44,553.00
 - Jim Shorkey Ford- \$46553.00/\$1000 trade – \$45553.00
 - McCandless Ford - \$48455.00/ \$500 trade – \$47955.00

For Reference NYS State Contract pricing is \$47,388 for this model.

- Resolution to award 2026 Ford utility upfit to the lowest bidder Saia Communications for \$9814.15. Monies are appropriated in 2026-2027 police equipment and police reserve equipment funds. This was approved by Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval.
 - Saia Communications - \$9814.15
 - Empire Emergency - \$10241.53
 - 10-75 Emergency Vehicles - \$13065.80
- Police Officer-in-charge Nick Budney updated the board on the following:
 - April 2026 statistics
- ECSO Shane Miller reported on the following:
 - April 2026 Statistics
 - Buckle up NY enforcement begins 5/18/2026.
 - The Springville community cleanup was successful.
 - There will be a bike/safety maintenance program in the summer.
 - There will be a bike/safety table at the Art Crawl.

Fire Report

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

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

- Final inspections have been done on the Wetzl Development property and the project should be wrapped up by the end of July/early August.
- Burn ban is in effect until May 15.

Control Center – No report this evening

OLD BUSINESS

- Resolution for Mayor Belscher to make an appointment of Terry Skelton (replacing Barb Lipka) to the Planning Board as member for the remainder of a five (5) year term which expires in 2027. Terry's resume was received by Mayor Belscher on 4/19/2026. This resolution was approved by Trustee Baker, seconded by Trustee Roberts and carried with unanimous approval.
- Trustee Schuster is requesting the Village Board to appoint an alternate for the Historic Preservation Committee. This is an active board and resumes will be solicited for an alternate.

BILLS – Bills, as examined by members of the Board of Trustees, were approved for payment in accordance with Abstracts # 325-337 of 2025/2026 total of \$203,761.80 for the General, Water/Sewer, Electric, Trust and Agency Funds by motion of Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval.

May 4, 2026

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

May 4, 2026

VILLAGE OF SPRINGVILLE
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Page 1 CONSENT AGENDA

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

Minutes of the Planning Board meeting on March 24, 2026. **CA1**
March 2026 Financial Reports are available online

PROJECT: 0000011242 - SIGNS TYPE: SIGNS
PROPERTY: 10 S CASCADE DR
ISSUED DATE: 4/15/2026
ISSUED TO: JP LANGHENRY
490 QUAIL RIDGE DRIVE
WESTMONT, IL 60559

PROJECT: 0000011243 - FENCES TYPE: FENCES
PROPERTY: 115 PEARL ST
ISSUED DATE: 4/15/2026
ISSUED TO: RUSINIAK, BERNARD
115 PEARL ST
SPRINGVILLE, NY 14141

PROJECT: 0000011244 - WHOLE HOME GENERATOR TYPE: NONRES
PROPERTY: 38 FRANKLIN ST ALTERATION
ISSUED DATE: 4/16/2026
ISSUED TO: LAKESHORE EQUIPMENT
1048 LAKESHORE ROAD
IRVING, NY 14081

PROJECT: 0000011245 - ROOFING TYPE: ROOF
PROPERTY: 126 W MAIN ST
ISSUED DATE: 4/16/2026
ISSUED TO: BUFFALO RC LLC
5565 TRANSIT ROAD
WILLIAMSVILLE, NY 14221

PROJECT: 0000011246 - ROOFING TYPE: ROOF
PROPERTY: 219 ELM ST
ISSUED DATE: 4/16/2026
ISSUED TO: ERIE CONSTRUCTION MID-WEST
3516 GRANITE CIRCLE
TOLEDO, OH 43617

PROJECT: 0000011247 - UTILITY CHANGES-ELECTRIC TYPE: ELECTRIC
PROPERTY: 20 COLONIAL DR HM
ISSUED DATE: 4/17/2026
ISSUED TO: DUGAS ELECTRIC
717 JAMISON ROAD
SUITE 1
ELMA, NY 14059-0000

VILLAGE OF SPRINGVILLE

MAY 4, 2026

Page 2 CONSENT AGENDA

PROJECT: 0000011248 - FENCES
PROPERTY: 60 ALBRO AVE
ISSUED DATE: 4/17/2026
ISSUED TO: HUNTER, NICHOLAS
60 ALBRO AVE
SPRINGVILLE, NY 14141

TYPE: FENCES

PROJECT: 0000011249 - UTILITY CHANGES-WATER
PROPERTY: 77 CHURCH ST
ISSUED DATE: 4/20/2026
ISSUED TO: REDING INC
431 WAVERLY ST
SPRINGVILLE, NY 14141

TYPE: PLUMBING

PROJECT: 0000011250 - UTILITY CHANGES-ELECTRIC
PROPERTY: 326 N BUFFALO ST
ISSUED DATE: 4/20/2026
ISSUED TO: WERONSKI, TOM
11559 PRATHAM ROAD
E CONCORD, NY 14055

TYPE: ELECTRIC

PROJECT: 0000011251 - DECKS
PROPERTY: 40 MYRTLE AVE
ISSUED DATE: 4/20/2026
ISSUED TO: DEPASQUALE, JAMES
8449 STANFIELD ROAD
COLDEN, NY 14033

TYPE: DECKS

PROJECT: 0000011252 - NONRES NONSTRUCTURAL
PROPERTY: 10 S CASCADE DR
ISSUED DATE: 4/21/2026
ISSUED TO: CARROLLS CORP
968 JAMES STREET
SYRACUSE, NY 13203

TYPE: NONRES
NONSTRUCTURAL

PROJECT: 0000011253 - LICENSES- CONCERT
PROPERTY: 290 N BUFFALO ST HS
ISSUED DATE: 4/21/2026
ISSUED TO: SPR GI CENTRAL
307 NEWMAN STREET
SPRINGVILLE, NY 14141

TYPE: LICENSES

PROJECT: 0000011254 - LICENSES-BAND CONCERT
PROPERTY: 290 N BUFFALO ST HS
ISSUED DATE: 4/21/2026
ISSUED TO: SPR GI CENTRAL
307 NEWMAN ST
SPRINGVILLE, NY 14141

TYPE: LICENSES

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PROJECT: 0000011255 - EVENT TYPE: EVENT
PROPERTY: 70 NASON BLVD
ISSUED DATE: 4/21/
ISSUED TO: BOMBS AWAY 5K
290 ELM STREET
SPRINGVILLE, NY 14141

PROJECT: 0000011256 - EVENT-CARSHOW TYPE: EVENT
PROPERTY: 70 NASON BLVD
ISSUED DATE: 4/21/2026
ISSUED TO: SPRINGVILLE VOL FIRE CO
P.O. BOX 12
SPRINGVILLE, NY 14141

PROJECT: 0000011257 - PLANNING BOARD REVIEW TYPE: PLANNING BOARD
PROPERTY: 563 W MAIN ST
ISSUED DATE: 4/22/2026
ISSUED TO: APEX CAR WASH LLC
15 LINWOOD AVE
HAMBURG, NY 14075

PROJECT: 0000011258 - ROOFING TYPE: ROOF
PROPERTY: 167 E MAIN ST
ISSUED DATE: 4/22/2026
ISSUED TO: ODDEN, NATHAN
167 E MAIN ST
SPRINGVILLE, NY 14141

PROJECT: 0000011259 - UTILITY CHANGES-WATER TYPE: PLUMBING
PROPERTY: 61 ELM ST
ISSUED DATE: 4/22/2026
ISSUED TO: ROTO ROOTER SERVICES CO. INC.
135 SOUTH AVE
W. SENECA, NY 14224

PROJECT: 0000011260 - ROOFING TYPE: ROOF
PROPERTY: 75 GREENWOOD PL
ISSUED DATE: 4/22/
ISSUED TO: VACINEK HEATING AND ROOFING
8038 BOSTON STATE ROAD
HAMBURG, NY 14075

PROJECT: 0000011261 - UTILITY CHANGES-SEWER TYPE: PLUMBING
PROPERTY: 90 ELLIS AVE
ISSUED DATE: 4/22/2026
ISSUED TO: VACINEK HEATING AND ROOFING
8038 BOSTON STATE ROAD
HAMBURG, NY 14075

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PROJECT: 0000011262 - ROOFING
PROPERTY: 514 FRANKLIN ST
ISSUED DATE: 4/24/2026
ISSUED TO: SCHUSTER, JESSICA
514 FRANKLIN ST
SPRINGVILLE, NY 14141

TYPE: ROOF

PROJECT: 0000011263 - EVENT
PROPERTY: 37 N BUFFALO ST
ISSUED DATE: 4/27/2026
ISSUED TO: SPRINGVILLE CENTER FOR THE ART
P.O. BOX 62
SPRINGVILLE, NY 14141

TYPE: EVENT

PROJECT: 0000011264 - ACCESSORY BUILDING
PROPERTY: 31 SPRING ST
ISSUED DATE: 4/27/2026
ISSUED TO: KESTER, KAREN
31 SPRING ST
SPRINGVILLE, NY 14141

TYPE: ACCESSORY BUILDINGS

PROJECT: 0000011265 - LICENSE
PROPERTY: 440 S. CASCADE DR
ISSUE DATE: 4/27/2026
ISSUED TO: COUNTRY FRESH FARMS
5081 UNION ST
UNION CITY, GA 30291

TYPE: LICENSE/FOOD VENDOR

PROJECT: 0000011266 - SPECIAL EVENT
PROPERTY: 65 FRANKLIN ST
ISSUE DATE: 4/28/2026
ISSUED TO: HEARY FINANCIAL GROUP DBA-SPRINGVILLE FARMERS MARKET
PO BOX 156
SPRINGVILLE, NY 14141

TYPE: SPECIAL EVENT

ATTACHMENT NO. CA. 1

AGENDA DATE May 4, 2026

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

March 24, 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:	Barb Lipka
	Greg Keyser
	Brett Landsman

Building Inspector/ CEO:	John Baker
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Clerk:	Julie Nunweiler
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Liaison	Russ Belscher
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After the Pledge of Allegiance, Chairman Muhlbauer called the meeting to order at 7:01 pm.

Tonight, on the agenda, the Planning Board is addressing a continuation of the site plan for **Wendys on S. Cascade Dr. See attachment A-1**

Chairman Muhlbauer explained that the board wanted to have contact with the engineer regarding the driveway to make sure it was safe and acceptable before making a final decision. Mr. Jeffrey Wereski came forward to represent Mr. Joe Roosa as he was out of town. Member Greg Keyser said that the road access concerns were addressed by the towns engineer and he had no concerns. He explained that S. Cascade was a state road but was turned over to the town a few years ago. He did mention that he would like to see a traffic study and perhaps a speed reduction in the future. Chairman Muhlbauer asked CEO John Baker about SEQR, he said it was resubmitted and is an unlisted action and a negative declaration. Chairman Muhlbauer asked if any of the board members had any questions or concerns with the plan and if none would ask for a motion to approve the site plan. Member Greg Keyser made the motion, seconded by Member Barb Lipka all in favor, none opposed.

Chairman Muhlbauer asked for a motion to vote on **Wendys Site plan S. Cascade Dr.**

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Member Greg Keyser made the motion, seconded by Member Barb Lipka, all in favor none opposed.

The vote went as follows:

- | | |
|------------------|-----------|
| • Bob Muhlbauer | aye |
| • Greg Keyser | aye |
| • Barb Lipka | aye |
| • Brett Landsman | abstained |

Application approved.

Next on the agenda is **Public Hearing # 11211 Site Plan Review SYI Community Center 79 S. Buffalo St.**

Mr. Dan Stevens the president of SYI came forward and asked Hillary Georgi, the architect to present the site plan. Chairman Muhlbauer explained that no decision could be made tonight as we are still waiting to hear back from the County. At this time Hillary came forward and invited Mr. Tom Reynolds who is the engineer to also come forward to review the site work and answer any questions the board may have. The plan is to consolidate two existing sites operated by SYI at the S. Buffalo St. property. The plan consists of a demo plan removing existing buildings (See attachment A-2) The center will be 18,000 square feet, keeping the existing pool with a new building next to it which will include a High School regulation size gym, new locker room, cafeteria/kitchen, office, conference room and recreation areas. (See attachment A-3)

Tom Reynolds explained that there would be two access points and a loop to allow buses to pick up and drop off and for any firetrucks and emergency vehicles. The building will be sprinklered and utilities would include a new water service and an upgraded pump station. Drainage would include storm water management with a dry holding area to collect any storm water. (See attachment A-4)

Member Greg Keyser asked about the occupancy of the gym.? Hillary Georgi answered 150 people, He also questioned how many parking spaces, and if they would be lit at night as well as the outdoor basketball court and asked that they keep neighbors in mind when considering the

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type of lighting.

Hillary Georgi answered that there would be 51 parking spaces and that they are planning to have it as well as the basketball court.

Member Greg Keyser said if the municipal lot will be used for additional parking a crosswalk should be considered.

He also questioned the storage sheds and asked about the storage of pool chemicals. He said there is a limit of how much chlorine is allowed and they may want to check on that. He also asked about snow removal and dumpster placement. Hillary said she believes there will be an area towards the front and that the site plan shows dumpster placement. Member Greg Keyser asked if they were financing this or getting grants and was told grants.

Member Brett Landsman asked that the width of the sidewalks be able to accommodate emergency vehicles access. He also asked them what they are planning to heat with and was told gas.

Chairman Muhlbauer asked for any public comments at this time.

There was a question about whether having one driveway would be safer and was told to keep pick up and drop off moving smoothly two would work better.

Terry Skelton who lives on Woodward Ave. was there on behalf of his neighbor who could not attend but was concerned about the drainage as his backyard is next to the SYI property. Mr. Skelton said that with what the plan shows and what was explained he feels there would be no issues and will let him know.

Chairman Muhlbauer thanked Hillary for the presentation and said that CEO Baker would be in touch when we get an answer back from the County.

Next on the agenda is an informational meeting with no action to be taken regarding the property at **206 Elk St.**

Matt Dubois from Block & Longo and Jake Metzger from Metzger Engineering were on hand to address the board about a proposal they are working on which they feel both the neighbors and board will be much happier with as compared to the plan they presented a few years ago which was for multifamily home development that would have required rezoning.. The new plan they are working on is for seventy-one single family homes with a much lower density.

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This site is like a pie shape and will require a frontage relief as most of the lots will be about 75 feet with a few being 60 feet which is less than the required 85 feet. Member Brett Landsman also mentioned that he was opposed to the original plan but appreciates the hard work put into this new plan to make it better.

Member Greg Keyser said he is looking forward to a visual of the site plan and asked if the plans will include sidewalks as to make it walkable to downtown.

Chairman Muhlbauer asked for any public comments at this time.

The concerns discussed were:

- How many entrances would there be?
- The need for a traffic study to keep school bus safety in mind.
- Construction site truck traffic
- Streetlights
- Tree requirements
- Storage of topsoil
- Sidewalks

Chairman Muhlbauer thanked the public for their concerns as well as Mr. Dubois and Mr. Metzger for listening and taking these concerns into consideration. He said there are still many details to work out and will look forward to meeting again.

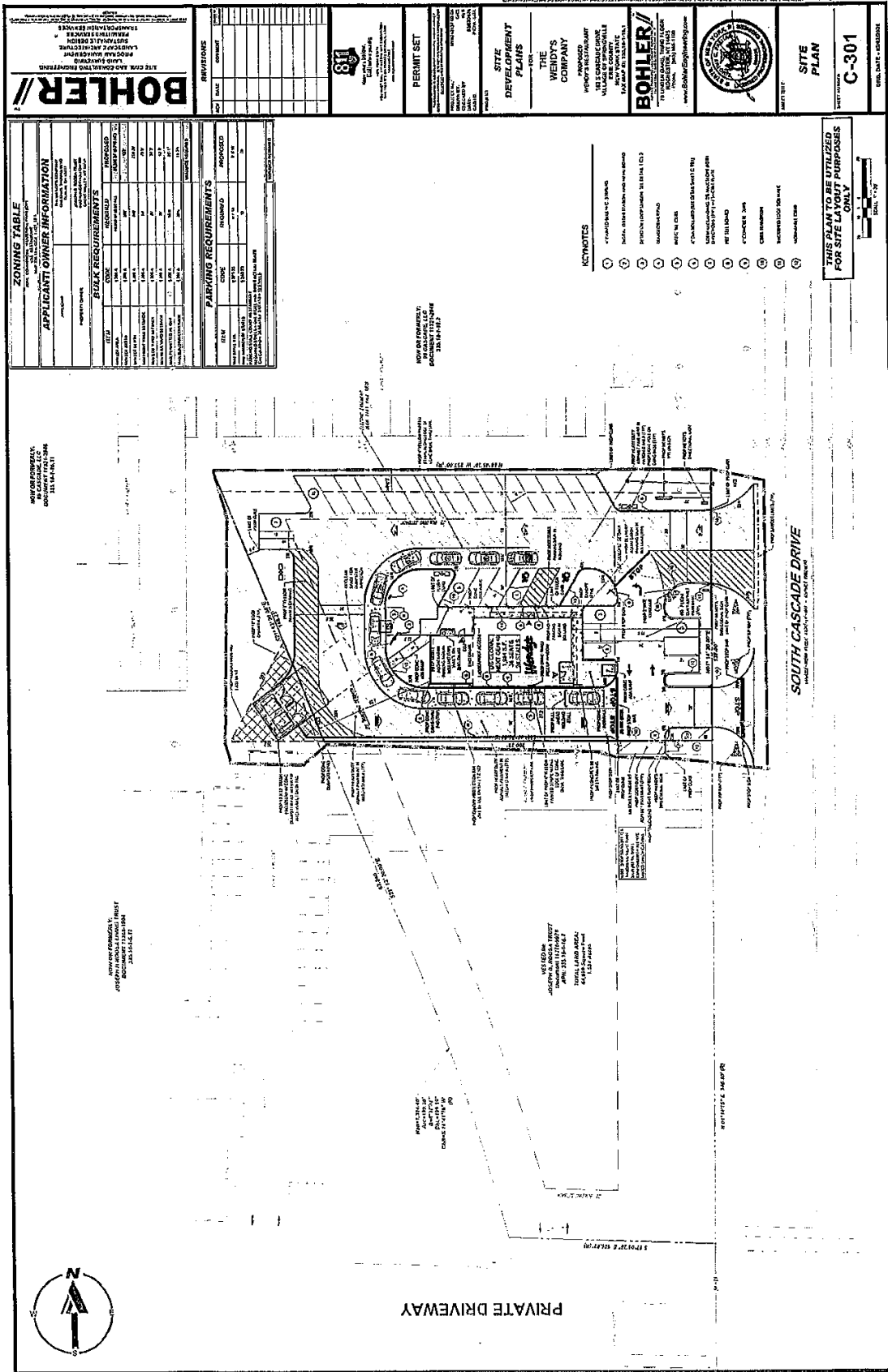
Next, Chairman Muhlbauer asked for a motion to approve the minutes from the February 24, 2026 meeting. Motion was made by Member Greg Keyser, seconded by Brett Landsman. All in favor none opposed.

With nothing else on the agenda, Chairman Muhlbauer asked for a motion to adjourn the meeting at 9:00 p.m. Member Barb Lipka made the motion, seconded by Brett Landsman. All in favor none opposed.

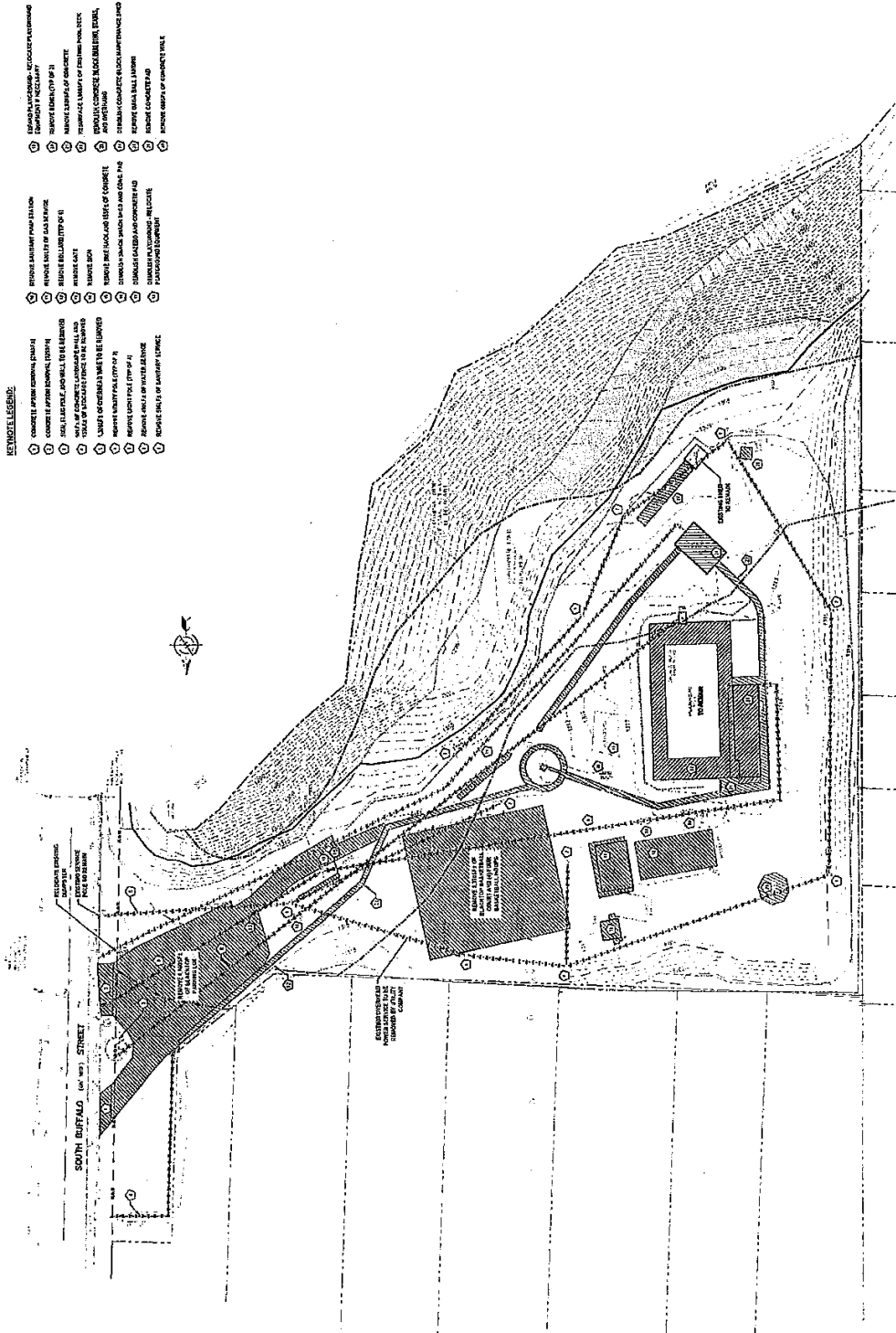
Respectfully Submitted,

Julie Nunweiler

A-1

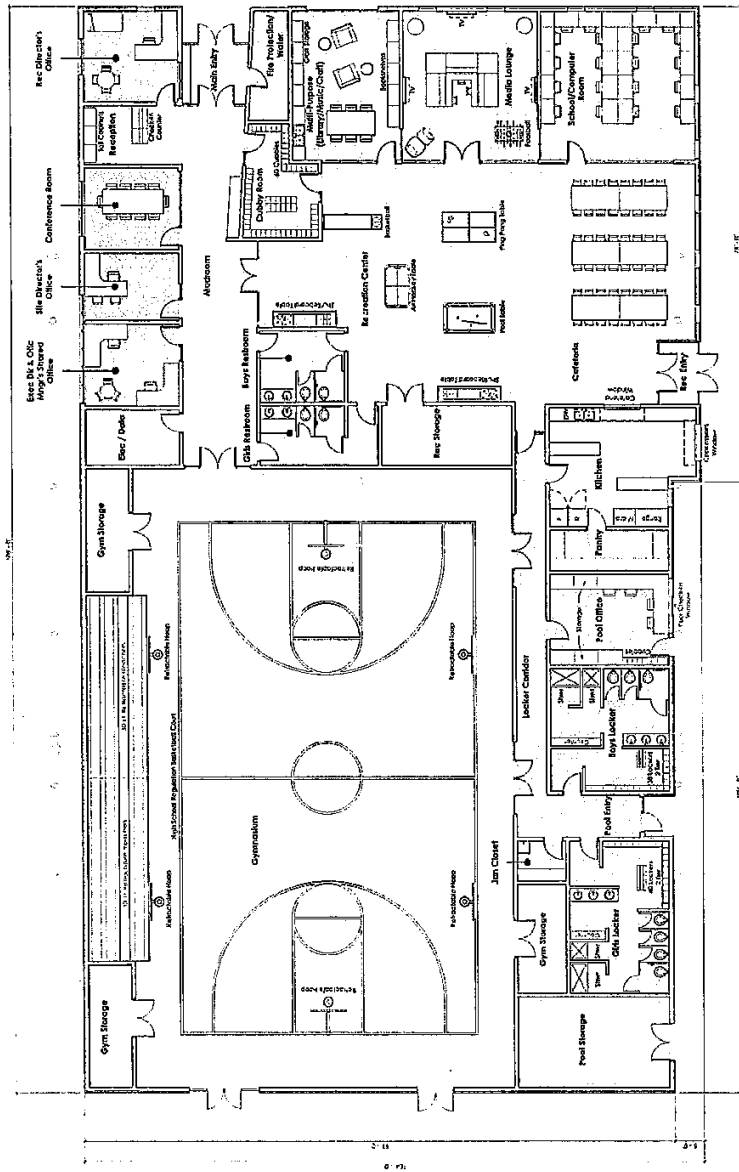


A-2



1 DEMOLITION PLAN
DATE: 7/18

A-3



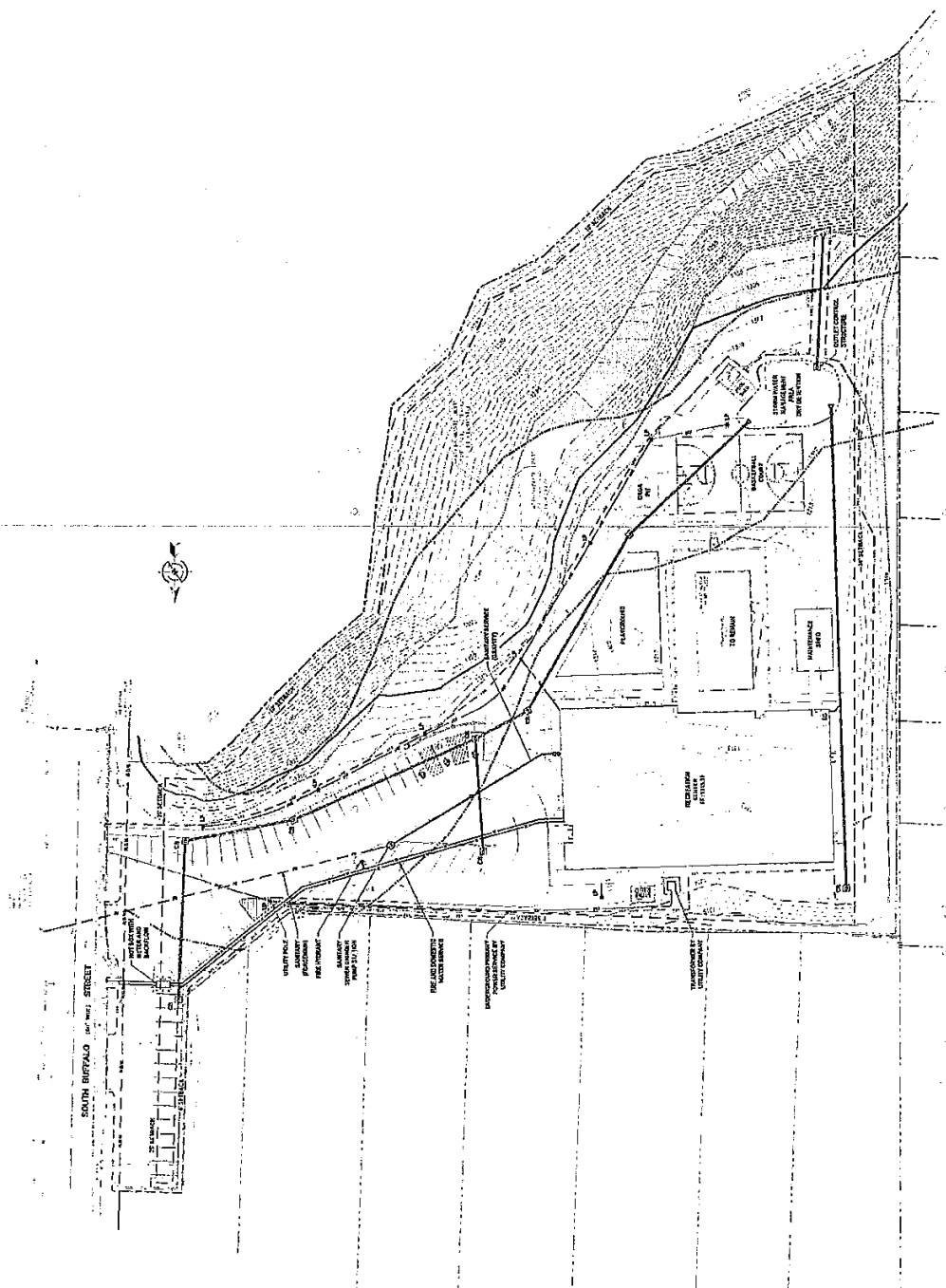
Department Legend

- ☐ ADMINISTRATION
- ☐ FOOD SERVICE
- ☐ GYM
- ☐ MAIN ENTRY/LOBBY
- ☐ POOL
- ☐ RECREATION

Building Area: 17,600 SF
 Occupancy: A-3 & B
 Construction Type: IIB
 Sprinkler System:
 Entire Building - Automatic Sprinkler System
 Building Height: 30' Maximum

① Floor Plan
 Rev 1.2





1 UTILITY PLAN
SHEET: V & IV



Community Recreation Center
175 S. Koffman Street
Springdale, NY 14121
2602-01
224-2026
C-103
UTILITY PLAN

May 4, 2026

VILLAGE ATTORNEY REPORT – No report this evening.

TRUSTEE NOTES & PROJECT REPORTS

Trustee Schuster

- All-Chorus will be held on the front lawn of the high school on May 28.
- Pageant of Bands is May 16 through May 18.

Trustee Lipka

- The food distribution will be held on May 15 at the Community Center on Waverly.
- Welcome to Guy Marlette who was recently appointed to the Planning Board.

Trustee Roberts

- No report this evening.

Trustee Baker

- The community cleanup on April 26 was successful. The money raised from this event will go towards flowers and repairs for the Village of Springville signs.

Mayor Belscher

- No report this evening.

TREE COMMITTEE REPORT - None

PUBLIC COMMENT - None

EXECUTIVE SESSION - None

ADJOURN

Motion was made by Trustee Baker, seconded by Trustee Schuster, and carried with unanimous approval to adjourn the Regular Session at 8:14pm.

Respectfully submitted,

Jennifer Haberl
Clerk/Treasurer