

Village of Springville
5 West Main Street
Springville, N.Y. 14141-0017

August 10, 2026

7:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OPEN MEETING CODE OF CONDUCT AND DECORUM – *See back*
4. *Jim Stokes from MEUA – presentation & question/answer*
5. MINUTES FROM MEETINGS
 - Regular Meeting Minutes of June 15, 2026, **A.1**
 - Executive Session Minutes of June 15, 2026, **A.2**
6. PUBLIC HEARING
 - LL10 of 2026 - Greenhouses
7. PUBLIC COMMENT– *Reserved for items that specifically appear on the meeting agenda. See back*
8. NEW BUSINESS
9. DEPARTMENT REPORTS
 - CLERK/TREASURER **A.3**
 - SUPERINTENDENTS' REPORT **A.4**
 - POLICE **A.5**
 - FIRE DEPARTMENT
 - FIRE/EMERGENCY COORDINATOR – *Todd C will be absent but mentioned that he attended the Springville Chief Council meeting in Sardinia on July 1, he assisted with the 5K Children's League Run and will be working with Chief Gentner on the drill in October.*
 - BUILDING INSPECTOR/CEO
 - CONTROL CENTER **A.6**
10. OLD BUSINESS
11. BILLS
12. CONSENT AGENDA
13. VILLAGE ATTORNEY REPORT
14. TRUSTEE NOTES & PROJECT REPORT
15. TREE COMMITTEE REPORT
16. PUBLIC COMMENT – *Reserved for non-agenda items.*
17. EXECUTIVE SESSION – *Personnel*
18. ADJOURN

OPEN MEETING CODE OF CONDUCT AND DECORUM:

Public participation is limited to designated portions of Village Board meetings, and all comments must be respectful and free of abusive, profane, or disruptive behavior. Individuals who disrupt proceedings may be directed to stop speaking or leave the meeting, with the attending police officer serving as Sergeant-at-Arms when necessary.

PUBLIC COMMENT— *Reserved for items that specifically appear on the meeting agenda.*

The following procedures and decorum shall be observed by persons addressing the Village Board:

- a. The Mayor will enforce such rules as adopted by this code during public comment to maintain decorum and order at the business meeting.
- b. Each person shall step to the podium provided for the use of the public and shall state their name and address; the organization, if any, which they represent; and the subject they wish to discuss.
- c. Each person shall limit their remarks to 3 minutes, unless a motion is made and seconded for an extension. These may be granted in 30 second increments per speaker.
- d. All remarks shall be addressed to the Village Board as a whole and not to any single member thereof.
- e. Public comment shall not contain derogatory or defamatory comments and shall not be redundant from meeting to meeting.
- f. The Board of Trustees will not engage in debate or discussion with the speaker. The Village Board member's role is to listen.
- g. Any speaker who violates such rules may be deemed out of order. A motion to recess for a specified length of time may be made and voted on if a speaker is out of order where the vote of a majority of the Board is the controlling factor.

**VILLAGE OF SPRINGVILLE
BOARD MEETING
July 13, 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
Vincent 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:

Shane Miller – ECSO
Todd Catalano – Natural Disaster Coordinator
Irene Lockwood – 147 Cattaraugus St.
Allison Duwe – 30 South Central Ave.

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

MINUTES

- Minutes of the Regular Meeting of June 15, 2026, were moved as written by Trustee Baker, seconded by Trustee Schuster and carried with unanimous approval.
- Minutes of the Executive Session of June 15, 2026, were moved as written by Trustee Lipka, seconded by Trustee Schuster and carried with unanimous approval.

PUBLIC HEARING – Local Law 8 of 2026 – Greenhouses – Mayor Belscher opened the duly published public hearing regarding LL8 of 2026 – Greenhouses. Motion to open was made by Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval. There being no questions or comments, motion was made to close the public hearing by Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval.

PUBLIC COMMENT

- Irene Lockwood from 147 Cattaraugus Street wanted to thank the Springville PD and Erie County Sheriffs Dept. for all they do in supporting the residents. She is very appreciative and the residents are very fortunate to have these services.

NEW BUSINESS

- Trustee Schuster would like to take agenda out of sequence and discuss the New Business - Rules of Order Updates - after the Consent Agenda is approved. Motion made by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval.

DEPARTMENT REPORTS

Clerk/Treasurer

Resolutions:

- Motion to approve the 2025-2026 budget modifications for fiscal year end was made by Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval.

Discussion:

- Village tax collection is ongoing until October 31, 2026. July penalty is 7.5%.
- Financial reports (Treasurer's Report) – Balance Sheets, Rev & Exp Summaries have been submitted to the village board for May 2026.
- Free Thursday night Summer Concerts have started. Concerts are from 6:30-8:30pm at Heritage Park and Kiwanis will be selling hot dogs and snacks.

Superintendent Report

Resolutions:

- Motion to make the Village of Springville the lead agency for LL 8 of 2026 Chapter 200 Greenhouses was made by Trustee Schuster, seconded by Trustee Baker, and carried with unanimous approval.
- Motion to accept SEQRA/Neg Dec for LL 8 of 2026 was made by Trustee Schuster, seconded by Trustee Lipka and carried with unanimous approval.
- Motion to Adopt LL 8 of 2026 Chapter 200 Greenhouses was made by Trustee Schuster and seconded by Trustee Roberts, after a lengthy discussion, Mayor Belscher closed the discussion, and a vote was taken. Mayor Belscher, Trustee Baker, Trustee Lipka and Trustee Roberts voted to oppose the adoption of LL8 of 2026; Trustee Schuster abstained from the vote.
- Motion to set Public Hearing for Local Law 10 of 2026 Chapter 200 Greenhouses (revised) for August 10, 2026, at 7:01pm located at 65 Franklin Street Court Room, during the regularly scheduled Board Meeting was made by Trustee Roberts and seconded by Trustee Baker. A discussion followed with Mayor Belscher thanking the committee members for their hard work in making these revisions. It is now a cleaner version of the original with less redundancy. Motion to set Public Hearing for LL10 of 2026 was carried with unanimous approval.
- Motion to start an electric rate case with the PSC was made by Trustee Schuster and seconded by Trustee Roberts. Discussion followed: this will be done through the firm BST. The Village has not had an increase to the base electric in 12 years. This motion was carried with unanimous approval.
- Motion to advertise for Bid, Waverly Street waterline upgrade was made by Trustee Roberts and seconded by Trustee Baker. This is the Village's CDBG Grant project. It will install new 8" water main from Main St. to just west of Nason Blvd. This motion was carried with unanimous approval.
- Motion to send out RFP for Real Estate Attorney to handle the purchase of 24 N Buffalo St. was made by Trustee Schuster, seconded by Trustee Lipka and carried with unanimous approval.
- Motion to authorize for the submittal of funding application for a zoning code update project to align with the Comprehensive Plan was made by Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval.

Discussion:

- EV charger should be online this week.
- Website will be ADA compliant by next month.
- Working on updating all village emails to .gov

Police Report

- Police Officer-in-charge Nick Budney updated the board on the following:
 - June 2026 Stats
- ECSO Shane Miller reported on the following:
 - June 2026 Stats

- Crosswalk enforcement, all crosswalks will be painted
- E-bike enforcement and education
- Attending Springville Class Reunion
- Attending car show
- Presentation for women's club on crime prevention

Fire Report – Todd Catalano read the fire report this evening:

- Calls for June 2026
- Training
- Upcoming activities

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

- Attending the Chief Council meeting on July 21 at 7:00pm in Sardinia

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

- New builds update

Control Center – Superintendent Boberg read the report this evening:

- 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 # 34-54 of 2026/2027 totaling \$976,592.57 and NYMPA ACH payments from February – May 2026 for \$1,138,217 for the General, Water/Sewer, Electric, Trust and Agency Funds by motion of Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval.

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.

VILLAGE OF SPRINGVILLE

July 13, 2026

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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:

May 2026 Financial Reports are available online

PROJECT: 0000011339 - UTILITY CHANGES-PLUMBING TYPE: PLUMBING
PROPERTY: 98 CATTARAUGUS ST
ISSUED DATE: 6/10/2026 ISSUED TO:
REDING INC
431 WAVERLY ST
SPRINGVILLE, NY 14141

PROJECT: 0000011340 - ROOFING TYPE: ROOF
PROPERTY: 35 GLEN ST
ISSUED DATE: 6/11/2026 ISSUED TO:
SMITH, ALEXANDRA
35 GLEN ST
SPRINGVILLE, NY 14141

PROJECT: 0000011341 - ROOFING TYPE: ROOF
PROPERTY: 59 WOODWARD AVE
ISSUED DATE: 6/11/2026
ISSUED TO: BLACK ROCK ROOFING, INC 797
SHERIDAN DRIVE
TONAWANDA, NY 14150

PROJECT: 0000011342 - LICENSES-FIREWORKS TYPE: LICENSES
PROPERTY: 34 S CASCADE DR
ISSUED DATE: 6/12/2026
ISSUED TO: KEYSTONE NOVELTIES DIST
531 N 4TH STREET DENVER, PA
17517

PROJECT: 0000011343 - RESIDENTIAL ALTERATION TYPE: RESIDENT-
PROPERTY: 56 ELM ST ALTERATION
ISSUED DATE: 6/15/2026
ISSUED TO: SHRIVER, TIMOTHY
56 ELM ST
SPRINGVILLE, NY 14141

PROJECT: 0000011345 - FENCES TYPE: FENCES RAUCH DR
PROPERTY: 9 RAUCH DR
ISSUED DATE: 6/22/2026
ISSUED TO: HEARY, KENNETH
9 RAUCH DR
SPRINGVILLE, NY 14141

July 13, 2026

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CONSENT AGENDA

PROJECT: 0000011346 - ACCESSORY BUILDING TYPE: ACCESSORY

PROPERTY: 150 ELK ST BUILDING

ISSUED DATE: 6/15/2026

ISSUED TO: MONGILLO, EMILY 150 ELK STREET SPRINGVILLE, NY 14141

PROJECT: 0000011347 - ACCESSORY BUILDING TYPE: ACCESSORY PROPERTY: 9 RAUCH DR
BUILDING

ISSUED DATE: 6/22/2026

ISSUED TO: HEARY, KENNETH 9 RAUCH DR SPRINGVILLE, NY 14141

PROJECT: 0000011348 - FENCES TYPE: FENCES

PROPERTY: 139 MAPLE AVE

ISSUED DATE: 6/22/2026

ISSUED TO: SOPKO, JOHN 139 MAPLE AVE SPRINGVILLE, NY 14141

PROJECT: 0000011349 - DECKS TYPE: DECKS

PROPERTY: 382 VAUGHN ST

ISSUED DATE: 06/23/2026

ISSUED TO: SPAGNOLA, MICHAEL 382 N VAUGHN ST SPRINGVILLE, NY 14141

PROJECT: 0000011350 - GARAGE SALE TYPE: GARAGE

PROPERTY: 256 ELM ST SALE

ISSUED DATE: 6/24/2026

ISSUED TO: GULSTROM, SONYA 256 ELM ST SPRINGVILLE, NY 14141

PROJECT: 0000011351 - RESIDENTIAL ALTERATION TYPE: RES

PROPERTY: 88 EAST AVE ALTERATIONS

ISSUED DATE: 6/26/2026

ISSUED TO: BAKER BUILT LLC 9434 MIDDLE ROAD SPRINGVILLE, NY 14141

VILLAGE OF SPRINGVILLE

July 13, 2026

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CONSENT AGENDA

PROJECT: 0000011352 - RESIDENTIAL ALTERATION TYPE: RES

PROPERTY: 155 WOODWARD AVE ALTERATIONS

ISSUED DATE: 6/26/2026

ISSUED TO: MAZUR, MARK 4678 ABBOTT ROAD ORCHARD PARK, NY 14127

PROJECT: 0000011353 - PLANNING BOARD REVIEW TYPE: PLANNING PROPERTY: 121 N BUFFALO ST
BOARD REVIEW

ISSUED DATE: 6/26/2026

ISSUED TO: ROBERTS, THOMAS 13973 MILL ST SPRINGVILLE, NY 14141

PROJECT: 0000011354 - EVENT-CHURCH SERVICE & COOK OUT TYPE: EVENT

PROPERTY: 29 MECHANIC ST

ISSUED DATE: 6/29/2026

ISSUED TO: TWELVE SPRINGS CHURCH 29 MECHANIC ST SPRINGVILLE, NY 14141

PROJECT: 0000011355 - DECKS TYPE: DECKS

PROPERTY: 315 N BUFFALO ST

ISSUED DATE: 6/30/2026

ISSUED TO: LOUDON BUILDING CO INC 26 PARK ST SPRINGVILLE, NY 14141

PROJECT: 0000011356 - UTILITY CHANGES-PLUMBING TYPE: PLUMBING

PROPERTY: 47 WOODWARD AVE

ISSUED DATE: 6/30/2026

ISSUED TO: CLINE, LINDA 47 WOODWARD AVE SPRINGVILLE, NY 14141

PROJECT: 0000011357 - ROOFING TYPE: ROOF

PROPERTY: 92 ELK ST

ISSUED DATE: 7/01/2026

ISSUED TO: BLACK ROCK ROOFING, INC 797 SHERIDAN DRIVE TONAWANDA, NY 14150

VILLAGE OF SPRINGVILLE

July 13, 2026

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CONSENT AGENDA

PROJECT: 0000011358 - UTILITY CHANGES- PLUMB/SEWER TYPE: PLUMBING
PROPERTY: 155 WOODWARD AVE
ISSUED DATE: 7/02/2026
ISSUED TO: KIEFHABER, CHRIS 359 W MAIN ST SPRINGVILLE, NY 14141

PROJECT: 0000011359 - EVENT TYPE: EVENT PROPERTY: 393 NORTH ST
ISSUED DATE: 7/02/2026
ISSUED TO: SPRINGVILLE KIWANIS PO BOX 104 SPRINGVILLE, NY 14141

PROJECT: 0000011360 - RESIDENTIAL ALTERATION TYPE: RES
PROPERTY: 50 CHILDS ST ALTERATIONS
ISSUED DATE: 7/02/2026
ISSUED TO: BRICKHOUSE PROPERTIES, LLC 13046 VAUGHN ST SPRINGVILLE, NY 14141

PROJECT: 00000011361 - ROOFING TYPE: ROOFING
PROPERTY: 120 MYRTLE AVE
ISSUED DATE: 7/7/2026
ISSUED TO: RUMFOLA, CHARLES
120 MYRTLE AVE
SPRINGVILLE, NY 14141

PROJECT: 00000011362 - ACCESSORY BUILDING TYPE: ACCESSORY
PROPERTY: 84 SMITH ST BUILDING
ISSUED DATE: 7/07/2026
ISSUED TO: LUCE, SETH
84 SMITH ST
SPRINGVILLE, NY 14141

PROJECT: 0000011363 - RESIDENTIAL ALT TYPE: RES
PROPERTY: 77 CATTARAUGUS ST ALTERATION
ISSUED DATE: 7/8/2026
ISSUED TO: KENYON, LOIS
77 CATTARAUGUS ST
SPRINGVILLE, NY 14141

NEW BUSINESS

- Updated Rules of Order for meetings – Mayor Belscher wanted to update the Rules of Order and formed a committee including Duane Boberg, Trustee Lipka and Trustee Baker. Motion to update the rules of order was made by Trustee Baker, seconded by Trustee Schuster, after a brief discussion explaining the changes, the updated Rules of Order for Meetings was carried with unanimous approval.

VILLAGE ATTORNEY REPORT

- Paul Weiss reported there is no report this evening but there will be an executive session tonight to discuss pending litigation matters.

TRUSTEE NOTES & PROJECT REPORTS

Trustee Schuster

- Attended the Springville fireworks display – great display.
- Anyone under 18 years old is eligible for the free school lunch program; eligibility is up to 21 years old for people with special needs. There are no income limitations. This takes place every Tuesday & Thursday with a free breakfast and lunch.
- Reminder that we are a village of good neighbors; check on your neighbor and help others when needed.

Trustee Lipka

- Will be working the door for the All-Class Reunion.
- 10th Annual Springville Vol Fire Co. Car Show is Sunday, July 19, from 10-4. There is a craft show from 10-3 and live music from noon – 4pm.
- Food Distribution will be on July 17 at the Senior Center.

Trustee Roberts

- With the popularity of E-bikes, he wanted to stress the importance of wearing helmets.
- Village Court inefficiencies – would like to see issues addressed.
- Attended SYI meeting in June. There is a program initiative – Kids Lead the Way – which encourages leadership skills in kids and young adults. Looking for adults to help volunteer with this important program.
- On August 1, there is a softball tournament.
- On October 17, there is a meat raffle.
- Volunteers are desperately needed to run sports programs – please get involved.
- Baseball season is winding down – thank you to Phil Drozd, Larry Heim and Rubin Bugenhagen – there was a great partnership this year between the youth programs and the Town of Concord.

Trustee Baker

- Introduced the Thursday night concert band, which was great and well attended. Kiwanis was fabulous.
- Reminder: The All-Class Springville reunion is being held this Friday – July 17. Pre-sale tickets are \$5 and available at Emerling Ford and Julies and can also be purchased at the door the day of the event.

Mayor Belscher

- Attended the Thursday night concert and attendance was great.

EXECUTIVE SESSION - Motion was made to adjourn to Executive Session at 8:01 by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval to discuss pending litigation matters via scheduled phone call at 8:00pm. There will be no votes taken when return to regular session.

Motion made to re-enter Regular Session at 8:32 pm by Trustee Schuster, seconded by Trustee Baker and carried with unanimous approval.

TREE COMMITTEE REPORT - None

PUBLIC COMMENT - None

ADJOURN

Motion was made by Trustee Schuster, seconded by Trustee Lipka, and carried with unanimous approval to adjourn the Regular Session at 8:32pm.

Respectfully submitted,

DRAFT

Jennifer Haberl
Clerk/Treasurer

VILLAGE OF SPRINGVILLE
EXECUTIVE SESSION
July 13, 2026 – 8:01 PM

ATTACHMENT NO. A.2
AGENDA DATE 8/10/2026

An Executive Session 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
Trustees	Kelly Baker
	Barbara Lipka
	Vincent Roberts
	Jessica Schuster

Village Attorney Paul Weiss

Superintendent Duane Boberg

Clerk/Treasurer Jennifer Haberl

Litigation Attorney Brendan Kelleher – via phone

All attending discussed pending litigation updates.

ADJOURN Motion was made by Trustee Schuster, seconded by Trustee Roberts and carried with unanimous approval to adjourn to Regular Session at 8:31 pm.

Respectfully submitted,

Jennifer Haberl
Clerk/Treasurer

VILLAGE OF SPRINGVILLE
Clerk/Treasurer Report for August 10, 2026

ATTACHMENT NO. A3
AGENDA DATE 8/10/2026

Resolutions/Approval:

1. Approve 26-27 Budget modifications - see attached.
2. Approve budget amendment for use of \$33,386.77 NYClass Police Equipment reserve funds to purchase a police car (included in the 2026-2027 budget) and for use of \$50,000 NYClass Sewer Reconstruction Reserve funds to pay Advanced Rehabilitation Technology for installation of OBIC Armor on Wastewater Treatment Building.
3. Sewer forgiveness request for A/C # 08-4305-01 of \$783.00 – HS Football Field – watering of new sod – see attached.

Discussions:

1. Village tax collection is ongoing until November 2, 2026. Penalties accrue each month.
2. The free Thursday night summer concert series is going well, with three concerts remaining.

	A	B	C	D	E	F	G
1	BUDGET ADJUSTMENTS						
2							
3	8/10/2026						
4							
5	TRANSFER FROM		AMOUNT		TRANSFER TO		AMOUNT
6							
7	GENERAL FUND						
8							
9	001-5-3410-0210-011		6,000.00		001-5-3120-0200-001		6,000.00
10							
11							
12			6,000.00				6,000.00
13							
14							
15	Reclassification of Budget Appropriations & Estimated Revenues						
16							
17							
18	WATER FUND						
19							
20							
21							
22			-				-
23							
24	Reclassification of Budget Appropriations & Estimated Revenues						
25							
26	SEWER FUND						
27							
28							
29							
30			-				-
31							
32	Reclassification of Budget Appropriations & Estimated Revenues						
33							
34	ELECTRIC FUND						
35							
36							
37							
38							
39			-				-
40							
41	Reclassification of Budget Appropriations & Estimated Revenues						
42							

VILLAGE OF SPRINGVILLE
5 WEST MAIN STREET
SPRINGVILLE, NEW YORK 14141

The Village Board has directed that all requests, issues of interest and/or complaints for the Code Enforcement and/or Village Board discussion be presented in writing or by personal appearance before the Board.

Village Board meetings are held on the first and third Mondays of each month. Items for discussion at the meeting must be submitted to the Village Clerk no later than the Thursday preceding the scheduled meeting, to allow adequate time to research the request/complaint.

Please use the space below to provide specific, detailed information of your request/complaint. Unsigned complaints will not be honored.

DATE: 8/5/2026 AK # 08-4305-01
LOCATION (IF APPLICABLE): 290 North Buffalo St - HS Football Field

SUBJECT: Springville - Griffith Ins. would like the village of Springville to waive the Sewer fee for the month of July for the HS. We have been watering the football field. Duane B. has a water Dept employee drop off a meter. On July 9th I took a picture of the reading 00037466. I took a picture this morning (8/5/26) at 0088666. we used 51,200 gallons of water.

Please let me know if you have any questions. Thank you Dave Seiflein

Min charge
↑
44 x 12 (Binfac A) = 528.00
per 1,000 = 5 x 51 = 255.00
↓
rate per 1000
783.00

Sewer forgiveness for Sept. bill

SIGNED: Dave Seiflein
ADDRESS: 267 Newman Street
Springville NY 14141
TELEPHONE: 716-592-3208 office
716-474-4277 cell

VILLAGE OF SPRINGVILLE
DEPARTMENT OF PUBLIC WORKS
Duane Boberg
Superintendent of Public Works
Superintendent Report for August 10, 2026

ATTACHMENT NO. A.4
AGENDA DATE 8/10/2026

Resolution: Make the Village of Springville the lead agency for LL 10 of 2026 Chapter 200 Greenhouses

Resolution: To accept SEQRA/Neg Dec for LL 10 of 2026.

Resolution: Adopt LL 10 of 2026 Chapter 200 Greenhouses.

Resolution: Surplus trailer and shoring equipment from the Water/Sewer Department. Upgraded both. Will put on Auction International.

Resolution: To hire Michael Hettler, to handle the purchase and closing of 24 N Buffalo St for the Village, at the rate of \$350.00/hr approximately \$1500.00 to complete.

Resolution: To have the Mayor sign a change order for PPR in the contract for the EV Station. Change order is \$38,620.00 for the Springville Electric's work done for the project. Also, for the Mayor to sign all closing paperwork.

Resolution: re-contract with Municipal Consulting and Grant Writing to reapply for the next round of NYS DRI grant in September. Cost \$4,000.00

Resolution: Set Public Hearing for LL 11 Zoning Changes 200-8 Overlay District, for September 14th at 7:01 at the Regular Village Board meeting. 65 Franklin St. Court Room.

Resolution: To make Duane Boberg designated voting delegate for the NYMPA and MEUA semi-annual meeting being held on September 28-30 in Skaneateles, NY.

Resolution: To hire Ryan Lilley of 129 N Buffalo St, Springville for the open MEO/Laborer position. 6 month probation period at the rate of \$28.93. Increasing to union wage scale after probation period is up.

Resolution: to accept the resignation of Katie Cooper, Court Clerk. Effective August 13th, 2026.

Discussion: to form committees to handle Legislation on Data Centers, Battery Storage units and shipping container usage in the Village.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Local Law 10 Chapter 200 Greenhouses							
Name of Action or Project: Zoning and Table use changes							
Project Location (describe, and attach a location map): Entire Village							
Brief Description of Proposed Action: Adding language to allow private greenhouse use in all residential zones.							
Name of Applicant or Sponsor: Village of Springville		Telephone: 716-592-4936					
		E-Mail:					
Address: 5 W Main St							
City/PO: Springville		State: NY	Zip Code: 14141				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☐</td> <td>☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td>☐</td> <td>☐</td> </tr> </table>	NO	YES	☐	☐
NO	YES						
☐	☐						
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☐	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	NO ☐	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☐	YES ☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO ☐	YES ☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☐	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☐	YES ☐
16. Is the project site located in the 100-year or 500-year flood plain?	NO ☐	YES ☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO ☐ ☐ ☐	YES ☐ ☐ ☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO ☐	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO ☐	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO ☐	YES ☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO ☐ ☐	YES ☐ ☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Russ Belscher</u>		Date: <u>8/10/26</u>
Signature: _____		Title: <u>Mayor</u>

Project: _____

Date: _____

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	☒	☐
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	☒	☐

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☒	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Village of Springville	8/10/2026
Name of Lead Agency	Date
Russ Belscher	Mayor
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer in Lead Agency
X	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

§ 200-2. Word usage; definitions. [Amended 11-5-1979 by L.L. No. 11-1979; 5-4-1987 by L.L. No. 3-1987; 5-18-1987 by L.L. No. 4-1987; 12-1-1997 by L.L. No. 6-1997; 4-28-2003 by L.L. No. 4-2003; 6-20-2005 by L.L. No. 2-2005; 5-21-2012 by L.L. No. 5-2012; 2-6-2017 by L.L. No. 2-2017; 3-19-2018 by L.L. No. 2-2018; 5-15-2023 by L.L. No. 5-2023; 11-17-2025 by L.L. No. 6-2025]

A. Scope and meaning of certain words and terms.

- (1) Unless the context clearly indicates the contrary, words used in the present tense include the future, the singular number includes the plural and the plural the singular.
- (2) The word "person" includes a profit and nonprofit corporation, company, partnership or individual.
- (3) The word "shall" is mandatory and not directory; the word "may" is permissive.
- (4) The word "lot" includes the word "plot" and the word "land."
- (5) The word "structure" includes the word "building."
- (6) The word "use" refers to any purpose for which a lot or land or part thereof is arranged, intended or designed to be used, occupied, maintained, made available or offered for use and to any purpose for which a building or structure or part thereof is arranged, intended or designed to be used, occupied, maintained, made available or offered for use or erected, reconstructed, altered, enlarged, moved or rebuilt with the intention or design of using the same.
- (7) The word "used" refers to the actual fact that a lot or land, building or structure or part thereof is being occupied or maintained for a particular use.

B. Definition of words and terms. As used in this chapter, the following terms shall have the meanings indicated:

ACCESSORY DWELLING UNIT (ADU) — A residential living unit on the same parcel as a single-family dwelling or a two-family dwelling. The ADU provides complete independent living facilities for one or more persons. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled dwelling.

ACCESSORY USE, BUILDING OR STRUCTURE — A subordinate use, building or structure customarily incidental to and located on the same lot occupied by the principal use, building or structure. The term "accessory building" includes, a private garage, garden shed, a private playhouse and private **or temporary** greenhouse. In order to constitute an "accessory use" within the meaning of this chapter, the area devoted to such "accessory use" shall not exceed 50% of the area of the lot after the deduction from such lot area of those portions thereof occupied by the primary structure or required to meet the setback requirements for such lot.

AGRICULTURAL OR FARMING ACTIVITIES — The use of land for agricultural purposes, including but not limited to dairying, pasturage, truck farms, nurseries, greenhouse, horticulture, viticulture and apiaries, animal and poultry husbandry and the necessary accessory uses for storage; provided, however, that the operation of any such accessory use

shall be incidental to that of the principal agricultural activities.

AGRICULTURAL RETAIL OR WHOLESALE BUSINESS — A use primarily engaged in the sale or rental of farm tools and implements, feed, grain, tack, animal care products, farm supplies, food sales, farm machinery and repair. Animal storage or sales shall not be permitted.

ALTERATION — As applied to a building or structure, a change or rearrangement in the structural parts or in the exit facilities; or an enlargement, whether by extending on a side or by increasing in height; or moving from one location or position to another. The term "alter" in its various modes and tenses and its participial form refers to the making of an "alteration."

APPEAL — A request for a review of the local administrator's interpretation of any provision of § 200-6 or a request for a variance.

AREA OF SHALLOW FLOODING — A designated AO or VO Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate and where velocity flow may be evident.

AREA OF SPECIAL FLOOD HAZARD — The land in the floodplain within a community subject to a one-percent or greater chance of flooding in any given year. This area may be designated as Zone A, AE, AH, AO, A1 through A99, V, VO, VE or V1 through V30. It is also commonly referred to as the "base floodplain" or "one-hundred-year floodplain."

AUTOMOBILE LAUNDRY — A structure or building designed for the washing, waxing, simonizing or similar treatment of automotive vehicles as its principal function. A filling station having portable washing equipment shall not be deemed to be an "automobile laundry" where such use is an accessory service to the principal service of the filling station.

AWNINGS — An impermanent structure, other than a roof, attached to, supported by and projecting from a building and providing protection from the elements.

BASE FLOOD — The flood having a one-percent chance of being equaled or exceeded in any given year.

BASEMENT — A story partly underground but having less than 1/2 of its clear height below the average level of the finished grade around all four sides of the building.

BED-AND-BREAKFAST ESTABLISHMENT — A dwelling within which overnight accommodations are provided or offered for transient guests for compensation. For purposes of this chapter, "bed-and-breakfast establishments" shall include tourist homes.

BILLBOARD — A sign which directs attention to a business, commodity, service, entertainment or attraction sold, offered or existing elsewhere than upon the same lot where such sign is displayed or only incidentally sold, offered or existing upon such lot.

BREAKAWAY WALL — A wall that is not part of the structural support of the building and is intended, through its design and construction, to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

BUILDING — A structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals, property or business activity.

TEMPORARY GREENHOUSE--- No larger than 200 sqft in size with a maximum height of 10 feet. Must have a permit and abide by all zoning requirements.

ZONING

200 Attachment 1

Village of Springville

Table of Use Regulations Residence Districts

[Amended 5-4-1987 by L.L. No. 3-1987; 12-1-1997 by L.L. No. 6-1997;
7-20-2009 by L.L. No. 2-2009; 1-16-2018 by L.L. No. 1-2018; 11-17-2025 by L.L. No. 6-2025]

P = Permitted use

SE = Special exception use

X = Prohibited use

All unlisted uses are prohibited in all districts

Use Classification	R-8.5 Residence	R-6 Residence	RM Residence
Residential uses			
One-family detached dwelling	P	P	P
Two-family detached dwelling	X	P	P
Multiple dwelling	X	X	P
Conversion of existing one-family detached dwellings	X	SE	SE
Planned residential development	SE	SE	SE
Seasonal cottage, cabin, camping ground	X	X	X
Residential community facilities			
Church or similar place of worship or religious instruction, parish house, rectory, seminary or convent	P	P	P
Nursery school	SE	SE	X
Park, playground or recreational area operated by the Village or New York State	P	P	P
Private recreation area, nonprofit	SE	X	X
Public library, museum, community center, fire station, government office building	P	P	P
School, elementary or high, public, denominational or private, nonprofit, accredited by the New York Education Department	P	P	P
General community facilities			
Bus passenger shelter	SE	SE	SE
Cemetery	SE	X	X
College, university	X	X	X
Country club	SE	X	X
Hospital, including auxiliary service and function	SE	X	X
Membership club, nonprofit	SE	SE	SE
Nursing home, rest home	SE	SE	SE
Philanthropic, fraternal, social or educational organization office or meeting room	SE	SE	SE
Public medical research building or similar facility	SE	X	X
Public utility structure or right-of-way, including sewage treatment plant, sanitary landfill or water supply facility, necessary to serve the community, but excluding business, repair or storage of equipment	SE	SE	SE

SPRINGVILLE CODE

P = Permitted use

SE = Special exception use

X = Prohibited use

All unlisted uses are prohibited in all districts

Use Classification	R-8.5 Residence	R-6 Residence	RM Residence
Business uses			
Agriculture, excluding animal husbandry	P	X	X
Animal husbandry	X	X	X
Bed-and-breakfast	SE	SE	X
Funeral home	X	SE	X
	X	X	X
Professional office, medical arts building	SE	X	X
Veterinarian, veterinary hospital or clinic	X	X	X
Industrial uses			
Quarries, clay, sand and gravel pits	X	X	X
Sawmill	X	X	X
Accessory uses			
Accessory dwelling units	P	P	P
Customary accessory structure and/or use	P	P	P
Home occupation	SE	SE	SE
Home professional office	SE	SE	SE
Hot tubs	P	P	P
Private garage or private off-street parking area pursuant to Article VII	P	P	P
Private swimming pool (associated with an existing one- or two-family dwelling)	P	P	P
All other swimming pools	SE	SE	SE
Roadside stands for sale of farm or home occupation product, having a horizontal area of 24 square feet or more	SE	X	X
Signs pursuant to Article VIII	P	P	P
Keeping, maintaining, harboring or breeding of horses, livestock, farm animals, wild animals, poultry, pigeons or bees, except as permitted in Ch. 60	X	X	X
Household pets, including dogs and cats, as permitted in Ch. 60	P	P	P
Composting	P	P	P
Private temporary greenhouses with permit	P	P	P

CHANGE ORDER FORM

CHANGE ORDER NO.: 1

Owner: Village of Springville
Engineer: Square Engineering D.P.C.
Contractor: PPR Energy Solutions
Project: Springville EV Charging Station Project

The Contract is modified as follows upon execution of this Change Order:

Description: The Contractor will contract directly with the Utility (including payment of all fee's) to upgrade the utility-side electrical service required to power the new charger. This scope was not included in the original contract.

Change in Contract Price

Original Contract Price:
\$ 162,588.76
Contract Price prior to this Change Order:
\$ 162,588.76
Increase this Change Order:
\$ 38,320.00
Contract Price incorporating this Change Order:
\$ 200,908.76

Authorized by Owner

By: _____
Title: _____
Date: _____

Signature

Authorized by Contractor

By: Michael A. Trinci
Title: President
Date: 7/21/2026

Signature

EJCDC® C-941, Change Order.

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and American Society of Civil Engineers. All rights reserved.

Page 1 of 1

STATE
OF
NEW YORK

STATE AID VOUCHER

Voucher No. _____

1

[illegible]☐ Check if Continuation form is attached

INSTRUCTIONS FOR PREPARING STATE AID VOUCHER

In section 2 - the "Payee ID" block, enter your NYS Vendor ID Number or Federal Tax ID Number, which can be found on the face page of the contract.

In section 4 – the "Payee Name" block, enter the title of the fiscal officer and the municipality name and address as you wish it to appear on the check/deposit.

In section 5 – the "Rev/Inv. No." block, enter the information you will need to identify this payment (ex. CSC C001234). Do not exceed 20 characters including spaces, commas, etc. The check/deposit stub issued to you will contain the information you furnish in this block, along with the Reference/Invoice Date, if entered in the block below.

In the body of voucher, enter all pertinent information required by the specific column heading or any other information required to support the claim. Include project name, location, and total. Line item details are not necessary in the Description of Charges Block as they appear on the summary sheets; however, a short summary, no longer than the space allowed, should appear in this block.

State aid Claimed for Climate Smart Communities is 50%. For Zero Emission Vehicle Program contracts, please see the contract for the state assistance percentage (infrastructure) or rebate amount (clean vehicle rebate).

The Net Total should equal the TOTAL reimbursement requested.

Enter Environmental Protection Fund, Climate Smart Communities Line in the State Aid Program or Applicable Statute block.

Complete Payee Certification. Signature and title of the municipal officer, or duly authorized representative, must appear in the space provided. Sign declaration in ink - No Rubber Stamp.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Management and Budget Services
625 Broadway, 10th Floor, Albany, New York 12233-5010
P: (518) 402-9228 | F: (518) 402-9023
www.dec.ny.gov

AID TO LOCALITIES

Contract or Purchase Order Number: DEC01-C03232GM-3350000
Grantee: Village of Springville
County: Erie County
Project Name: Village of Springville DCFC at Village Hall Public Parking Area

CERTIFICATION OF COMPLIANCE

On behalf of the Grantee named above, I hereby certify that the work described in the Workplan is complete; that all Grant funds have been expended in accordance with the Budget and Workplan of the purchase order, and in accordance with all applicable State Laws, rules and regulations; and that the Grantee has obtained all required State permits necessary to perform the work covered by the Grant.

FINAL PAYMENT RELEASE

On behalf of the Grantee named above, I hereby certify that in accepting full payment for the estimated State share of the above-referenced project, that should this amount be over and above the amount due as determined by a final audit of the project, conducted by the New York State Office of the State Comptroller, that full repayment will be made to the State of New York or that the overpayment will be deducted from other State funds due the Grantee.

Authorized Representative:

(Typed or Printed Name & Title)

(Signature)

Date: _____

Telephone Number: (716) 592-4936



Department of
Environmental
Conservation

[illegible]

I hereby certify that the Contractual Services reimbursement records detailed above are devoted solely to this project, which are distinguishable from work done on other projects during the same timeframe; maintained in accordance with all applicable federal, state, and general municipal accounting practices and procedures; and are available in our files for inspection. Furthermore, these files will be maintained for a period of six years beyond the end of this contract term.

Print Name of Chief Fiscal Officer	Signature of Chief Fiscal Officer

Duane Boberg Print Name of Project Manager	 Signature of Project Manager
---	--

SELF-CERTIFICATION FORM

I, the undersigned, hereby certify that the attached State of New York State Aid/Standard Voucher dated _____ requesting payment in the amount of \$ \$ 225,408.76 is reasonable, eligible and allowable based upon the specific requirements set forth in Contract or Purchase Order No. ^{DEC 01-603232CM} 5350000 including all Appendices. I also certify that the records upon which the costs are claimed, including those claimed as local match, are maintained strictly in accordance with applicable federal, state and general municipal accounting practices and procedures, including but not limited to those costs claimed as personal services. All documentation associated with this project will be maintained for a period of six years beyond the end of this contract term or three years beyond the close out of any federal grant under which these costs are claimed by NYSDEC, whichever is greater.

I also certify that the work has been completed in conformance with the Workplan document as approved by the New York State Department of Environmental Conservation and in compliance with all applicable federal, state and local laws, ordinances, rules, regulations and standards.

Authorized Representative

Date

Chief Fiscal Officer

Date

§ 200-8. O-O Office Overlay District. [Added 5-4-1987 by L.L. No. 3-1987]

A. Purpose.

- (1) The O-O Office Overlay District is intended to protect and enhance older residential neighborhoods characterized by location along major thoroughfares or proximity to commercial, cultural and employment centers by permitting mixed residential and office use. The traffic and activity of such areas lessen their desirability for family living, while their accessibility and exposure provide an environment suitable for certain professional and business offices which can exist in close proximity to dwellings without adversely affecting the residential environment. The preservation and rehabilitation of sound structures is encouraged by increasing potential land use options; however, dwellings remain the primary use of the district. Nonresidential uses shall maintain the same scale as residential uses to preserve the existing neighborhood characters.
- (2) The O-O District may be overlaid upon any part of any residential **and village industrial districts** established pursuant to this chapter which is found to be appropriate for such treatment, pursuant to an application for amendment of the Zoning Map¹ filed in accordance with Article XIV of this chapter.

B. Overlay district. The O-O District shall not be independently mapped upon the Zoning Map but shall be mapped, pursuant to the procedures for amending the Zoning Map by Article XIV of this chapter, only in conjunction with an underlying residential district. When so mapped, the O-O District shall provide optional regulations in addition to those applicable in the underlying district; provided, however, that any lot may continue to be used in accordance with the regulations applicable in the underlying district in the same manner as though the O-O District did not exist.

C. Permitted uses. The following uses are permitted as of right in the O-O District, subject in each case, however, to site plan approval in accordance with the provisions of § 200-92 of this chapter.

- (1) Conversion of any lawfully existing structure for any of the following uses:
 - (a) Business and professional offices.
 - (b) Studios for artists, craftsmen, photographers, composers, writers and the like.
 - (c) Travel agencies.
 - (d) Offices of civic, educational, religious and philanthropic organizations.
 - (e) Barber- and beauty shops.
- (2) Buildings of mixed residential and office use.
- (3) Commercial art galleries.²

1. Editor's Note: The Zoning Map is on file in the office of the Village Clerk.

2. Editor's Note: Former Subsection C(4), permitting private clubs or lodges, which immediately followed this subsection, was deleted 12-1-1997 by L.L. No. 6-1997.

§ 200-8

- D. Accessory uses and structures. The following accessory uses and structures are permitted in the O-O District, subject to the provisions of Article VI of this chapter.
- (1) Customary accessory buildings or structures.
 - (2) Required off-street parking and loading areas pursuant to Articles VI and VII of this chapter.
 - (3) Signs pursuant to Article VIII of this chapter.
- E. Special exception uses. The following uses may be permitted in the O-O District, subject to authorization by the Planning Board pursuant to Article X of this chapter.
- (1) Any use listed in Subsection C(1) above, when located in a structure newly constructed for such use rather than in an existing structure converted for such use.
 - (2) Banks.
 - (3) Radio or television broadcasting studios.³
- F. Bulk, space and yard requirements. The building height, lot area, open space and yard dimension requirements applicable in the O-O District shall be the same as those applicable in the underlying district or as specified in Article X of this chapter for certain uses, except:
- (1) Maximum lot coverage by principal and accessory buildings shall be 50%.
- G. Parking requirements. Off-street parking and loading requirements applicable in the O-O District are set forth in Article VII of this chapter. Off-street parking for nonresidential uses shall be located in rear yards only.
- H. Signs. Sign regulations applicable in the O-O District are set forth in Article VIII of this chapter.
- I. Buffer and screening requirements. Buffering and screening of nonresidential uses within the O-O District shall be in accordance with the requirements of § 200-14 and Article X of this chapter.
- J. Use limitations. The following limitations and conditions shall apply to, and be complied with, all permitted and permissible uses in the O-O District:
- (1) No nonresidential use shall be established by the conversion of any structure or premises originally designed for residential use unless the existing residential character of the building shall be retained. No design or structural changes, additions or extensions shall be made to the front or sides of any such existing residential structure except as necessary to provide required means of egress, light and ventilation.
 - (2) No outdoor storage shall be permitted.
 - (3) Nonresidential uses shall be set back from every lot line contiguous to any lot devoted to a residential use by at least 20 feet or by a natural or artificial screen determined by

3. Editor's Note: Former Subsection E(4) and (5), which permitted auditoriums, meeting halls and restaurants as special exception uses, which immediately followed this subsection, were deleted 12-1-1997 by L.L. No. 6-1997.

the Planning Board to be sufficient to ensure visual and auditory privacy on the residential lot.

- (4) No exterior lighting shall be erected, operated or maintained in such a manner as to create an annoyance to surrounding properties or so as to create a hazard to traffic circulations.
- (5) Nonresidential uses shall be limited to a maximum size of 2,500 square feet of gross floor area for new buildings.
- (6) Nonresidential uses shall not employ more than one person per 250 square feet of gross floor area unless it can be demonstrated that the certain employees' time is spent outside the office, in which case space requirements may be calculated on an alternative basis.
- (7) Nonresidential uses shall limit their hours of operation from 8:00 a.m. to 9:00 p.m. on weekdays and Saturdays and from 9:00 a.m. to 6:00 p.m. on Sundays and holidays unless otherwise authorized by the Planning Board through the special exception process.

ZONING

P = Permitted use
 SE = Special exception use
 X = Prohibited use
 All unlisted uses are prohibited in all districts

Use Classification	VI Village Industry	CIP Commercial- Industrial Park
Accessory uses (cont'd)		
Customary accessory use, building or structure, except prohibited uses	P	P
Hot tubs	SE	SE
Private garage or off-street parking are pursuant to Article VII	P	P
Private swimming pool	SE	SE
Signs pursuant to Article VIII	P	P
Roadside stands for the sale of farm products originating on the premises	SE	SE
Keeping, maintaining, harboring or breeding of horses, livestock, farm animals, wild animals, poultry, pigeons or bees, excepting small animals (not exceeding a combined total of six) kept for less than 120 days and household pets, including dogs or cats (not exceeding a combined total of six with no more than four dogs or four cats)	X	X

ZONING

200 Attachment 3

Village of Springville

Table of Use Regulations Industrial Districts

[Amended 5-4-1987 by Local Law No. 3-1987; 12-1-1997 by L.L. No. 6-1997;
5-3-1999 by L.L. No. 4-1999; 7-20-2009 by L.L. No. 2-2009; 7-14-2025 by L.L. No. 5-2025]

P = Permitted use
SE = Special exception use
X = Prohibited use
All unlisted uses are prohibited in all districts

Use Classification	VI Village Industry	CIP Commercial- Industrial Park
Residential uses		
Dwelling units over first floor nonresidential uses	X	X
Dwellings lawfully existing prior to adoption of this chapter or any subsequent amendment thereto	P	P
Residential community facilities		
Church or similar place of worship or religious instructions, parish house, rectory, seminary, convent or cemetery	X	P
Nursery school	X	SE
Park, playground or recreational area operated by the village	X	P
Public library, museum, community center	X	P
Fire station, municipal office or any governmental building of similar character	P	P
School, elementary or high, public, denominational or private, nonprofit, accredited by the New York Education Department	X	P
General community facilities		
Bus passenger shelter	SE	SE
Membership club, nonprofit	X	P
Philanthropic, fraternal, social or educational institution office or meeting room, nonprofit	X	P
Public utility structure or right-of-way, including airport, sewage treatment plant, sanitary landfill or water supply facility, necessary to serve the community	SE	SE
Public passenger transportation or terminal	SE	SE
Business uses		
Adult entertainment establishment (as defined in Art. XVIII)	X	SE
Auditorium, meeting hall	X	SE
Automobile laundry	SE	SE
Bank	X	P
Beer, wine and other spirits (making of) with an ABV of less than 20%	SE	SE
Bowling alley	X	SE
Dance hall, skating rink	X	SE
Eating establishment: drive-in, open-front or curb service	X	SE

SPRINGVILLE CODE

P = Permitted use
 SE = Special exception use
 X = Prohibited use
 All unlisted uses are prohibited in all districts

Use Classification	VI Village Industry	CIP Commercial- Industrial Park
Business uses (cont'd)		
Filling station	SE	SE
Funeral home	X	X
Greenhouse, plant nursery	X	P
Hotel, motel	X	P
Mixed planned development	X	SE
Mobile home park, trailer camp, licensed	X	SE
Motor vehicle, mobile home or boat salesroom or outdoor sales lot for products for sale and/or hire	X	P
Office: business, professional or utility	P	P
Parking garage, storage garage	SE	SE
Personal service shop: barbershop, beauty parlor, dry-cleaning or laundry service of less than 4,000 square feet using only self-contained solvent reclaiming units, professional studio, travel agency or similar shop	P	P
Radio or television broadcasting studio	P	P
Recreation facility, outdoor	X	SE
Repair garage	SE	SE
Repair shop for household, business or personal appliances	P	P
Restaurant	P	P
Retail store or shop	X	SE
Shop for custom work and for making articles to be sold at retail on premises	X	X
Shopping center	X	SE
Tavern	X	X
Theater or motion-picture theater, other than outdoor drive-in theater	X	SE
Veterinarian, veterinary hospital	SE	SE
Video arcades/gamerooms	X	SE
Vocational school	P	P
Wholesale business	P	P
Industrial uses		
Nonnuisance industry	P	P
Printing or publishing plant	P	P
Truck terminal, truck transfer station	SE	SE
Laundry plant, dry-cleaning plant	SE	SE
Storage of fuel or other liquids in tanks	SE	SE
Outdoor storage area	SE	SE
Warehouse	P	P
Research institute or laboratory (using machines not exceeding 5 horsepower)	P	P
Planned commercial industrial park	X	SE
Quarries, clay, sand and gravel pits	X	X
Accessory uses		
Caretaker's or owner's dwelling unit	SE	SE

RESOLUTION

Please use this form to designate a delegate from within your municipal to represent your municipal.

At a regular meeting of the Village Board of the Village
of Springville, New York, held on August 10, 2026, the following
resolution was adopted:

Moved by _____, seconded by _____.

WHEREAS, the Village of Springville, New York, is a
municipal member of the Municipal Electric Utilities Association of New York State, and

WHEREAS, the Annual Conference of the Municipal Electric Utilities Association of New York State has been
called to be held on September 28 - 30, 2026 at Allyn Lodge, Skaneateles, NY, and,

WHEREAS, in accordance with the bylaws of the Municipal Electric Utilities Association of New York
State, each municipal member may cast one vote on each transaction properly brought before this meeting,

NOW THEREFORE BE IT RESOLVED, that Duane Boberg be and is hereby designated as
the accredited delegate of the Village of Springville, New York.

On roll call: Affirmative: _____ Negative: _____

I certify that this resolution was adopted by the Village Board of the
Village of Springville, New York on the 10 day of
August, 2026.

Signature

Clerk/Treasurer

Title

RESOLUTION

At a regular meeting of the Village Board of the
Village _____ of Springville, New York, held on
August 10, 2026, the following resolution was adopted:

Moved by _____, seconded by _____

WHEREAS, the Village Board of the
Village _____ of Springville, New York, is a municipal member
of the New York Municipal Power Agency, and

WHEREAS, the Semi-Annual Meeting of the Agency will be held on September 28, 2026,
in Skaneateles, NY, and,

WHEREAS, in accordance with the bylaws of New York Municipal Power Agency, each
municipal member may cast one vote on each transaction properly brought before this
meeting,

NOW THEREFORE BE IT RESOLVED, that Duane Boberg be and
is hereby designated as the accredited delegate of the Village of
Springville, New York.

On roll call: Affirmative: _____ Negative: _____

I certify that this resolution was adopted by the Village Board
of the Village of Springville, New York on the 10 day
of August, 2026.

Signature

Clerk/ Treasurer

Title

LT. NICHOLAS K. BUDNEY
OFFICER IN CHARGE



ATTACHMENT NO. A.5

AGENDA DATE 8/10/2026

SPRINGVILLE POLICE DEPARTMENT

August 10, 2026

July 2026 SPD Report – 264 calls handled, 2660 miles patrolled, 53 patrol/4 court shifts, which resulted in 181 summonses and 5 parking tickets for the month.

PATROL OFFICE
65 FRANKLIN STREET
PO Box 17
SPRINGVILLE, NEW YORK 14141

nbudney@villageofspringvilleny.com

ADMINISTRATIVE OFFICE
5 WEST MAIN STREET
PO Box 17
SPRINGVILLE, NEW YORK 14141
(716) 592-4936 FAX (716) 592-7088



SPRINGVILLE FIRE CONTROL REPORT **JULY 2026**

1. PERSONAL

- A. ONE POSITION IS OPEN AT DISPATCH 1-PERM. FOR FRIDAYS AND SATURDAYS OVERNIGHTS.

3. EQUIPMENT

- A. COUNTY WIDE FIRE/EMS RADIO BURNED OUT SAIA COMMUNICATIONS REMOVED IT AND SHIPPED IT BACK TO MOTOROLA FOR REPAIR OR REPLACE.

4. MONTHLY CALL VOLUME REPORT

- A. MONTHLY CALL VOLUME REPORT SUBMITTED

5. CHIEF'S COUNCIL MEETING

- A. NEXT CHIEF'S COUNCIL MEETING IS OCTOBER 20, 2026 AT MORTON CORNERS FIRE DEPT. AT 7PM.
- B. NO COMPLAINTS FROM JULY CHIEF'S COUNCIL MGT.

CALL VOLUME MONTH OF JULY 2026

SPRINGVILLE-

60-EMS
11-FIRES
1-MVA
0-ASST
6-OTHER

TOTAL 78 CALLS

EAST CONCORD-

9- EMS
7- FIRES
0- MVA
0-ASST
3-OTHER

TOTAL 19 CALLS

MORTONS CORNERS-

12- EMS
4- FIRES
2- MVA
0-ASST
0- OTHER

TOTAL 18 CALLS

MERCY EMS-

131-EMS
2-FIRES
8-MVA
0-ASST
0-OTHER
48-TRANSFERS
12-DROPPED CALLS

TOTAL 201 CALLS

TOTAL OF 316 CALLS UNDER SPRINGVILLE FIRE CONTROL

**RESPECTIVELY SUBMITTED,
RICK JOHNSON SR. DISPATCHER**

Village of Springville
August 10, 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 meeting on May 11, 2026 CA.1

Minutes of the Planning Board meeting on May 26, 2026 CA.2

PROJECT: 0000011364 - GARAGE SALE TYPE: GARAGE SALES
PROPERTY: 268 MILL ST
ISSUED DATE: 7/08/2026
ISSUED TO: WILLIBEY, MICHAEL
268 MILL ST
SPRINGVILLE, NY 14141

PROJECT: 0000011365 - HISTORIC PRESERVATION-MURAL TYPE: HISTORIC
PROPERTY: 35 E MAIN ST S-A PRESERVATION
ISSUED DATE: 7/08/2026
ISSUED TO: SPRINGVILLE CENTER FOR THE ART
PO BOX 62
SPRINGVILLE, NY 14141

PROJECT: 0000011366 - HISTORIC PRESERVATION-MURAL TYPE: HISTORIC
PROPERTY: 40 E MAIN ST PRESERVATION
ISSUED DATE: 7/08/2026
ISSUED TO: SPRINGVILLE CENTER FOR THE ART
P.O. BOX 62
SPRINGVILLE, NY 14141

PROJECT: 0000011367 - EVENT-FALL FEST TYPE: EVENT
PROPERTY: 5 W MAIN ST VO
ISSUED DATE: 7/14/2026
ISSUED TO: REVIVE WESLEYAN
4999 MCKINLEY PARKWAY
HAMBURG, NY 14075

PROJECT: 0000011368 - GARAGE SALE TYPE: GARAGE SALES
PROPERTY: 197 EAST AVE
ISSUED DATE: 7/15/2026
ISSUED TO: PADASAK, MARY
197 EAST AVE
SPRINGVILLE, NY 14141

PROJECT: 0000011369 - VIOLATION-UNREG VEHICLE TYPE: VIOLATION
PROPERTY: 29 NEWMAN ST
ISSUED DATE: 7/15/2026
ISSUED TO: BURN, PHILLIP
378 W. MAIN ST.
SPRINGVILLE, NY 14141

Village of Springville
August 10, 2026
Page 2
Consent Agenda

PROJECT: 0000011370 - VIOLATION-UNREG VEHICLE TYPE: VIOLATION
PROPERTY: 513 W MAIN ST
ISSUED DATE: 7/15/2026
ISSUED TO: FLYNN, JESSICA
513 W MAIN ST
SPRINGVILLE, NY 14141

PROJECT: 0000011371 - VIOLATION-HIGH GRASS TYPE: VIOLATION
PROPERTY: 82 N CENTRAL AVE LWR-R
ISSUED DATE: 7/15/2026
ISSUED TO: ELMOND HOLDINGS LLC
82 N CENTRAL AVE
SPRINGVILLE, NY 14141

PROJECT: 0000011372 - VIOLATION-HIGH GRASS TYPE: VIOLATION
PROPERTY: 122 SPRING ST
ISSUED DATE: 7/15/2026
ISSUED TO: WEBSTER, JASON
122 SPRING ST
SPRINGVILLE, NY 14141

PROJECT: 0000011373 - FENCES TYPE: FENCES
PROPERTY: 172 MILL ST
ISSUED DATE: 7/20/2026
ISSUED TO: MEADE, JOSHUA
172 MILL ST
SPRINGVILLE, NY 14141

PROJECT: 0000011374 - ACCESSORY BUILDING TYPE: ACCESSORY
PROPERTY: 205 NEWMAN ST BUILDING
ISSUED DATE: 7/20/2026
ISSUED TO: MORAN, MICHAEL
205 NEWMAN ST
SPRINGVILLE, NY 14141

PROJECT: 0000011375 - ROOFING TYPE: ROOF
PROPERTY: 133 CATTARAUGUS ST
ISSUED DATE: 7/22/2026
ISSUED TO: ERIE CONSTRUCTION MID-WEST
3516 GRANITE CIRCLE
TOLEDO, OH 43617

Village of Springville
August 10, 2026
Page 3
Consent Agenda

PROJECT: 0000011376 - VARIANCE- ACCESS BUILDING TYPE: ZONING REVIEW
PROPERTY: 205 NEWMAN ST
ISSUED DATE: 7/22/2026
ISSUED TO: MORAN, MICHAEL
205 NEWMAN ST
SPRINGVILLE, NY 14141

PROJECT: 0000011377 - FENCES TYPE: FENCES
PROPERTY: 104 EAST HILL RUN
ISSUED DATE: 7/22/2026
ISSUED TO: HALLSTROM, BRIAN
104 EAST HILL RUN
SPRINGVILLE, NY 14141

PROJECT: 0000011378 - ROOFING TYPE: ROOF
PROPERTY: 333 E MAIN ST
ISSUED DATE: 7/22/2026
ISSUED TO: NEAMON, WILLIAM
333 E MAIN ST
SPRINGVILLE, NY 14141

PROJECT: 0000011379 - UTILITY CHANGES-ELECTRIC TYPE: UTILITY CHANGES
PROPERTY: 115 SPRING ST
ISSUED DATE: 7/24/2026
ISSUED TO: BEEMAN, AARON
9151 CATTARAUGUS ST
SPRINGVILLE, NY 14141

PROJECT: 0000011380 - ROOFING TYPE: ROOF
PROPERTY: 92 FOREST AVE
ISSUED DATE: 7/29/2026
ISSUED TO: BLACK ROCK ROOFING, INC
797 SHERIDAN DRIVE
TONAWANDA, NY 14150

PROJECT: 0000011381 - ROOFING WITHOUT PERMIT TYPE: ROOF
PROPERTY: 150 ELK ST
ISSUED DATE: 7/30/2026
ISSUED TO: MONGILLO, JASON & EMILY
150 ELK ST
SPRINGVILLE, NY 14141

Village of Springville
August 10, 2026
Page 4
Consent Agenda

PROJECT: 0000011382 - UTILITY CHANGES-ELECTRIC TYPE: UTILITY CHANGES
PROPERTY: 13370 BELSCHER RD
ISSUED DATE: 7/30/2026
ISSUED TO: MYERS, JOSHUA
70 JAMES PL
ORCHARD PARK, NY 14127

PROJECT: 0000011383 - ROOFING TYPE: ROOF
PROPERTY: 23 COMMERCE DR
ISSUED DATE: 7/31/2026
ISSUED TO: KNOX, RJ
241 CANADA STREET
HOLLAND, NY 14080

PROJECT: 0000011384 - DRIVEWAY TYPE: DRIVEWAY
PROPERTY: 28 N CENTRAL AVE
ISSUED DATE: 7/31/2026
ISSUED TO: MARY, JOHN
175 N BUFFALO RD
SPRINGVILLE, NY 14141

PROJECT: 0000011385 - UTILITY CHANGES-PLUMBING TYPE: UTILITY CHANGES
PROPERTY: 35 WOODWARD AVE
ISSUED DATE: 7/31/2026
ISSUED TO: SCHUNKE, DEREK R
24 NORTH CENTRAL AVE
SPRINGVILLE, NY 14141

PROJECT: 0000011386 - RESIDENTIAL HOME/STRUCTURAL TYPE: RESIDENTIAL
PROPERTY: 121 N BUFFALO ST UPR HOME/STRUCTURE
ISSUED DATE: 8/03/2026
ISSUED TO: ROBERTS, THOMAS
13973 MILL ST
SPRINGVILLE, NY 14141

PROJECT: 0000011387 - ACCESSORY BUILDING TYPE: ACCESSORY
PROPERTY: 53 WOODWARD AVE BUILDINGS
ISSUED DATE: 8/03/2026
ISSUED TO: ZELIE, YVONNA
53 WOODWARD AVE
SPRINGVILLE, NY 14141

PROJECT: 0000011388 - SHEDS, UP TO 144 SQ.FT. TYPE: SHEDS
PROPERTY: 205 NEWMAN ST
ISSUED DATE: 8/04/2026
ISSUED TO: MORAN, MICHAEL
205 NEWMAN ST
SPRINGVILLE, NY 14141

Village of Springville
August 10, 2026
Page 5
Consent Agenda

PROJECT: 0000011389 - GARAGE SALE
PROPERTY: 57 PARK ST LWR
ISSUED DATE: 8/04/2026
ISSUED TO: NELSON, DIANE
57 PARK ST #1
SPRINGVILLE, NY 14141

TYPE: GARAGE SALES

PROJECT: 0000011390 - SWIMMING POOLS
PROPERTY: 268 MILL ST
ISSUED DATE: 8/04/2026
ISSUED TO: WILLIBEY, MICHAEL
268 MILL ST
SPRINGVILLE, NY 14141

TYPE: SWIMMING
POOL

PROJECT: 0000011391 - UTILITY CHANGES-ELECTRIC
PROPERTY: 74 CHURCH ST
ISSUED DATE: 8/04/2026
ISSUED TO: WAGNER, JESSE
74 CHURCH ST #2
SPRINGVILLE, NY 14141

TYPE: UTILITY CHANGES

*Village of Springville
Historic Preservation Commission*

May 11, 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-Absent
John Baronich-Vice Chairman
Don Orton
Michael Wolniewicz
Thomas Hawkins-Absent

Also present:

Nicholas Alexander
Raychel Larkin

Clerk:

Jennifer Blumenstein

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

Vice Chairman Baronich asked for a motion to approve the minutes from the April 13, 2026 meeting.

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

A Certificate of Appropriateness came before the Board for Nicholas Alexander from 70 Franklin St. Nicholas is looking to put up signage in front lawn of the building to advertise the business.

The sign will be a 5' x 3' double sided aluminum panel sign attached to 4 x 4 posts which will be cemented in the ground.

Don Orton made the motion to approve the application as presented. Seconded by Michael Wolniewicz. All in favor, none opposed.

A Certificate of Appropriateness came from Raychel Larkin who is opening a store in 35 E. Main St., Suite B. The signage will be placed on the front of the building and on the back of the building.

The sign on the front of the building will be 3' tall x 8' long and the sign on the back of the building will be 2' tall x 6' long. Both signs will be made of DiBond(aluminum composite) and slightly raised off the building.

May 11, 2026

Page (2)

After much discussion, Vice-Chairman Baronich asked for a motion.

Motion was made by Michael Wolniewicz, seconded by Don Orto to approve the application as presented. All in favor, none opposed.

Michael Wolniewicz informed the board that he has been talking with Greg Pinto with Clinton Brown Company Architecture about the Grant Project that we are working on for the Historic Preservation Committee.

After a lot of discussion, the board agreed to move forward with 1 or 2 brochures, an informational meeting for residence and the majority of the funds to go towards website development.

There is concern that the grant may not cover all of the costs associated with this project, and Michael Wolniewicz said the Trustee Jessica Schuster told him that the Village of Springville would be able to help with this.

Don Orton made the motion to adjourn at 8:00 pm, seconded by Michael Wolniewicz. All in favor, none opposed.

Respectfully Submitted,

Jennifer Blumenstein

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

May 26, 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(absent)
	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 # 11257 Site plan approval for Apex Car Wash 563 W. Main St. Springville,
NY SBL 335.14-1-18**

Chairman Muhlbauer asked the owner Tyler Schmitz to explain to the board what he is going to be doing. Mr. Schmitz explained that he installed upgraded touchscreen pay stations and wants to protect them from the weather and help to prevent glare for the customers. He would like to have a shingled roof built over the pay stations (see attachment A-1 & A-2).

Chairman Muhlbauer asked the members if they had any questions or concerns, Member Guy Marlette asked if he was doing any additional lighting? Mr. Schmitz said he feels the lights he has should work but will wait and see once new roof structure is complete.

With no further questions, Chairman asked for a motion to approve the SEQR Member Greg Keyser made a motion to declare this a type II SEQR with no further review needed.

Chairman Muhlbauer then asked for a motion to approve the site plan. Member Guy Marlette made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

The vote went as follows:

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

Application # 11257 approved.

Next on the agenda, a continuation of the following Public Hearing:

**Application # 11211 Site Plan approval for SYI Community Center 79 S. Buffalo St.
Springville, NY SBL 335.19-4-14**

Chairman Muhlbauer asked Hillary Georgi the architect from Elev8 to explain what revisions were made since the first meeting. She invited Tom Reynolds from Nussbaumer & Clarke to come up to review the information with her and to answer any questions the board may have.

She explained the driveway will now have one entrance and exit with a loop for easy drop off and pick up.

The dumpster located on the North side of the building will be rotated to allow for easy access for the garbage truck.

The maintenance shed would be moved over and sidewalk widened for any firetrucks or emergency vehicles needing to access that area as recommended.

Hillary explained that there are three trees in the front that will need to be relocated as to allow for the parking lot in the front. Snow removal will be pushed to the front parking lot and hauled out if needed.

Tom Reynolds explained the utility layout and said that it will have underground electric and that the existing gas service will remain.

Page 3
Planning Board
May 26, 2026

Member Greg Keyser asked about the storage of chlorine and was told it is in an exterior building and will have curb containment. He also reminded them about keeping the residents in mind when installing lighting.

Guy Marlette asked how many children they have enrolled and was told approximately one hundred. He also asked how many parking spaces will be in the parking lot and was told fifty three. The Municipal parking lot will be used for overflow if needed for any special events which may occur on occasion.

Chairman Muhlbauer asked about the funding and was told that it is pending on the board's approval. He feels that all the concerns were addressed and asked the board for a motion to approve SEQR. Member Greg Keyser explained that we make it subject to final engineer approval and then made the motion to declare it as unlisted action with negative declaration, seconded by Guy Marlette.

Chairman Muhlbauer then asked the board to approve site plan # 11211 with stipulation. All in favor none opposed.

The vote went as follows:

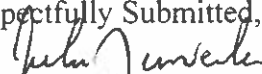
- | | |
|------------------|-----------------------|
| • Bob Muhlbauer | aye, with stipulation |
| • Greg Keyser | aye, with stipulation |
| • Guy Marlette | aye, with stipulation |
| • Terry Skelton | aye, with stipulation |
| • Brett Landsman | absent |

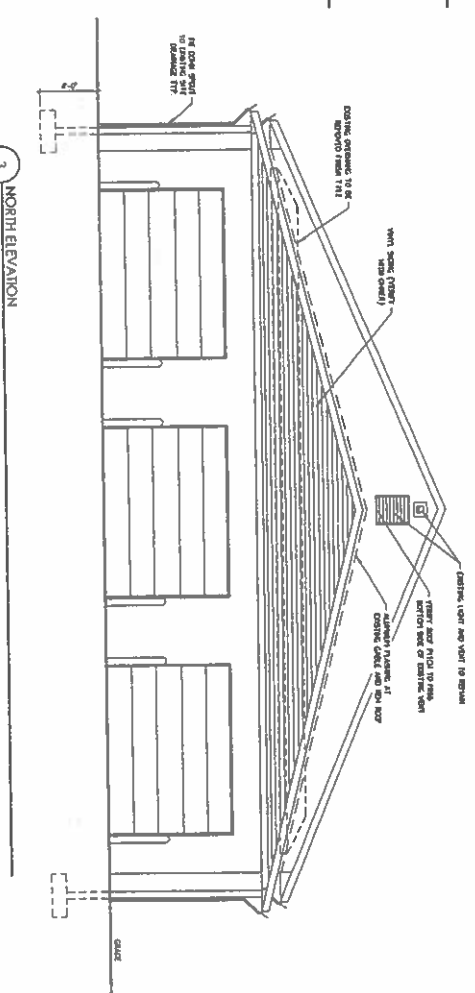
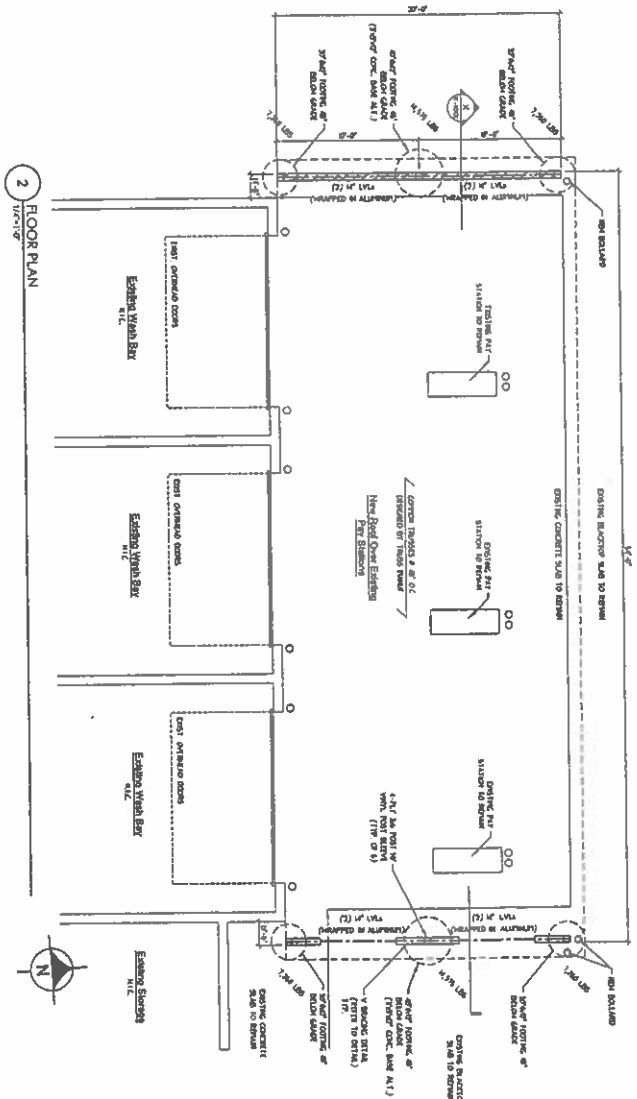
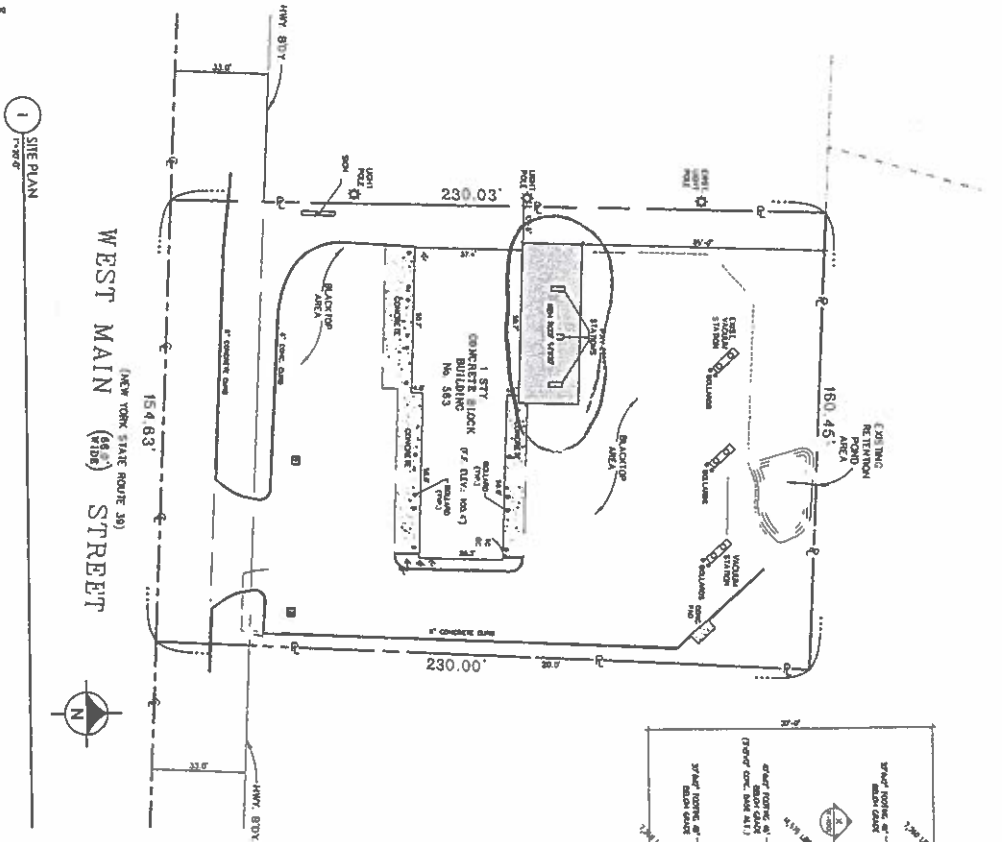
Application # 11211 approved with stipulation.

Next, Chairman Muhlbauer asked for a motion to approve the minutes from the April 28, 2026 meeting. Motion was made by Member Greg Keyser, seconded by Member Guy Marlette. All in favor none opposed.

Chairman Muhlbauer welcomed Member Terry Skelton to the board and wanted to mention the passing of past member Edward Young who also served as Judge for the Village.

Chairman Muhlbauer asked for a motion to adjourn the meeting at 7:44p.m. Member Guy Marlette made the motion, seconded by Greg Keyser. All in favor none opposed.

Respectfully Submitted,

Julie Nunweiler



**NEW ROOF FOR:
APEX CAR WASH
SPRINGVILLE**

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SEAL

DOCUMENT STATUS

- ☒ NOT FOR CONSTRUCTION
- ☐ PROJECTS FIRST
- ☐ PRELIMINARY (APPROXIMATE)
- ☐ FINAL (APPROXIMATE)
- ☐ FINAL CERTIFICATION

BAMMEL ARCHITECTS
A PROFESSIONAL CORPORATION
6264 WEST QUAKER STREET
ORCHARD PARK, NY 14157
PHONE (716) 662-2482
FAX (716) 662-2487

5

A-1

DATE	04/03/2024
ISSUE DATE	
PROJECT NUMBER	JOE
TC #	PA 110085
DESIGN BY	
CHECKED BY	ALJ
DATE	

