

**VILLAGE OF SPRINGVILLE
BOARD MEETING
October 5, 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
Jessica Schuster
Vince Roberts

Village Attorney Paul Weiss

Police Officer Nick Budney
In Charge

Superintendent Duane Boberg

Code Enforcement Officer John Baker

Also Attending:

Matt Malican – ECSO
Joseph Reeves - ECSO
Todd Catalano – Natural Disaster Coordinator
Gene Majchrzak – NYS Senate
Max Borsuk – Springville Journal

Mayor Belscher called the meeting to order at 7:00 PM. and read the open meeting code of conduct and decorum

MINUTES

- Minutes of the Regular Meeting of September 14, 2026, were moved as written by Trustee Lipka, seconded by Trustee Baker, and carried with unanimous approval.
- Minutes of the Executive Session of September 14, 2026, were moved as written by Trustee Schuster, seconded by Trustee Roberts, and carried with unanimous approval.

PUBLIC HEARING - None

PUBLIC COMMENT

Gene Majchrzak, the WNY Regional Coordinator from Senator Gallivan's office attended and wanted all to know that he is available to answer any questions anyone may have.

NEW BUSINESS

- None

DEPARTMENT REPORTS

Clerk/Treasurer

Resolutions:

- Authorize to advertise Public Notice and to adopt a resolution designating that the Village Special Election Day will be held on Tuesday, March 16, 2027. Motion made by Trustee Roberts, seconded by Trustee Schuster and carried with unanimous approval.
- Authorize to advertise for Public Notice and to adopt a resolution designating the Municipal Building, 65 Franklin Street, Springville, New York as the polling place for Village of Springville and the hours the Polls will be open are 12:00 noon until 9:00 p.m. Motion made by Trustee Roberts, seconded by Trustee Schuster and carried with unanimous approval.
- Authorize to advertise for Public Notice and to adopt a resolution designating the offices to be filled and the terms thereof. Motion made by Trustee Schuster, seconded by Trustee Lipka and carried with unanimous approval.

Discussion:

- The last day to pay Village taxes is November 2, 2026. Penalties accrue each month.
- No Overnight Parking – there is a ban on village streets and in village parking lots except for areas that are marked to allow for overnight parking which begins November 10, 2026 – April 1st from 2am - 7am.
- Audit for FY2026 began this week.
- Financial reports (Treasurer's Report) – Balance Sheets, Rev & Exp Summaries have been submitted to the village board for August 2026.

Superintendent Report

Resolutions:

- To set a Public Hearing for LL 12 of 2026 One-Year Moratorium on Data Centers -chapter 200-1-and Standalone Battery Storage Units for October 19, 2026, at 65 Franklin St during the regular scheduled Village Board meeting. Time 7:02pm. Motion was made by Trustee Schuster, seconded by Trustee Roberts, and carried with unanimous approval.
- To set a Public Hearing for review of the Village of Springville's Community Development Block Grant Application. To be held on October 19, 2026, at 65 Franklin St during the regular scheduled Village Board meeting. Time 7:03pm

Project 1: Extension of sidewalk on S. Buffalo St to SYI with crosswalk and lighted signs

Project 2: Support for Rural Transit

Motion made by Trustee Roberts, seconded by Trustee Schuster and carried with unanimous approval.

- Mayor to sign the purchase contract for 24 N. Buffalo St. Motion made by Trustee Lipka, seconded by Trustee Schuster and carried with unanimous approval.
- To make Danielle Carter a full-time non-probationary employee. She has completed her 6-month probationary time and has been a terrific addition to the Village Office staff. Effective September 30th, 2026. Trustee Baker commented that Danielle is doing an excellent job and the Village is fortunate to have her. Motion made by Trustee Lipka, seconded by Trustee Schuster, and carried with unanimous approval.
- To accept the resignation of Don Orton from the Historic Preservation Committee effective immediately. Mayor Belscher commented that Don did a wonderful job and will be missed. Motion made by Trustee Schuster, seconded by Trustee Roberts, and carried with unanimous approval.
- To appoint Darlene Johnson to the Historic Preservation Committee as a permanent member to finish out the 4-year term expiring in 2027. Motion made by Trustee Lipka, seconded by Trustee Schuster, and carried with unanimous approval.

Discussion:

- The Waverly Street Water Project will start next week and is a 2- to 3- week project. There will be lane closures during the day, but all lanes will be open at night.

Police Report

Police Officer-in-charge Nick Budney updated the board on the following:

- September 2026 Stats

In ECSO Shane Miller absence, ECSO Matt Malican and Joseph Reeves reported on the following:

- September 2026 Stats

Fire Report – In the absence of Fire Chief Marc Gentner, Todd Catalano reported on the following:

- September calls
- Training
- Upcoming activities

Fire/Emergency Coordinator Report - Todd Catalano reported on the following:

- Attending a NITTEC event at the Jamison Road Fire Department in Elma.
- Will be attending the Springville homecoming parade on Friday October 9.
- Will be helping the fire dept. with the drill on 10/17.
- The next Chief's Council Meeting is October 20 at Morton's Corners at 7pm.

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

- Bulk item collection with Waste Management concerns – Section 146-6-part B - Village Attorney Weiss will review this section and get back to CEO Baker. Trustee Schuster would like that part of the code to be updated.
- Resident concern on Main Street business needing repair.
- The Public Notice signage has been updated to .gov.

Control Center – Read by Superintendent Duane Boberg:

- Personnel updates
- Equipment updates
- Monthly call volume
- Chief's Council meeting

OLD BUSINESS

- None

BILLS – Bills, as examined by members of the Board of Trustees, were approved for payment in accordance with Abstracts # 102-119 totaling \$557,541.18 for the General, Water/Sewer, Electric, Trust and Agency Funds by motion of Trustee Baker, seconded by Trustee Lipka and carried with unanimous approval.

CONSENT AGENDA – After a lengthy discussion on the consent agenda and timely communication, the motion was made by Trustee Schuster, seconded by Trustee Baker, and carried with unanimous approval to accepting the permits and applications below.

VILLAGE ATTORNEY REPORT

- Paul Weiss had nothing to report tonight.

TRUSTEE NOTES & PROJECT REPORTS

Trustee Roberts

- Tour with SCA was highly informative.
- Curious about green space behind stores, Superintendent Boberg stated that is Village owned. Village workers for sewer/electric services need to access that for utilities.
- Impressed with the fact that the crosswalk concerns addressed at the last Village Board meeting were quickly resolved by ECSO Miller.
- Agenda/Board packets – would like to see presentation improved.

Trustee Baker

- Homecoming parade is Friday, October 9.

- Zoning Board update.
- Enjoyed the walking tour with Seth and Andrea from SCA and the stories behind the murals.
- Safety concerns with the bucket truck in the village near Main Street.
- Will be attending the Tier 3 training for emergency response.

Trustee Lipka

- Went on a tour with people from the Center for the Arts and had highly informative discussions.
- Main & Pearl concrete barriers concern.
- Discussion with Darlene and would like to see historic designation guidelines put on the website for residents.
- Called NYCOM on training records – no certificate is given but hours can be sent via e-mail to board members.
- Food Distribution will be at the Senior Center on 10/16/ 2026.

Trustee Schuster

- Importance of having alternates on all boards for easy transition when permanent member is needed.
- Pleased that the SYI budget team will be at the next board meeting on 10/19.
- There was a de-brief with the Empire State Development group along with Superintendent Boberg, Trustee Schuster, Mayor Belscher and others to discuss ways to improve future grant applications.
- Looking forward to the homecoming parade on Friday.

Mayor Belscher

- Has daily discussions with Superintendent Boberg.
- Comes to office a couple times/week.
- Receives and responds to hundreds of emails monthly.
- Attends many meetings in addition to the Village Board Meetings.

TREE COMMITTEE REPORT - None

PUBLIC COMMENT - None

ADJOURN

Motion was made by Trustee Roberts, seconded by Trustee Schuster, and carried with unanimous approval to adjourn the Regular Session at 8:19 pm.

Respectfully submitted,

Jennifer Haberl
Clerk/Treasurer

VILLAGE OF SPRINGVILLE
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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 Historic Preservation Board Meeting of August 10, 2026 **CA.1**
Minutes of the Planning Board meeting of August 25, 2026 **CA.2**
Minutes of the Zoning Board meeting of May 13, 2026 **CA.3**

August 2026 Financial reports are available online

PROJECT: 0000011426 - ROOFING TYPE: ROOF
PROPERTY: 103 CHILDS ST
ISSUED DATE: 9/08/2026
ISSUED TO: MAPLE LEAF CONTRACTING LLC
9126 JACKSON HILL RD
CUBA, NY 14727

PROJECT: 0000011427 - FENCES TYPE: FENCES
PROPERTY: 136 MYRTLE AVE
ISSUED DATE: 9/10/2026
ISSUED TO: SCHUNK, JOHN & LOIS
136 MYRTLE AVE.
SPRINGVILLE, NY 14141

PROJECT: 0000011428 - ACCESSORY BUILDING TYPE: ACCESSORY BUILDINGS
PROPERTY: 393 NORTH ST
ISSUED DATE: 9/10/2026
ISSUED TO: LEAGUE FOR THE HANDICAPPED
393 NORTH ST
SPRINGVILLE, NY 14141

PROJECT: 0000011429 - DECKS TYPE: DECKS
PROPERTY: 18 RAUCH DR
ISSUED DATE: 9/11/2026
ISSUED TO: ROTTHOFF, JEFFERY
18 RAUCH DR
SPRINGVILLE, NY 14141

PROJECT: 0000011430 - FENCES TYPE: FENCES
PROPERTY: 112 MAPLE AVE
ISSUED DATE: 9/11/2026
ISSUED TO: FREIHEIT, RACHEL
112 MAPLE AVE
SPRINGVILLE, NY 14141

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CONSENT AGENDA

PROJECT: 0000011431 - UTILITY CHANGES-ELECTRIC TYPE: ELECTRIC
PROPERTY: 7404 ZOAR VALLEY
ISSUED DATE: 9/16/2026
ISSUED TO: IN CHARGE ELECTRIC
9897 WARNER GULF ROAD
HOLLAND, NY 14080

PROJECT: 0000011432 - ROOFING TYPE: ROOF
PROPERTY: 27 FRANKLIN ST
ISSUED DATE: 9/17/2026
ISSUED TO: OORAH PROPERTY IMPROVEMENTS LL
7420 LEWISTON ROAD
OAKFIELD, NY 14125

PROJECT: 0000011433 - ROOFING TYPE: ROOF
PROPERTY: 77 MILL ST
ISSUED DATE: 9/17/2026
ISSUED TO: DOUD, ANDREW
77 MILL ST
SPRINGVILLE, NY 14141

PROJECT: 0000011434 - ROOFING TYPE: ROOF
PROPERTY: 10 WAVERLY ST
ISSUED DATE: 9/21/2026
ISSUED TO: BUFFALO RC LLC
5565 TRANSIT ROAD
WILLIAMSVILLE, NY 14221

PROJECT: 0000011435 - ROOFING TYPE: ROOF
PROPERTY: 110 SPRING ST
ISSUED DATE: 9/21/2026
ISSUED TO: HEILER, SCOTT A
110 SPRING ST
SPRINGVILLE, NY 14141

PROJECT: 0000011436 - NONRES STRUCTURAL TYPE: NONRES STRUCTURAL
PROPERTY: 563 W MAIN ST
ISSUED DATE: 9/21/2026
ISSUED TO: SCHMITZ, TYLER
563 W MAIN ST
SPRINGVILLE, NY 14141

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CONSENT AGENDA

PROJECT: 0000011437 - UTILITY CHANGES-ELECTRIC TYPE: ELECTRIC
PROPERTY: 81 CHILDS ST
ISSUED DATE: 9/22/2026
ISSUED TO: LATIMORE, AMY
81 CHILDS ST
SPRINGVILLE, NY 14141

PROJECT: 0000011438 - FENCES TYPE: FENCES
PROPERTY: 24 N EDGEWOOD DR
ISSUED DATE: 9/24/2026
ISSUED TO: OCONNELL, JEANMARIE
24 N EDGEWOOD DR
SPRINGVILLE, NY 14141

PROJECT: 0000011439 - VIOLATION-VEHICLES (2) TYPE: VIOLATION
PROPERTY: 141 EAST AVE
ISSUED DATE: 9/25/2026
ISSUED TO: YOUNG, EDWARD J
141 EAST AVE.
SPRINGVILLE, NY 14141

PROJECT: 0000011440 - VIOLATION-VEHICLES TYPE: VIOLATION
PROPERTY: 19 ACADEMY ST
ISSUED DATE: 9/25/26
ISSUED TO: RVK HOMES
4050 13TH WAY NE
ST PETERSBURG, FL 33703

PROJECT: 0000011441 - VIOLATION-VEHICLE TYPE: VIOLATION
PROPERTY: 432 FRANKLIN ST
ISSUED DATE: 9/25/26
ISSUED TO: SCHINDLER, MELISSA
432 FRANKLIN ST
SPRINGVILLE, NY 14141

PROJECT: 0000011442 - ROOFING TYPE: ROOF
PROPERTY: 29 PROSPECT AVE
ISSUED DATE: 9/25/2026
ISSUED TO: LANGENDORFER, LUCAS
29 PROSPECT AVE
SPRINGVILLE, NY 14141

*Village of Springville
Historic Preservation Commission*

August 10, 2026 7:00 pm

A meeting of the Historic Preservation Commission 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:

Absent

Members:

Bill Skura Chairman
John Baronich-Vice Chairman
Don Orton
Michael Wolniewicz-Absent
Thomas Hawkins
Darlene Johnson-Alternate

Also present:

Clerk:

Jennifer Blumenstein

After the Pledge of Allegiance, Chairman Skura called the meeting to order at 7:00p.m.

Chairman Skura asked for a motion to approve the minutes from the July 13, 2026, meeting.

John Baronich made the motion to approve the minutes, seconded by Don Orton. All in favor, none opposed.

The first Certificate of Appropriateness before the Board was from Mike Rosenswie from 27 E. Main Street. Mike emailed Chairman Skura last month regarding an existing awning. He wanted to change the existing canvas with a new canvas. It would be the same color and size, just changing the verbiage on it. This change was approved by the Board, with the stipulation that he fills out a Certificate of Appropriateness.

Today the Board was presented with the Certificate of Appropriateness, but now Mike Rosenswie is asking to change to existing signage to represent the name of Springville Eye Care which will be operating out of the building.

The Board had some questions regarding the application, but Mike Rosenswie did not come to the meeting. A phone call was made to Mr. Rosenswie to get the questions answered.

After some discussion, and talking with Mike Rosenswie, Thomas Hawkins made the motion to accept the Certificate of Appropriateness presented. Seconded by Don Orton. All in favor, none opposed.

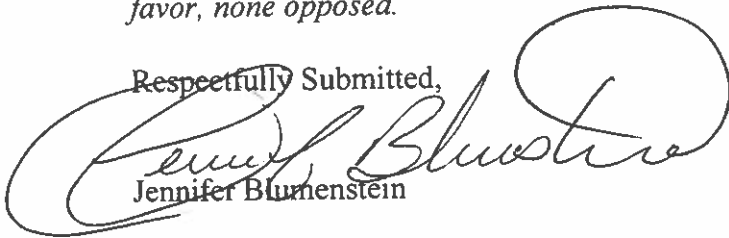
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Page (2)

Darlene Johnson presented the Board Members a map of the Village of Springville with all the different districts that will be represented in the brochures. The members gave feedback and questions to be addressed with Greg Pinto from Clinton Brown Company Architecture, PC.

The Board also discussed the Public Meeting that needs to be scheduled for residence in the Village of Springville. They decided to schedule an Informational Meeting to inform residence of the existing districts and the benefits of owning in the district. This meeting will be held October 13, 2026 @ 6:30 pm at 65 Franklin Street, 2nd floor.

Bill Skura made the motion to adjourn at 8:20 pm, seconded by Darlene Johnson. All in favor, none opposed.

Respectfully Submitted,

A large, stylized handwritten signature in black ink, appearing to read "Jennifer Blumenstein". The signature is written over the printed name and extends upwards and to the left, looping around the word "Respectfully".

Jennifer Blumenstein

ATTACHMENT NO. CA. 2

AGENDA DATE 10-5-2026

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

August 25, 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
	Brett Landsman
	Terry Skelton
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 p.m.

With there being no public hearings on the agenda this evening, Chairman Muhlbauer asked if there were any updates with 121 N. Buffalo St. CEO John Baker said he did a footer inspection and work is in progress. He also said that Walmart will be on the agenda next month for the expansion of parking lot and for some renovations of the store.

Member Greg Keyser asked the board to review the Planning Boards procedure for Public Hearings. He explained that in his experience of being on boards for other municipalities the steps and timelines they have in place. Member Guy Marlette, who also has experience of being on other planning boards, agrees with him. After some discussion, the board all agreed with the steps to be taken and going forward will have a meeting to review a plan before scheduling any public hearings.

Next Chairman Muhlbauer asked for a motion to accept minutes from the July 28, 2026 meeting and Member Terry Skelton made the motion, with a correction on page 3 adding a name left off, seconded by Member Brett Landsman. All in favor none opposed. Chairman Muhlbauer then asked for a motion to accept the minutes from the July 31, 2026 meeting and Member Terry Skelton made the motion, seconded by Member Guy Marlette. All in favor, none opposed.

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Planning Board
August 25, 2026

With nothing else left to discuss, Chairman Muhlbauer then asked for a motion to adjourn the meeting at 7:40 p.m. Member Brett Landsman made the motion, seconded by Member Guy Marlette. All in favor, none opposed.

Respectfully Submitted,

Julie Nunweiler

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

May 13, 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 (absent) Jamie Raynor Kimberly Krzemien Bob Laskowski
Also Present:	Kelly Baker -Liaison
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 /123 N. Buffalo St. in RM zoning district Springville New York File # 11240 for area variance Village code is:

§ 200-10 Placement of accessory buildings and uses.

B. In a residence district:

(2) Accessory buildings and structures may be located in the minimum required rear yard, provided that such building or structure shall not exceed twenty feet in height and further, that it be set back from any side or rear lot line the following minimum distances.

Thomas Roberts was on video call to discuss this with the board as he was out of town. He explained that he is asking for an additional one and a half feet to allow for a six foot in height loft area for storage.

Chairman Wolniewicz reviewed drawing (see attachment A-1) with the board and asked if any questions or public comments.

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

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 ☒ (4)
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: Yes ☒ (4) No ☐
3. Whether the requested variance is substantial: Yes ☒ (1) No ☒ (3)
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ☐ No ☒ (4)
5. 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 ☒ (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 variance request is **approved.**

CEO John Baker reminded Mr. Roberts that he needs to get the siding on the Connex asap and to get project started in front as accessory dwelling unit needs to be in rear yard.

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>	_____	_____

The next public hearing on the agenda is for Thomas Rzepecki 370 Mill St in R-8.5 zoning district Springville, New York **File # 11220** for area variance Village code is:

§ 200-10 Placement of accessory buildings and uses.

B. In a residence district:

(2) Accessory buildings and structures may be located in the minimum required rear yard, provided that such building or structure shall not exceed 20 feet in height and further, that it be set back from any side or rear lot line the following minimum distances.

CEO John Baker explained that the existing garage being torn is thirteen feet high and the pole barn replacing it will be twenty two feet high (See attachment A-2)

Chairman Wolniewicz asked the applicant to explain why he is asking for the variance. Mr. Rzepecki explained that the actual roof height will be twenty one feet and two inches but with the roof material is asking for twenty two feet to be safe. He also explained that he will have space for storage.

Chairman Wolniewicz reviewed the drawing with the board and ask if any questions or public comment.

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 X (1) ___ No X (3)
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ___ No X (4)
5. 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.

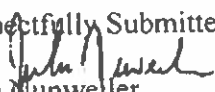
The variance request is approved.

Next on the agenda is approval of the prior meeting minutes from February 11, 2026.

Chairman Wolniewicz did note a correction to be made on page 2 and asked for a motion to accept the minutes with correction made. Member Robert Laskowski made the motion, seconded by Member Kimberly Krzemien. All in favor, none opposed.

Chairman Wolniewicz asked for a motion to adjourn at 7:40 p.m., Member Robert Laskowski made motion, seconded by Kimberly Krzemien. All in favor none opposed.

Respectfully Submitted,


Julie Nunweiler

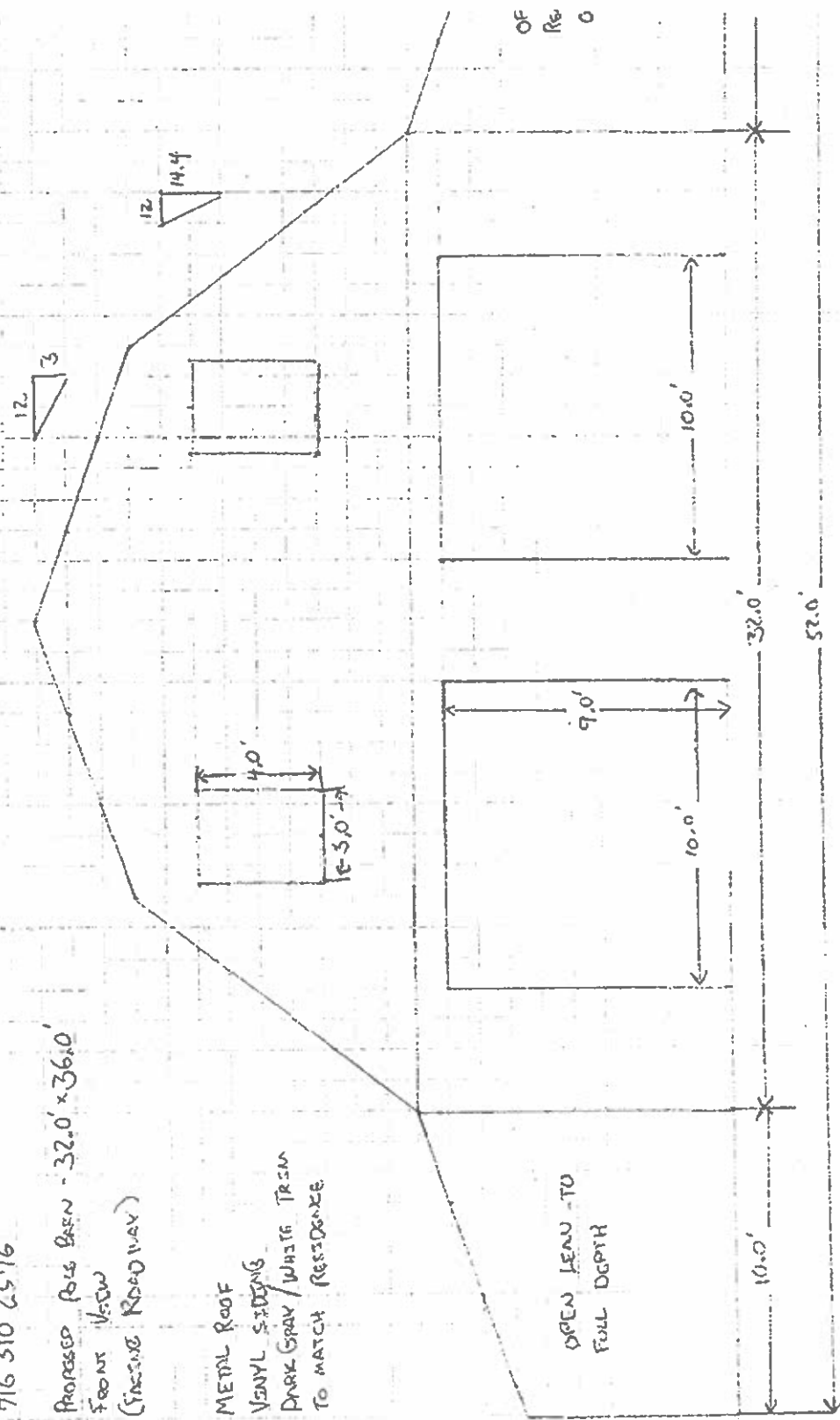
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A-2

THOMAS KZEPECKS
370 MILL STREET
SPRINGFIELD, IL
716 310 2576

PROPOSED POLE BARN - 32.0' x 36.0'
FOUNT VIEWS
(FACING ROADWAY)

METAL ROOF
VINYL SIDING
DARK GRAY / WHITE TRIM
TO MATCH RESIDENCE



OF RE 0