

**VILLAGE OF SPRINGVILLE
BOARD MEETING
September 14, 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 Enforce- John Baker
ment Officer

Also Attending:

Shane Miller – ECSO
Todd Catalano – Natural Disaster Coordinator
Jen Blumenstein – Deputy Clerk
Max Borsuk – Springville Journal

Absent:

Clerk/Treasurer Jennifer Haberl

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 August 10, 2026, were moved as written by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval.
- Minutes of the Executive Session of August 10, 2026, were moved as written by Trustee Lipka, seconded by Trustee Schuster and carried with unanimous approval.
- Minutes of the Special Session Minutes of August 24, 2026, were moved as written by Trustee Lipka, seconded by Trustee Schuster and carried with unanimous approval.

PUBLIC HEARING – Local Law 11 of 2026 – Chapter 200-8 Overlay District -Mayor Belscher opened the duly published public hearing regarding LL 11 of 2026 – Overlay District. Motion to open was made by Trustee Roberts, seconded by Trustee Baker and carried with unanimous approval. There being no questions or comments, motion was made to close the public hearing by Trustee Roberts, seconded by trustee Schuster and carried with unanimous approval.

PUBLIC COMMENT

- None

NEW BUSINESS

- None

DEPARTMENT REPORTS

Clerk/Treasurer

Resolutions: None

Discussion:

In the absence of Jennifer Haberl, Superintendent Duane Boberg reported the following:

- The last day to pay Village taxes is November 2, 2026. Penalties accrue each month.
- Financial reports (Treasurer's Report) – Balance Sheets, Rev & Exp Summaries have been submitted to the village board for June and July 2026.
- Agricultural District Annual Enrollment Period Sept 1 – Sept 30 is the annual thirty-day period during which a landowner may request the inclusion of predominantly viable agricultural land into a certified agricultural district in accordance with Section 303-b of NYS Agricultural and Markets Law – Applications are available online at www.erie.gov/agenrollment.

Superintendent Report

Resolutions:

- Make Village of Springville the lead agency for LL 11 of 2026 Chapter 200-8 Office Overlay District. Motion was made by Trustee Schuster, seconded by Trustee Roberts, and carried with unanimous approval.
- To accept SEQRA/Neg Dec of LL 200-8 Office Overlay District. Motion was made by Trustee Roberts, seconded by Trustee Schuster, and carried with unanimous approval.
- Adopt LL 11 of 2026 Chapter 200-8 Office Overlay District, motion made by Trustee Roberts, seconded by Trustee Baker and carried with unanimous approval.
- To support SGI Homecoming Parade with Fire and Police participation and posting NO Parking signs along the route. Motion made by Trustee Baker, seconded by Trustee Schuster and carried with unanimous approval.
- For the Mayor to sign a letter of support for The Rural Outreach Center. Motion made by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval.
- For the Mayor to sign a letter to Erie County stating the Village of Springville is willing to take control of Waverly St after a complete road construction is completed. Motion made by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval.
- To hire Alicia Beaudette and Denise Richards as part-time Court Clerks. Wage will be \$21.09. Motion made by Trustee Roberts, seconded by Trustee Baker and carried with unanimous approval.

Discussion:

- None

Police Report

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

- August 2026 Stats
- Resolution to accept the resignation of Patrick Eagan with regret from the position of part-time police officer, effective September 9, 2026. Motion made by Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval.

- Resolution to appoint Shane Miller to the position of part-time police officer effective September 15, 2026. Motion made by Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval.
- The Village of Springville was awarded \$7140 in Police Traffic Services (PTS) grant for 2026-2027 with funding to be used next spring/summer to augment Village traffic enforcement patrols.

ECISO Shane Miller reported on the following:

- August 2026 Stats
- Assisted with 5K at the Children's League
- Attended Fiddlers carnival
- Gave resident a ride for Social Services/Attempting to get housing
- School has started back-Setting up drills with the SRO
- Trunk or Treat requests starting to come in October
- Encampment behind MRC was removed by property owner.

Fire Report –

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

- Answered 67 Calls in August
- Getting crew lined up to support the Homecoming events
- Continuing weekly training
- New breathing air system is in and operational on Rescue 7
- 4 members taking swift water rescue class at the end of month in Gowanda
- Preparing for our fire prevention program at schools
- Preparing for the drill at 65 Franklin St. on October 17th
- All trucks are going for annual pump testing next month
- Working on getting the traffic lights at the main street hall operational

Fire/Emergency Coordinator Report

Todd Catalano reported on the following:

- Shared multiple ECDHES trainings on Tier 3 trainings, active shooter, ICS and traffic management
- EC Disaster Preparedness Advisory Board and EM meeting on 9/22/2026
- Preplanning for the October Drill with Chief Gentner and my Disaster Coord backup
- Relayed updates to Springville 7 Air System to neighboring fire controls
- Shared Town of Concord new builds list with Hamburg Fire Control Emergency Manager

Code Enforcement Officer

CEO John Baker reported on the following:

- Addressed complaints regarding the entrance to Waverly St from the Tops parking lot
- Addressed complaints regarding the Value Parking lot - Spoke with management
- Burger King is scheduled to open in a couple of weeks
- Store renovations to begin at Walmart starting in 2027

Control Center –

- Personnel
- Equipment
- 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 # 77-101 totaling \$950,399.88 for the General, Water/Sewer, Electric, Trust and Agency Funds by motion of Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval.

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

VILLAGE OF SPRINGVILLE
September 14, 2026
Page 1
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 July 13, 2026 CA.1
Minutes of the Planning Board meeting of July 28, 2026. CA.2
Minutes of the Planning Board meeting of July 31, 2026 CA.3

Financial reports for June 2026 and July 2026 are available online.

PROJECT: 0000011392 - LICENSES-MOBILE FOOD VENDOR TYPE: LICENSES
PROPERTY: 205 S CASCADE DR
ISSUED DATE: 8/04/2026
ISSUED TO: BACKYARD BUTCHERS
1620 S FRIENDSWOOD DR
SUITE 107
FRIENDSWOOD, TX 77546

PROJECT: 0000011393 - UTILITY CHANGES-ELECTRIC TYPE: UTILITY
CHANGES
PROPERTY: 30 COLONIAL DR
ISSUED DATE: 8/05/2026
ISSUED TO: COMMUNITY PARTNERSHIP OF SPRINGVILLE
8860 MAIN STREET
SUITE 201A
WILLIAMSVILLE, NY 14221

PROJECT: 0000011394 - ROOFING TYPE: ROOF
PROPERTY: 363 MILL ST
ISSUED DATE: 8/05/2026
ISSUED TO: SCHICTEL, MARK
13283 MORTONS CORNERS ROAD
SPRINGVILLE, NY 14141

PROJECT: 0000011395 - SHEDS, UP TO 144 SQ.FT. PROPERTY: 336 E MAIN ST ISSUED DATE: 8/06/2026 ISSUED TO: HAGEN, JONATHAN 336 E MAIN ST SPRINGVILLE, NY 14141	TYPE: SHEDS
PROJECT: 0000011396 - ROOFING PROPERTY: 66 MYRTLE AVE ISSUED DATE: 8/07/2026 ISSUED TO: STELLAR ROOFING INC 25 JOHN GLENN DR SUITE 108 BUFFALO, NY 14228-0000	TYPE: ROOF
PROJECT: 0000011397 - PLANNING BOARD REVIEW-SITE PLAN BOARD REVIEW PROPERTY: 317 S CASCADE DR ISSUED DATE: 8/10/2026 ISSUED TO: NEVES, MARCO 405 KEARNEY AVE KEARNEY, NJ 07032	TYPE: PLANNING
PROJECT: 0000011398 - VARIANCE-ACCESS BUILDING REVIEW PROPERTY: 220 S CENTRAL AVE ISSUED DATE: 8/11/2026 ISSUED TO: WRIGHT, KYLE 220 S CENTRAL AVE SPRINGVILLE, NY 14141	TYPE: ZONING
PROJECT: 0000011399 - GARAGE SALE SALES PROPERTY: 34 CHURCH ST ISSUED DATE: 8/11/2026 ISSUED TO: KRZEMIEN, KIMBERLY 34 CHURCH ST SPRINGVILLE, NY 14141	TYPE: GARAGE
PROJECT: 0000011400 - RESIDENTIAL ALTERATION ALTERATION PROPERTY: 70 ALBRO AVE ISSUED DATE: 8/12/2026 ISSUED TO: JENN-CO CONSTRUCTION, INC. 38 ELK ST SPRINGVILLE, NY 14141	TYPE: RESIDENTIAL
PROJECT: 0000011401 - ACCESSORY BUILDING BUILDINGS PROPERTY: 33 EATON ST ISSUED DATE: 8/13/2026 ISSUED TO: LUX, TANNER 33 EATON ST #1	TYPE: ACCESSORY

September 14, 2026

SPRINGVILLE, NY 14141

PROJECT: 0000011402 - FENCES TYPE: FENCES
PROPERTY: 212 WAVERLY ST
ISSUED DATE: 8/13/2026
ISSUED TO: FINELINE CONSTRUCTION
9230 NORTH STREET
LOT #10
SPRINGVILLE, NY 14141

PROJECT: 0000011403 - ROOFING TYPE: ROOF
PROPERTY: 40 S EDGEWOOD DR
ISSUED DATE: 8/13/2026
ISSUED TO: BEULER, TOM
40 S EDGEWOOD DR
SPRINGVILLE, NY 14141

PROJECT: 0000011404 - ROOFING TYPE: ROOF
PROPERTY: 101 ELK ST
ISSUED DATE: 8/13/2026
ISSUED TO: BLACK ROCK ROOFING, INC
797 SHERIDAN DRIVE
TONAWANDA, NY 14150

PROJECT: 0000011405 - UTILITY CHANGES-PLUMBING TYPE: UTILITY
CHANGES
PROPERTY: 499 FRANKLIN ST
ISSUED DATE: 8/18/2026
ISSUED TO: DAVIES, PAUL F III
499 FRANKLIN ST.
SPRINGVILLE, NY 14141

PROJECT: 0000011406 - SHEDS, UP TO 144 SQ.FT. TYPE: SHEDS
PROPERTY: 30 EAST HILL RUN
ISSUED DATE: 8/18/2026
ISSUED TO: DINSE, JUDITH
30 EAST HILL RUN
SPRINGVILLE, NY 14141

PROJECT: 0000011407 - GARAGE SALE TYPE: GARAGE
SALES
PROPERTY: 639 E MAIN ST
ISSUED DATE: 8/19/2026
ISSUED TO: BLACKWELL, ERIKA
639 E MAIN ST
SPRINGVILLE, NY 14141

PROJECT: 0000011408 - RESIDENTIAL ALTERATION TYPE: RESIDENTIAL
ALTERATION
PROPERTY: 92 NEWMAN ST
ISSUED DATE: 8/24/2026
ISSUED TO: BOOTH, BRADLEY & SARAH

September 14, 2026

92 NEWMAN ST
SPRINGVILLE, NY 14141

PROJECT: 0000011409 - FENCES
PROPERTY: 426 E MAIN ST
ISSUED DATE: 8/24/2026
ISSUED TO: KARNEY, JOSHUA
426 E MAIN ST
SPRINGVILLE, NY 14141

TYPE: FENCES

PROJECT: 0000011410 - GARAGE SALE
SALES
PROPERTY: 65 MILL ST
ISSUED DATE: 8/25/2026
ISSUED TO: CISZAK, JOSEPH
65 MILL ST SOUTH
SPRINGVILLE, NY 14141

TYPE: GARAGE

PROJECT: 0000011411 - ACCESSORY BUILDING
BUILDINGS
PROPERTY: 34 BARNSTEAD 11
ISSUED DATE: 8/25/2026
ISSUED TO: SIEPEL, TIMOTHY
8912 HEBDON ROAD
WEST VALLEY, NY 14171

TYPE: ACCESSORY

PROJECT: 0000011412 - LICENSES-HOMECOMING PARADE
PROPERTY: 290 N BUFFALO ST HS
ISSUED DATE: 8/25/2026
ISSUED TO: SPRINGVILLE GI HIGH SCHOOL
290 N BUFFALO ST
SPRINGVILLE, NY 14141

TYPE: LICENSES

PROJECT: 0000011413 - ACCESSORY BUILDING
BUILDINGS
PROPERTY: 200 ELM ST
ISSUED DATE: 8/27/2026
ISSUED TO: MCCRORY, MICHAEL
200 ELM ST
SPRINGVILLE, NY 14141

TYPE: ACCESSORY

PROJECT: 0000011414 - ACCESSORY BUILDING
BUILDINGS
PROPERTY: 81 CHILDS ST
ISSUED DATE: 8/28/2026
ISSUED TO: GREGOIRE, KYLE
81 CHILDS ST
SPRINGVILLE, NY 14141

TYPE: ACCESSORY

PROJECT: 0000011415 - ROOFING

TYPE: ROOF

September 14, 2026

PROPERTY: 62 MAPLE AVE
ISSUED DATE: 8/31/2026
ISSUED TO: LINDERMAN, ABBY
62 MAPLE AVE
SPRINGVILLE, NY 14141

PROJECT: 0000011416 - RESIDENTIAL ALTERATION
ALTERATION

TYPE: RESIDENTIAL

PROPERTY: 89 SMITH ST
ISSUED DATE: 8/31/2026
ISSUED TO: CARNAHAN, RYAN
89 SMITH ST
SPRINGVILLE, NY 14141

PROJECT: 0000011417 - FENCES
PROPERTY: 159 EAST HILL RUN
ISSUED DATE: 9/01/2026
ISSUED TO: JAYNES, LINDA
159 EAST HILL RUN
SPRINGVILLE, NY 14141

TYPE: FENCES

PROJECT: 0000011418 - DECKS
PROPERTY: 104 EAST HILL RUN
ISSUED DATE: 9/01/2026
ISSUED TO: HALLSTROM, BRIAN
104 EAST HILL RUN
SPRINGVILLE, NY 14141

TYPE: DECKS

PROJECT: 0000011419 - UTILITY CHANGES-ELECTRIC
PROPERTY: 405 W MAIN ST
ISSUED DATE: 9/01/2026
ISSUED TO: NYS DOT
1266 TOWNLINE ROAD
ALDEN, NY 14220

TYPE: ELECTRIC

PROJECT: 0000011420 - UTILITY CHANGES-ELECTRIC
PROPERTY: 134 N BUFFALO ST
ISSUED DATE: 9/03/2026
ISSUED TO: NELLIS, STEVEN
134 N. BUFFALO ST.
SPRINGVILLE, NY 14141

TYPE: ELECTRIC

PROJECT: 0000011421 - VIOLATION-SIDEWALK/STREET
PROPERTY: 167 E MAIN ST
ISSUED DATE: 9/03/2026
ISSUED TO: ODDEN, NATHAN
167 E MAIN ST
SPRINGVILLE, NY 14141

TYPE: VIOLATION

PROJECT: 0000011422 - VIOLATION-SIDEWALK/STREET
PROPERTY: 175 E MAIN ST
ISSUED DATE: 9/03/2026

TYPE: VIOLATION

September 14, 2026

ISSUED TO: ADAMCHICK, SEAN
175 E MAIN ST
SPRINGVILLE, NY 14141

PROJECT: 0000011423 - ROOFING
PROPERTY: 183 WOODWARD AVE
ISSUED DATE: 9/04/2026
ISSUED TO: SIXT, MARTIN RICHARD
17 SPAS DR
SPRINGVILLE, NY 14141

TYPE: ROOF

PROJECT: 0000011424 - ROOFING
PROPERTY: 9 SPAS DR
ISSUED DATE: 9/04/2026
ISSUED TO: DASH, JOHANNA
9 SPAS DR
SPRINGVILLE, NY 14141

TYPE: ROOF

PROJECT: 0000011425 - UTILITY CHANGES-ELECTRIC
PROPERTY: 26 COCHRAN AVE
ISSUED DATE: 9/04/2026
ISSUED TO: 103 EAST MAIN LLC
PO BOX 786
EAST AURAOR, NY 14052

TYPE: ELECTRIC

•

Village of Springville Historic Preservation Commission

ATTACHMENT NO. C1J.1

AGENDA DATE :i?flttm/ut fl.,;fjdb

JULY 13, 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
Thomas Hawkins
Darlene Johnson-Alternate

Also present: Alisia Wucetich-SCA
Desislava Furber-SCA
E. Seth Wochensky-SCA

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 May 11, 2026 meeting.

Don Orton made the motion Jo approve the minutes with a change of who called the meeting to order, seconded by John Baronich. All in favor, none opposed

The first Certificate of Appropriateness before the Board was from the Springville Center for the Arts. This is for a mural on the stairwell at 35 E. Main Street. The current wheat pasted mural will be removed and the surface will be cleansed. The new mural will be on Poly-Tab and then adhered to the vinyl siding on the stairwell.

Mike Wolniewicz asked the artist Desislava Furber how long the mural wiU take to complete. She responded about two (2) weeks. After a little more discussion, Chairman Skura asked for a motion.

Motion was made by Mike Wolniewicz, seconded by John Baronich to accept the Certificate of Appropriateness as presented. All in favor, none opposed.

The next Certificate of Appropriateness before the Board was from the Springville Center for the Arts. This is for a mural at the back of the building at 40 E. Main Street.

July 13, 2026
Page (2)

There was a lot of discussion about this mural being painted over doors on the building and the mural would be wrapping around three (3) sides of the buiJding with the artist Alisia.

After much thought and discussion, Chairman Skura asked for a motion.

Motion was made by Mike Wolniewicz, seconded by Tom Hawkins to accept the Certificate of Appropriateness as presented with the STIPULATION that the doors must be highlighted so they are easily seen. All in favor, none opposed

Mike and Shannon Rosenswie email a request to Jen Blumenstein in regard to the property at 27 Franklin Street. They recently purchased the property and want to replace the existing awning canvas with the same color fabric but just have the #27 put on the awning.

September 14, 2026

After some discussion, Bill Skura made the motion to accept the Awning as presented in the email along with the pictures sent with it, as long as a Certificate of Appropriateness is filled out for proper record keeping. Seconded by John Baronich. All in favor, none opposed.

The Certificate of Appropriateness for Mike Wolniewicz, which was previously TABLED, was the topic of discussion. This is for Fence on the property at 26 Frank.Jin Street. The fence on the North and West property lines will match the existing fence as much as possible. The posts and caps will be painted black, and the boards will be natural wood.

Chairman Skura took this time to introduce the Board to the newest Alternate, Darlene Johnson. Darlene will also be the Liaison between the Village of Springville and Clinton Brown Company regarding the Grant that the Historic Preservation Board received.

Member Mike Wolniewicz seemed upset and surprised that Darlene would be taking over the duties of liaison. They discussed how this was initiated and how Darlene is looking forward to working with the Board along with Clinton Brown and his team.

Darlene prepared a presentation of the brochures that are being worked on. There will be a total of five (5) brochures. A brochure for each Historic District in the Village of Springville and a brochure for the public's education on the Historic Preservation Board.

Darlene is looking for any input on the mockup of the brochures to take back to Greg Pinto for changes.

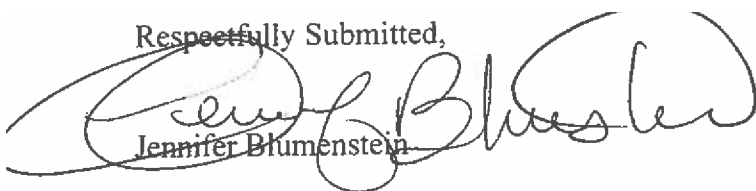
July 13, 2026
Page (3)

The Board also discussed the Public Meeting(s) that need to be scheduled for the residence in the Village of Springville.

After some discussion, Chairman Skura asked for a motion.

Don Orton made the motion to adjourn at 8:40 pm, seconded by John Baronich. All in favor, none opposed

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Jennifer Blumenstein', is written over a circular stamp. The signature is fluid and cursive.

Jennifer Blumenstein

ATTACHMENT NO. CA.2
AGENDA DATE September 14, 2026

VILLAGE OF SPRINGVILLE PLANNING BOARD MINUTES

July 28, 2026 7:00 P.M.

September 14, 2026

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: Members: Bob Muhlbauer
 Guy Marlette
 Greg Keyser (absent)
 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 pm.

Tonight, on the agenda, the Planning Board is addressing the following Public Hearing:

Application# 11353 Special exception use for a 4 unit apartment building 121 N. Buffalo St. Springville. NY SBL 335.16-1-SS.12 RM District.

Chairman Muhlbauer asked the owner Tom Roberts to explain to the board what he is going to be doing. Mr. Roberts explained that he is planning to build a four unit apartment building in front of the shipping container barn that he has been working on to be used for storage. (See attachment A• I) He explained that the property at one time had a Multi family dwelling that had to be demolished due to a fire in 2016. There is a carriage house in the back with 2 apartments which he also has been working on. He asked the board if they had any questions as he believes all the requirements are met. He is hoping to get a decision tonight so he could start with the foundation within the next few weeks as he has his sons' home for the summer but one will be going back to college soon.

Chairman Muhlbauer explained that member Greg Keyser who is absent tonight raised concern about if this would be considered a planned residential development and may need to

Page2 Planning Board July 28, 2026

further review the village code with the village attorney. He asked the other board members if they had any questions or concerns.

Member Guy Marlette suggested that because it is an advertised public hearing to adjourn and set a time and date for later this week to vote as this would allow time for the questions about the village codes to be answered so that the board could make a final decision. Member Terry Skelton said he felt that taking a few days to get the answers was the best thing to do. All the members agreed and decided to meet on Friday July 31st at 5:00 p.m. Chairman Muhlbauer said he had a few more questions for Mr. Roberts and asked about a time frame as to when he thought this project would be complete? Mr. Roberts said about one year as he has a construction loan to make draws on and would like to get the outside work done before winter as to allow time to do work on the inside. Chairman Muhlbauer asked CEO John Baker if there was

September 14, 2026

anything he was waiting on for any projects going on with this property. He said all permits have been applied and paid for but is waiting on an electrical inspection for the rear dwelling upper apartment to do final inspection and deliver certificate of occupancy. He also asked about SEQR and was told because of the size of the lot it was not required.

Chairman Muhlbauer asked Mr. Roberts if he was planning on any landscaping and mentioned the tree line along the property has a dead tree. Mr. Roberts said he is planning on planting a tree in the front and is aware of the dead tree and will have it removed. Chairman Muhlbauer also asked about what lighting he would be using and to keep neighbors in mind as to not have it be intrusive.

Member Guy Marlette asked Mr. Roberts about the debris around the work site and if he would be putting up a fence during construction. Mr. Roberts said he would put up fencing during the construction, and the only debris is two piles of wood. Member Terry Skelton said he would like to see the open permits closed out soon and asked about a time frame for them. Mr. Roberts said he would contact the electric inspector this week and let John know when he can do his inspection. He said the barn should be finished within the next week.

With no further questions from the board, Chairman Muhlbauer asked for any public comments and Mr. Robert Runge from 253 N. Buffalo St. had concerns about the setback as would like to see it line up with the rest of the street. CEO John Baker said it is 20 feet and it meets the requirement.

Page 3 Planning Board July 28, 2026

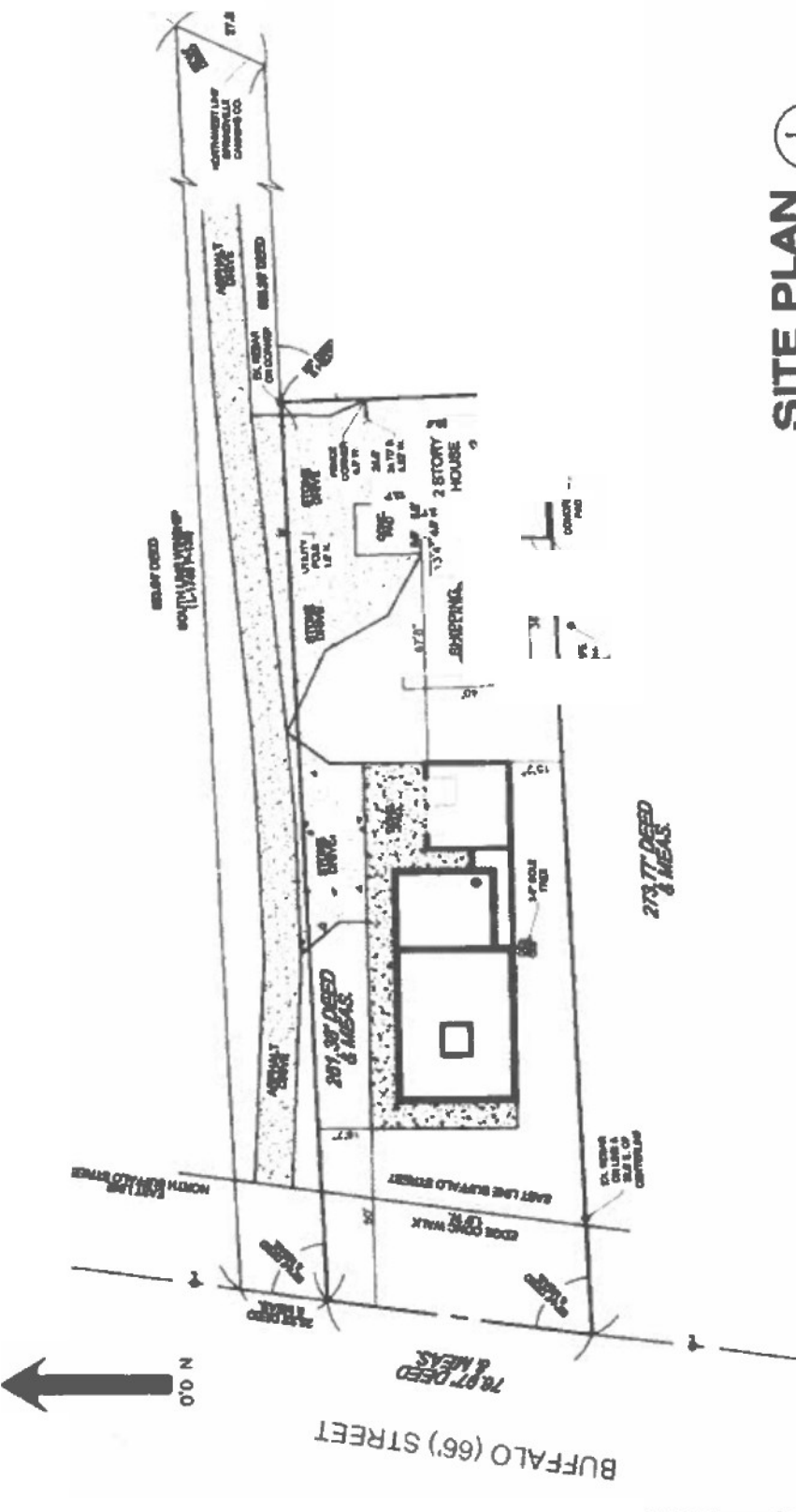
Chairman Muhlbauer then asked if anyone else had public comment on this matter and was told not on this but Ang Shaver would like to share with the board, unofficially, plans for a building she would like to build on her property and find out what she needs to do.

With nothing else to discuss, Chairman Muhlbauer asked for a motion to accept the minutes from the May 26, 2026 meeting. Member Guy Marlette made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

Chairman Muhlbauer asked for a motion to adjourn the meeting at 8:30 p.m., Member Terry Skelton made the motion, seconded by Member Brett Landsman. All in favor, none opposed.

Respectfully Submitted

Julie Nunmeiler



SITE PLAN
1
PSP-1
3/200" = 1'

- NOTES
- 1. This survey is subject to easements and right of way of record.
 - 2. This survey was completed without the benefit of an updated abstract of title and is subject to any state of facts that may be revealed by an examination of title.
 - 3. Measurements made to the siding of the building.

PROJECT SITE PLAN	
DATE: 09/14/2026	SCALE: 3/200" = 1'
BY: SCHEPPE & ASSOCIATES	FOR: [REDACTED]
1000 LINDEN BLVD ST. LOUIS, MO 63104 (314) 863-0000	1000 LINDEN BLVD ST. LOUIS, MO 63104 (314) 863-0000

September 14, 2026

VILLAGE OF SPRINGVILLE PLANNING BOARD MINUTES

July 31, 2026 5:00 P.M.

ATTACHMENT NO. CA.3

AGENDA DATE September 14, 2026

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: Members: Bob Muhlbauer
Guy Marlette
Greg Keyser(absent)
Brett Landsman
Terry Skelton

Building Inspector/ CEO: John Baker

Clerk: Julie Nunweiler

Liaison: Barb Lipka

Also Present: Thomas Robert
Frances Roberts

After the Pledge of Allegiance, Chairman Muhlbauer called the meeting to order at 5:15 p.m.

Tonight, the Planning Board is addressing a continuation of the following Public Hearing which was adjourned on 7/28/2026.

Application# 11353 Special exception use for a four unit apartment building 121 N. Buffalo St. Springville, NY SBL 335.16-1-55.12 RM District.

Chairman Muhlbauer asked for a motion to continue with the application referenced above. Motion was made by Member Guy Marlette, seconded by Member Terry Skelton. Chairman Muhlbauer explained that after further review with the Village Attorney, no special exception is needed and that final site plan review will be voted on tonight. He mentioned that there are no issues with parking and that the existing tree line other than the one dead tree and asked about the fence. Mr. Roberts explained he would be continuing the fence line upon approval of front house and would be removing the dead tree along with planting some additional trees to make a nice yard for tenants. Chairman Muhlbauer asked if he would have any kind of sign on property, Mr. Roberts said there would be no sign.

Page 2
Planning Board Meeting July 31,2026

Member Terry Skelton asked about the basement, Mr. Roberts explained that it would be a partial basement located under the main core of the house measuring forty four feet by thirty two feet including the staircase.

Member Guy Marlette asked about the existing open permits. Mr. Roberts stated that he contacted his electrical inspector, who completed the inspection of the rear dwelling, and that CEO John Baker also completed his inspection. CEO John Baker said he did his final and issued the certificate of occupancy. He also said that he noticed that the debris was picked up, the sheeting was on the barn facing the road and that a fence was up around the construction site. He also mentioned that he verified the front yard requirement.

Member Guy Marlette asked Mr. Roberts about how long it would take to finish the barn as he does not want to open another permit for the new dwelling and then not have the barn finished. After some discussion on what is left to complete that project Mr. Roberts said he would have it completed by October 1st. CEO John Baker mentioned to the board that the permit could be approved with that stipulation.

Member Brett Landsman said that he observed the site and a lot has been done since our meeting on Tuesday. He said he agrees with the applicants setting a date on the barn completion as to allow the foundation work to begin for the new dwelling.

Chairman Muhlbauer asked if there were any other questions or comments. Trustee Barb Lipka the liaison to the Village Board said she noticed that it has been cleaned up and appreciates his efforts as N. Buffalo St. is a busy street and when school is back in session there will be more foot traffic and to keep things buttoned up and safe and to be a good neighbor. She also asked if he was the sole proprietor of the property and Mr. Roberts explained that he is not its Springville Associates LLC which is himself, his wife and Aunt. Trustee Lipka asked if any back taxes were due and was told there were not.

At this time Chairman Muhlbauer asked for a motion to declare this application an Unlisted Action declaring a Negative Declaration. Member Terry Skelton made the motion, seconded by Member Guy Marlette, all in favor none opposed.

Page 3

Planning Board

July 31, 2026

Next, Chairman Muhlbauer then asked for a motion to approve application # 11353 for Site Plan Approval with stipulation. Guy Marlette made the motion seconded by Brett Landsman. All in favor, none opposed.

The vote went as follows:

- | | |
|------------------|-----------------------|
| • Bob Muhlbauer | aye, with stipulation |
| • Greg Keyser | absent |
| • Guy Marlette | aye, with stipulation |
| • Terry Skelton | aye, with stipulation |
| • Brett Landsman | aye, with stipulation |

Application #11353 approved with stipulation. The Stipulation is as follows:

September 14, 2026

The foundation and floor along with backfill will be permitted at this time. The applicant will finish open permit on barn before continuing with any other work on four unit apartment dwelling.

Chairman Muhlbauer asked for a motion to adjourn the meeting at 5:43 p.m., Member Guy Marlette made the motion, seconded by Member Brett Landsman. All in favor, none opposed.

Respectfully Submitted,

Julie Nunweiler

VILLAGE ATTORNEY REPORT

- Paul Weiss had nothing to report tonight.

TRUSTEE NOTES & PROJECT REPORTS

Trustee Roberts

- SYI Capital Project is going well.
- SYI has fundraisers coming up. Please support the youth programs.
- Spoke with a Resident on Maple Ave who is very pleased with the way the Village handled the paving process this year.
- Expressed concerns with the crosswalks within the Village. Several are not adequate especially by Newman and Main St. Can we contact the State and have them improved.
- Concerned about drivers not stopping at crosswalks throughout the Village.
- Wanted to share how impressed he is with the Town and the maintenance at the Town Park for ballgames.
- The town park will be closing Columbus Day weekend.

Trustee Baker

- Wanted to thank the Streets Department for the crosswalks by the Rails to Trails.
- Zoning Board update.

Trustee Lipka

- Spoke with Phil Drozd regarding the crosswalk at Buffalo St. which is County Road.
- Would like to see a light at the crosswalks at Main and Newman and Main and Pearl. There is a light at the Main and Mechanic St crosswalk, but people do not stop. Very dangerous.
- Talked about process and procedures for all the boards. Should follow the Code of Conduct Rules of Order. The boards should be more inclusive-not exclusive.
- Thank everyone involved with the Concert Series this year - was a great line up.
- Mentioned the Historic Preservation meeting on October 13, 2026. Meeting will run from 6:30 pm-7:30 pm and will be informational about the Historic Districts and the tax incentives that go along with owning in these districts.
- Wants to thank everyone for the hard work done on the Welcome to Village of Springville Sign by Lowes. It was group effort and it looks great.
- Had a productive meeting with Seth Wochenski from the Springville Center for the Arts. Seth offered to set up a tour throughout the Village to address Murals and other concerns residents may have.
- Food Distribution will be at the Senior Center on 9/18/ 2026

Trustee Schuster

- Thanked Officer Shane Miller for his efforts regarding E-Bikes in the Village.
- Mentioned that the sewer smell is still an issue. Superintendent Duane Boberg assured the board that the Village is doing everything they can to remedy this problem.
- Encouraged members to read the book Walkable City - How to encourage walkability in your Village/City

Mayor Belscher

- No report

TREE COMMITTEE REPORT - None

PUBLIC COMMENT - None

EXECUTIVE SESSION - Motion was made to adjourn to Executive Session at 8:00 by Trustee Baker, seconded by Trustee Schuster and carried with unanimous approval to discuss Litigation Issues which may result in a vote being taken when returned to regular session.

Motion made to re-enter Regular Session at 8:26 pm by Trustee Baker, seconded by Trustee Roberts and carried with unanimous approval

Upon return from Executive Session to Regular Session a vote for a resolution took place. At this time, Trustee Schuster left the meeting and building for the night and did not take part in the vote below.

- Resolution to move forward with the appeal of Erie County Supreme Court Justice DelMonte's decision in the case of Sean Mahoney vs. Village of Springville et al. Motion to move forward with the appeal was made by Trustee Roberts, seconded by Trustee Baker and carried with unanimous approval.

September 14, 2026

ADJOURN

Motion was made by Trustee Roberts, seconded by Trustee Baker, and carried with unanimous approval to adjourn the Regular Session at 8:27 pm.

Respectfully submitted,

Jennifer Blumenstein
Deputy Clerk