

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

June 16, 2025

7:00 P.M.

BY MOTION OF:

NOTES

-
1. CALL TO ORDER
 2. PLEDGE OF ALLEGIANCE
 3. MINUTES FROM MEETINGS
Regular Meeting Minutes of June 2, 2025 **A.1**
 4. PUBLIC HEARING - None
 5. PUBLIC COMMENT
 6. DEPARTMENT REPORTS
 - A. CLERK/TREASURER **A.2**
 - B. SUPERINTENDENTS' REPORT **A.3**
 - C. POLICE **A.4**
 - D. FIRE DEPARTMENT
 - E. BUILDING INSPECTOR/CEO
 - F. CONTROL CENTER
 7. NEW BUSINESS – Approval of Trustee Schuster NYS Housing Resolution **A.5**
 8. OLD BUSINESS - None
 9. BILLS
 10. CONSENT AGENDA
 11. VILLAGE ATTORNEY REPORT
 12. TRUSTEE NOTES & PROJECT REPORT
 13. TREE COMMITTEE REPORT
 14. PUBLIC COMMENT
 15. EXECUTIVE SESSION
 16. ADJOURN

DRAFT

VILLAGE OF SPRINGVILLE BOARD MEETING

June 2, 2025 Minutes – 7:00 PM

ATTACHMENT NO. A.1

AGENDA DATE 6/16/2025

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 Timothy Michaels

Trustees Russel Belscher
Lindsay Buncy
Mary Padasak
Jessica Schuster

Village Attorney Paul Weiss

Police Officer Nick Budney
In Charge

Superintendent Duane Boberg

Code Enforcement Officer John Baker

Clerk/Treasurer Jennifer Haberl

Emergency Manager Todd Catalano

Fire Chief Marc Gentner

Also Attending:

Max Borsuk, Springville Journal
Shane Miller, ECSO
Michael Wolniewicz

Absent: None

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

MINUTES

Minutes of the Regular Meeting of May 19, 2025, were approved as written by Trustee Belscher, seconded by Trustee Schuster and carried with unanimous approval.

PUBLIC COMMENT

None

DEPARTMENT REPORTS

DRAFT

Fire Department: Marc Gentner – SFD Chief read the May report:

- Monthly statistics
- CPR/Training updates
- Equipment updates
- Actively trying to recruit new members
- This report was read before the approval of the minutes.

Clerk/Treasurer – No report

Superintendent Report – No report

- Shared the contact for Channel 7 News Anchor

Police Report

Police Officer in Charge, Nick Budney, reported on the following:

- SPD May 2025 activity

ECSO Deputy Shane Miller reported on the following:

- ECSO May 2025 activity
- Upcoming events: Art Crawl

Code Enforcement Officer

John Baker reported on the following:

- Rite Aid – Filed bankruptcy and will close store in Village on June 19th.
- Lawn mowing for properties with tall grass
- School permit for special events

Control Center - Trustee Schuster reported on the May 2025 Control Center report:

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

NEW BUSINESS

- Discussion – Trustee Schuster wants to start discussion on revenue split between TOC & VOS for the adult use cannabis store; revenue is split currently 50/50, should VOS consider a different revenue share proposal.

OLD BUSINESS – Authorization to Advertise for Public Hearing for Local Law 5 of 2025 – change in code of storage of wine/spirits

BILLS

Bills, as examined by members of the Board of Trustees, were approved for payment in accordance with Abstracts # 330-343 of 2024/2025 total of \$216,971.13 and Abstracts 1-9 of 2025/2026 total of \$23,378.89 for the General, Water/Sewer, Electric, Trust and Agency Funds by motion of Trustee Buncy, seconded by Trustee Schuster and carried with unanimous approval.

CONSENT AGENDA

DRAFT

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

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

PROJECT: 0000010870 - UTILITY CHANGES
PROPERTY: 89 EAST AVE
ISSUED DATE: 5/15/2025
ISSUED TO: DOMST, NATHANIEL
89 EAST AVE
SPRINGVILLE, NY 14141

TYPE: UTILITY CHANGES

PROJECT: 0000010871 - MULTIPLE RESIDENCE
PROPERTY: 116 BARNSTEAD
ISSUED DATE: 5/16/2025
ISSUED TO: BIRCH VILLAGE LLC
7390 ABBOTT HILL RD
BOSTON, NY 14025

TYPE: MULTIPLE RESIDENCE

PROJECT: 0000010872 - UTILITY CHANGES-ELECTRIC
PROPERTY: 116 BARNSTEAD DR
ISSUED DATE: 5/16/2025
ISSUED TO: BIRCH VILLAGE LLC
7390 ABBOTT HILL RD
BOSTON, NY 14025

TYPE: ELECTRIC

PROJECT: 0000010873 - VARIANCE
PROPERTY: 153 S CASCADE DR
ISSUED DATE: 5/16/2025
ISSUED TO: WENDYS
153 S CASCADE DR
SPRINGVILLE, NY 14141

TYPE: ZONING REVIEW

PROJECT: 0000010874 - RESIDENTIAL ALTERATION
PROPERTY: 5 PROSPECT AVE
ISSUED DATE: 5/19/2025
ISSUED TO: NEWTON, JULIA
5 PROSPECT AVE
SPRINGVILLE, NY 14141

TYPE: RESIDENTIAL ALTERATION

PROJECT: 0000010875 - VIOLATION-MOWING
PROPERTY: 26 W MAIN ST
ISSUED DATE: 5/21/2025
ISSUED TO: GIA G HOLDINGS LLC
5880 RT 39
SPRINGVILLE, NY 14141

TYPE: VIOLATION

PROJECT: 0000010876 - VIOLATION-MOWING
PROPERTY: 206 ELK ST
ISSUED DATE: 5/21/2025
ISSUED TO: NGUYEN, THUAN
9395 HUNTING VALLEY
CLARENCE, NY 14031

TYPE: VIOLATION

DRAFT

VILLAGE OF SPRINGVILLE

June 2, 2025

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CONSENT AGENDA

PROJECT: 0000010877 - VIOLATION-MOWING

TYPE: VIOLATION

PROPERTY: 40 W MAIN ST

ISSUED DATE: 5/22/2025

ISSUED TO: RITE AID #3838

PO BOX 182701

COLUMBUS, OH 43218-2701

PROJECT: 0000010878 - VIOLATION-MOWING

TYPE: VIOLATION

PROPERTY: 309 E MAIN ST

ISSUED DATE: 5/22/2025

ISSUED TO: CORDARO, KEITH

309 E MAIN ST

SPRINGVILLE, NY 14141

PROJECT: 0000010879 - VIOLATION

TYPE: VIOLATION

PROPERTY: 155 NEWMAN ST

ISSUED DATE: 5/22/2025

ISSUED TO: WELDNER, HOWARD

549 NORTH ST

ARCADE, NY 14009

PROJECT: 0000010880 - UTILITY CHANGES-ELECTRIC

TYPE: ELECTRIC

PROPERTY: 7812 ZOAR ROAD

ISSUED DATE: 5/22/2025

ISSUED TO: STEDMAN, BRIAN & TAMERA

7812 ZOAR ROAD

SPRINGVILLE, NY 14141

PROJECT: 0000010881 - EVENT-ART CRAWL

TYPE: EVENT

PROPERTY: 37 N BUFFALO ST

ISSUED DATE: 5/22/2025

ISSUED TO: SPRINGVILLE CENTER FOR THE ART

P.O. BOX 62

SPRINGVILLE, NY 14141

PROJECT: 0000010882 - VIOLATION-MOWING

TYPE: VIOLATION

PROPERTY: 298 S CASCADE DR

ISSUED DATE: 5/23/2025

ISSUED TO: ZHANG SPRINGVILLE PROPERTIES

4730 194 TH

FL 1

FLUSHING, NY 11358-0000

PROJECT: 0000010883 - DECKS

TYPE: DECKS

PROPERTY: 90 MILL ST

ISSUED DATE: 5/23/2025

ISSUED TO: O'NEIL, KODI

90 MILL ST

SPRINGVILLE, NY 14141

DRAFT

VILLAGE OF SPRINGVILLE

June 2, 2025

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CONSENT AGENDA

PROJECT: 0000010884 - EVENT-ART CRAWL AFTER PARTY TYPE: EVENT
PROPERTY: 37 N BUFFALO ST
ISSUED DATE: 5/23/2025
ISSUED TO: SPRINGVILLE CENTER FOR THE ART
P.O. BOX 62
SPRINGVILLE, NY 14141

PROJECT: 0000010885 - ROOFING TYPE: ROOF
PROPERTY: 179 WAVERLY ST
ISSUED DATE: 5/23/2025
ISSUED TO: FISHER, GARY & PATRICIA
179 WAVERLY ST
SPRINGVILLE, NY 14141

PROJECT: 0000010886 - SIGNS TYPE: SIGNS
PROPERTY: 235 S CASCADE DR
ISSUED DATE: 5/27/2025
ISSUED TO: SIGN PRO INC
60 WESTFIELD DRIVE
PLANTSVILLE, CT 06479

PROJECT: 0000010887 - EVENT-VENDOR EVENT TYPE: EVENT
PROPERTY: 334 FRANKLIN ST
ISSUED DATE: 5/28/2025
ISSUED TO: COWS OF BUFFALO VENDOR EVENT
334 FRANKLIN ST
SPRINGVILLE, NY 14141

PROJECT: 0000010888 - NONRESIDENTIAL DEMO TYPE: NONRESIDENTIAL DEMO
PROPERTY: 51 PEARL ST
ISSUED DATE: 5/28/2025
ISSUED TO: BILOWUS, JESSE
51 PEARL ST-RIGHT
SPRINGVILLE, NY 14141

VILLAGE ATTORNEY REPORT – No report

TRUSTEE NOTES & PROJECT REPORTS

Trustee Padasak – Comprehensive Plan – Accessory Dwelling Unit – 1st draft will be forthcoming.

Trustee Schuster commented on the following:

- Historic preservation Commission – will circulate a draft
- Barton & Loguidice – NYS Consolidated Funding Applications – Zoom meeting Thursday 6/5/25 at 2:00pm
- Rail Trail parking update
- Signage not on Village property

DRAFT

Trustee Buncy – Nothing to report this evening.

Trustee Belscher – NYCOM meeting in Lake George was very informative and attended by Duane Boberg and Trustee Belscher.

Mayor Michaels report on the following:

- Rail Trail bridge grant to study the structure of high-level bridge
- Rail Trail land – potential purchase of Waverly will increase parking space. Railroad Property may provide entrance to dog park.

At this time, Emergency Director Todd Catalano notified the Board of the school purchasing Electric School Buses. There will be tours of the bus and charging station on 6/18/2025 at the elementary school from 6-8pm.

TREE COMMITTEE REPORT – No report

PUBLIC COMMENT

- Mike Wolniewicz wanted to know the length of time it will take to change the language in the code. He was told approximately 2-3 months.

EXECUTIVE SESSION - None

ADJOURN

Motion was made by Trustee Buncy, seconded by Trustee Schuster, and carried with unanimous approval to adjourn the Regular Session at 7:35pm.

Respectfully submitted,

Jennifer Haberl
Clerk/Treasurer

Clerk/Treasurer report

June 16, 2025

ATTACHMENT NO. A. 2

AGENDA DATE 6/16/2025

Resolutions/Approval:

Discussions:

1. Village tax bills were mailed to owners on record on May 30th and are due July 1st without penalty. Village offices are closed Friday, July 4th. Please call the Village Office at 716-592-4936 ext. 1000 if you do not receive your village tax bill. This year the County printed ours in blue.
2. Free Summer Concerts start June 26th, with Springville Jazz Orchestra as the first band. Concerts are from 6:30-8:30 pm at Heritage Park and Kiwanis will be selling hot dogs and snacks. Please note, the 4th of July concert will be held on Thursday, July 3rd.

VILLAGE OF SPRINGVILLE
DEPARTMENT OF PUBLIC WORKS
Duane Boberg
Superintendent of Public Works
Superintendent Report for June 16, 2025

ATTACHMENT NO. A.3

AGENDA DATE 6/16/2025

Reports:

Resolution: Have Mayor sign new lease from Verizon for the water tower rental.

Resolution: Set public Hearing Code Addition Article X, Section 200-82: Liquid Storage Containers
Set Hearing: July 14th 7:01pm

Discussion:

Agree on language for code addition, Article X, Section 200-82. Liquid Storage in Containers. So we can set a public hearing date and time.

Add- Storage of fuels and/or storage of liquids or other materials in a manner that causes or may cause discharge, leakage, or dispersal of such materials in a manner that could adversely affect soil, water, or air quality, or create a nuisance to adjacent properties. All storage facilities must be designed and maintained to prevent spills and contamination, as required by local, state and federal regulations.

The new air compressor, (bottle filler) has been installed at the Fire Department and everyone is being trained on how to use.

FOURTH AMENDMENT TO LEASE AGREEMENT

This Fourth Amendment to Lease Agreement ("Fourth Amendment") is made, and shall be effective, as of the last date of the signatures below ("Effective Date"), between Village of Springville, a municipal corporation ("Landlord"), and Bell Atlantic Mobile Systems d/b/a Verizon Wireless ("Tenant"). Landlord and Tenant (or their predecessors in interest) entered into that certain Lease Agreement dated October 19, 1992, as may have been previously amended and/or assigned, (the "Lease"), pursuant to which Tenant is leasing or licensing from Landlord a portion of that certain property located at Carolina Street, Springville, New York 14141, as more particularly described in the Lease. Landlord and Tenant may be referenced in this Fourth Amendment individually as a "Party" or collectively as the "Parties."

In consideration of the mutual covenants and promises contained in this Fourth Amendment, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree to amend the Lease as follows:

1. Term. Notwithstanding anything contained in the Lease to the contrary, the Lease shall expire on December 31, 2025. Commencing on January 1, 2026, the Lease shall be extended for 5 years ("Initial Extension Term"). The term of the Lease shall thereafter automatically extend for 4 additional terms of 5 years each (each, an "Additional Extension Term"), unless Tenant terminates the Lease by giving Landlord notice of such termination at least 90 days prior to the expiration of the Initial Extension Term or then-current Additional Extension Term.

2. Rent. Commencing on January 1, 2026, the monthly rent shall be \$2,500.00 to be paid on the first day of the month in advance to Landlord or such other person as Landlord may designate in writing at least 30 days in advance of any rental payment date. Beginning on January 1, 2031 the monthly rent shall increase by 3% over the monthly rent then in effect and by 3% over the then current monthly rent on each one-year anniversary of January 1, 2031 thereafter.

3. Rent Credit. This Fourth Amendment provides for a reduction in rent, effective January 1, 2026. The Parties acknowledge and agree that Tenant shall be entitled to a credit in the event of any overpayment of rent resulting from said reduction in rent. Such credit shall be applied against Tenant's rent due under the Lease.

4. Notice Address. The notice address for Tenant in the Lease is hereby amended as follows:

If to Tenant: Verizon Wireless
Attn: Network Real Estate
180 Washington Valley Road
Bedminster, NJ 07921

With a copy to: Basking Ridge Mail Hub
Attn: Legal Intake
One Verizon Way
Basking Ridge, NJ 07920

5. Right of First Refusal. Notwithstanding anything contained in the Lease to the contrary, if at any time after the Effective Date, Landlord receives an offer or letter of intent, from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Property or any portion thereof or to acquire any interest in the Lease, or an option for any of the foregoing, Landlord shall provide written notice to Tenant of said offer ("Landlord's Notice"). Landlord's Notice shall include the prospective buyer's name, the purchase price being offered, and any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Property and/or the Lease which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to Landlord by the third-party offeror. Tenant shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If Tenant fails to provide written notice to Landlord that Tenant intends to meet such bona fide offer within 60 days after receipt of Landlord's Notice, Landlord may proceed with the proposed transaction in accordance with the terms and conditions of such third-party offer, in which event the Lease shall continue in full force and effect and the right of first refusal described in this Section shall survive any such conveyance to a third party. If Tenant provides Landlord with notice of Tenant's intention to meet the third party offer within 60 days after receipt of Landlord's Notice, then if Landlord's Notice describes a transaction involving greater space than the Premises, Tenant may elect to proceed with a transaction covering only the Premises and the purchase price shall be prorated on a square footage basis. Further, Landlord acknowledges and agrees that if Tenant exercises this right of first refusal, Tenant may require a reasonable period of time to conduct due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third-party offer. Tenant may elect to amend the Lease to effectuate the proposed financial terms of the third party offer rather than acquiring fee simple title or an easement interest in the Premises. For purposes of this Section, any transfer, bequest or devise of Landlord's interest in the Property as a result of the death of Landlord, whether by will or intestate succession, or any conveyance to Landlord's family members by direct conveyance or by conveyance to a trust for the benefit of family members shall not be considered a sale for which Tenant has any right of first refusal.

6. Continued Effect. Except as amended hereby, all of the other terms and conditions of the Lease shall remain in full force and effect. In the event of a conflict between any term and provision of the Lease and this Fourth Amendment, the terms and provisions of this Fourth Amendment shall control. In addition, except as otherwise stated in this Fourth Amendment, all initially capitalized terms shall have the same respective defined meaning stated in the Lease. All captions are for reference purposes only and shall not be used in the construction or interpretation of this Fourth Amendment.

7. Ratification and Reaffirmation. Landlord and Tenant do hereby ratify, reaffirm, adopt, contract for and agree to be, or continue to be, bound by all of the terms and conditions of the above-referenced Lease. Except as modified by this Fourth Amendment, all of the terms and conditions of the Lease are incorporated by reference herein as if set forth at length. It is acknowledged and agreed that the execution of this Fourth Amendment by the Parties is not

intended to and shall not constitute a release of either Party from any obligation or liability which said Party has to the other pursuant to the Lease.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Fourth Amendment is effective and entered into as of the date last written below.

Landlord:

VILLAGE OF SPRINGVILLE, a municipal corporation

By: _____

Name: _____

Title: _____

Date: _____

Tenant:

Bell Atlantic Mobile Systems LLC

d/b/a Verizon Wireless

By: _____

Name: _____

Title: _____

Date: _____

LT. NICHOLAS K. BUDNEY
OFFICER IN CHARGE



ATTACHMENT NO. A.4
AGENDA DATE 6/16/25

SPRINGVILLE POLICE DEPARTMENT

June 16, 2025

Reappoint Paul Randall to the vacant position of Patrolman effective July 1 upon the successful completion of NYS required background investigation. Paul previously worked for the village in the same capacity from 6/30/19 through 4/7/24.

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

A RESOLUTION SUBMITTED BY TRUSTEE SCHUSTER

WHEREAS, the Village of Springville (hereinafter "local government") believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State's economic growth and community well-being;

WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;

WHEREAS, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;

WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and

WHEREAS, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Village of Springville, in order to take positive steps to alleviate the housing crisis, adopts the ProHousing Communities pledge, which will have us endeavor to take the following important steps:

1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.

VILLAGE OF SPRINGVILLE
June 16, 2025
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CONSENT AGENDA

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

Minutes of the Planning Board meeting on April 22, 2025. **CA.1**

Minutes of the Historic Preservation Commission on April 14, 2025. **CA.2**

Minutes of the Historic Preservation Commission on May 12, 2025. **CA.3**

PROJECT: 0000010889 - RESIDENTIAL ALTERATION	TYPE: RESIDENTIAL
PROPERTY: 117 EAST AVE	ALTERATION
ISSUED DATE: 5/28/2025	
ISSUED TO: HANSEN, ROBBIN H	
NINA M L HANSEN	
117 EAST AVE	
SPRINGVILLE, NY 14141	

PROJECT: 0000010890 - EVENT-CAR/CRAFT SHOW	TYPE: EVENT
PROPERTY: 70 NASON BLVD	
ISSUED DATE: 5/29/2025	
ISSUED TO: SPRINGVILLE VOL FIRE CO	
P.O. BOX 12	
SPRINGVILLE, NY 14141	

PROJECT: 0000010891 - EVENT-MESSAGE FROM THE MOUNT	TYPE: EVENT
PROPERTY: 65 FRANKLIN ST HPARK	
ISSUED DATE: 5/29/2025	
ISSUED TO: MORTONS CORNERS BAPTIST CHURCH	
13342 MORTONS CORNERS ROAD	
SPRINGVILLE, NY 14141	

PROJECT: 0000010892 - NONRES NONSTRUCTURAL	TYPE: NONRES
PROPERTY: 393 NORTH ST	NONSTRUCTURAL
ISSUED DATE: 5/29/2025	
ISSUED TO: LEAGUE FOR THE HANDICAPPED	
393 NORTH ST	
SPRINGVILLE, NY 14141	

PROJECT: 0000010893 - GARAGE SALE	TYPE: GARAGE SALES
PROPERTY: 334 MILL ST	
ISSUED DATE: 5/29/2025	
ISSUED TO: KREZMIEN, JESSIE	
334 MILL ST	
SPRINGVILLE, NY 14141	

PROJECT: 0000010894 - SIGNS	TYPE: SIGNS
PROPERTY: 218 S CASCADE DR FPHB	
ISSUED DATE: 6/02/2025	
ISSUED TO: MOELLER SIGNS, INC	
555 AERO DRIVE	
CHEEKTOWAGA, NY 14225	

VILLAGE OF SPRINGVILLE

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CONSENT AGENDA

PROJECT: 0000010895 - GARAGE SALE
PROPERTY: 189 CATTARAUGUS ST
ISSUED DATE: 6/02/2025
ISSUED TO: WATKINS, SHANDRA
189 CATTARAUGUS ST
SPRINGVILLE, NY 14141

TYPE: GARAGE SALES

PROJECT: 0000010896 - EVENT-VACATION BIBLE SCHOOL
PROPERTY: 65 FRANKLIN ST HPARK
ISSUED DATE: 6/02/2025
ISSUED TO: ASSEMBLY OF GOD
P.O. BOX 187
SPRINGVILLE, NY 14141

TYPE: EVENT

PROJECT: 0000010897 - GARAGE SALE
PROPERTY: 20 PARK ST
ISSUED DATE: 6/02/2025
ISSUED TO: BLUMENSTEIN, DEREK
20 PARK ST
SPRINGVILLE, NY 14141

TYPE: GARAGE SALES

PROJECT: 0000010898 - HISTORIC PRESSERVATION-MURAL
PROPERTY: 35 E MAIN ST S B
ISSUED DATE: 6/04/2025
ISSUED TO: SPRINGVILLE CENTER FOR THE ART
P.O. BOX 62
SPRINGVILLE, NY 14141

TYPE: HISTORIC PRESERV
REVIEW

PROJECT: 0000010899 - HISTORIC PRESSERVATION-MURALS
PROPERTY: 85 E MAIN ST
ISSUED DATE: 6/04/2025
ISSUED TO: SPRINGVILLE CENTER FOR THE ART
P.O. BOX 62
SPRINGVILLE, NY 14141

TYPE: HISTORIC PRESERV
REVIEW

PROJECT: 0000010900 - HISTORIC PRESSERVATION
PROPERTY: 53 E MAIN ST ENTIRE
ISSUED DATE: 6/04/2025
ISSUED TO: SPRINGVILLE CENTER FOR THE ART
P.O. BOX 62
SPRINGVILLE, NY 14141

TYPE: HISTORIC PRESERV
REVIEW

PROJECT: 0000010901 - HISTORIC PRESSERVATION-MURALS
PROPERTY: 27 FRANKLIN ST
ISSUED DATE: 6/04/2025
ISSUED TO: SPRINGVILLE CENTER FOR THE ART
P.O. BOX 62
SPRINGVILLE, NY 14141

TYPE: HISTORIC PRESERV
REVIEW

VILLAGE OF SPRINGVILLE

June 16, 2025

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CONSENT AGENDA

PROJECT: 0000010902 - HISTORIC PRESSERVATION

PROPERTY: 78 E MAIN ST

ISSUED DATE: 6/05/2025

ISSUED TO: WINTER, KENNETH

3005 ROUTE 39

ARCADE, NY 14009

TYPE: HISTORIC PRESERVATION
REVIEW

PROJECT: 0000010903 - GARAGE SALE

PROPERTY: 168 ELK ST

ISSUED DATE: 6/05/2025

ISSUED TO: SCHARF, KEITH R

168 ELK ST.

SPRINGVILLE, NY 14141

TYPE: GARAGE SALES

PROJECT: 0000010904 - EVENT

PROPERTY: 65 FRANKLIN ST HPARK

ISSUED DATE: 6/06/2025

ISSUED TO: CHURCH IN THE PARK

11360 VAN GILDER ROAD

DELEVAN, NY 14042

TYPE: EVENT

PROJECT: 0000010905 - UTILITY CHANGES-ELECTRIC

PROPERTY: WHITE ST

APPLIED DATE: 6/06/2025

ISSUED TO: FIELD & STREAM

P O BOX 106

SPRINGVILLE, NY 14141

TYPE: ELECTRIC

PROJECT: 0000010906 - FENCES

PROPERTY: 54 W EDGEWOOD DR

ISSUED DATE: 6/10/2025

ISSUED TO: SUPERIOR FENCE AND RAIL

1517 KENMORE AVE., SUITE 2

BUFFALO, NY 14217-0000

TYPE: FENCES

PROJECT: 0000010907 - DRIVEWAY

PROPERTY: 14 HILLTOP DR

ISSUED DATE: 6/10/2025

ISSUED TO: BURKHALTER, BRUCE

14 HILLTOP DR

SPRINGVILLE, NY 14141

TYPE: DRIVEWAY

ATTACHMENT NO. CA 1
AGENDA DATE 6/16/25

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

April 22, 2025

7:05 P.M.

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

Chairman:	Bob Muhlbauer
Members:	Barb Lipka
	Tim Shriver
	Greg Keyser (absent)
	Brett Landsman
Building Inspector/ CEO:	John Baker
Clerk:	Julie Nunweiler

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:05 pm.

With there being no public hearings on the agenda this evening Chairman Muhlbauer asked CEO John Baker if he had anything new and was told that he had received a call from Tom Schelberg asking if he could do an intro to streamline the project for the Wendys projected to be going up at 231 S. Cascade Drive. Mr. Baker informed him that because there was not anything scheduled for the meeting this evening he could come before the Planning Board.

Chairman Muhlbauer invited him up to the podium where he introduced himself representing Dell Resource Architect Company. He also introduced Mr. Joe Roosa who would be leasing the lot to Wendys. He mentioned that both have already worked together on a number of projects many already existing on S. Cascade Drive.

Mr. Roosa said that he just wanted to mention not having a curb cut could be a deal breaker with Wendys as that is what they are hoping for. He then let Mr. Schelberg review the drawings of the project with the board. He explained that the building would be built on the parcel of land between the Emerling Dodge dealership and the Mavis Tire Store and would be approximately two thousand square feet. The dining area would accommodate seating for thirty-six and the drive thru could do eleven cars.

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Planning Board Meeting
April 22, 2025

The Store would hire forty-eight employees both full and part time and have for four shifts with six crews. The hours of operation would be Sunday -Thursday 6:00 AM -12:00PM and weekends may be open later.

A study conducted shows peak hours are from 10:30 AM- 2:00 PM

Chairman Muhlbauer asked for a timeline and Mr. Roosa said October or November pending any delays with materials.

CEO John Baker asked if the SBL would be the same and Mr. Roosa said it would need to have its own. CEO Baker explained that because S. Cascade is not a village road, they would need to contact the town about the curb cut and would also need a variance for the dumpster.

Chairman Muhlbauer thanked them for the intro and asked them to send anything further to come to Mr. Baker to notify the board.

With nothing else on the agenda to discuss Chairman Muhlbauer asked for a motion to approve the minutes from March 25th, 2025, meeting, Member Barb Lipka made the motion, seconded by Member Tim Shriver. All in favor, none opposed.

Next, Chairman Muhlbauer welcomed new member Brett Landsman to the board and wanted to thank Devin Kowalske for all her hard work in the past. Chairman Muhlbauer asked for a motion to adjourn the meeting at 8:05 pm. Member Tim Shriver made the motion, seconded by Member Barb Lipka. All in favor, none opposed.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Julie Nunweiler". The signature is fluid and cursive, with the first name "Julie" being more prominent than the last name "Nunweiler".

Julie Nunweiler

*Village of Springville
Historic Preservation Commission*

APRIL 14, 2025 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:

Members:
Bill Skura Chairman-
Helen Brogan-Absent
Don Orton
John Baronich-Vice Chairman
Kelly Baker
Mike Wolniewicz

Also present:
Todd Kuczka-54 Franklin St.
Ashley Lowry-151 East Ave
Kelly Adams-118 W. Main St
Seth Wochensky-30 S. Central Ave
Jessica Shuster

Clerk: Jennifer Blumenstein

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

The first Certificate of Appropriateness before the board tonight came from Todd Kuczka regarding 54 Franklin Street. Mr. Kuczka would like to put up a SIGN for the business and paint the shutters black. The sign will be 90in x 50in and is made of wood.

After some discussion and review of this application, Chairman Bill Skura asked for a motion.

Mike Wolniewicz made the motion to approve as presented, seconded by Don Orton. All in favor, none opposed.

The next Certificate of Appropriateness before the board is from Kelly Adams, regarding 118 W. Main Street. Kelly is looking to repair/restore front and side porches.

After some discussion and review of this application, Chairman Bill Skura asked for a motion.

Don Orton made the motion to approve as presented, seconded by Mike Wolniewicz. All in favor, none opposed.

The next Certificate of Appropriateness before the board is from Ashley Lowrey regarding UNOVA at 29 Mechanic Street. Ashley is looking to install exterior signage to include a 18in x 96in sign of "UNOVA Coworking"-metal routed face internally illuminated at the top of Mechanic and Franklin St. side of the building. Another sign 18in x 18in matching sign of "29" metal routed face internally illuminated at the top corner of the Mechanic Street side of building.

Ashley will also be installing a green awning which will include drainage and irrigation system to house weather appropriate plants. Along with this, there will be window vinyl logos applied to the glass doors and windows and painting of the roof flashing (black)

After some discussion and review of this application, Chairman Bill Skura asked for a motion.

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John Baronich made the motion to approve as presented, seconded by Kelly Baker. All in favor, none opposed

Another Certificate of Appropriateness came from Seth Wochensky in regard to 3 E. Main Street. Mr. Wochensky is looking to remove exterior awnings, remove the paint and restore the existing brick, restore the facade to original configuration, re-expose windows, re-expose stairwell and window wells and paint cornice.

After much discussion and review of this application, Chairman Bill Skura asked for a motion.

Bill Skura made the motion to approve as presented, seconded by Mike Wolniewicz. All in favor, none opposed

The last Certificate of Appropriateness also came from Seth Wochensky in regard to 69 E. Main Street. Mr. Wochensky is looking to install ten (10) lights on arms to light the mural facing Pearl Street.

After some discussion and review of this application, Chairman Bill Skura asked for a motion.

Don Orton made the motion to approve as presented, seconded by Kelly Baker. All in favor, none opposed

Chairman Skura asked for a motion to approve the minutes from the March 10, 2025, meeting.

There was some discussion on the changes to a brochure once we hear if we received the Grant. No information regarding the Grant Application has been given at this time. Jessica Shuster emailed Alma Brown at this time to see if she had any updates regarding this.

The board asked Jen Blumenstein to send a letter to the property owners of 18/20 E. Main Street regarding the Certificate of Appropriateness. The building is for sale, and we want the current owners to be aware the Certificate of Appropriateness will become invalid at the time of sale.

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

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

Respectfully Submitted,

Jennifer Blumenstein

ATTACHMENT NO. CA 3
AGENDA DATE 6/16/25

*Village of Springville
Historic Preservation Commission*

May 12, 2025

7:00 pm

Minutes are being taken from a Recording submitted by Trustee Jessica Shuster

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:

Members:

Bill Skura Chairman- Absent
Helen Brogan-Absent
Don Orton
John Baronich-Vice Chairman
Kelly Baker-Absent
Mike Wolniewicz

Also present:

Laura Safford
Jessica Schuster

Clerk:

Jennifer Blumenstein-Absent

Vice Chairman John Baronich called the meeting to order at 7:00pm

Vice Chairman Baronich asked for a motion to approve the minutes from the May 12, 2025, meeting.

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

The first Certificate of Appropriateness before the board tonight came from Laura Safford regarding 74 W. Main Street. Laura Safford is looking to replace the front door of the building. This property has previously been before the Historic Preservation Board in regard to the extensive work to be performed on that building.

Laura is coming in to give an update to that previous Certificate of Appropriateness since a fiberglass front door has been decided on. Laura will continue to give the board updates on work being done as they proceed with the project.

After some discussion and review of this application, Acting Chairman John Baronich asked for a motion.

Mike Wolniewicz made the motion to approve as presented, seconded by Don Orton. All in favor, none opposed.

Jessica Schuster spoke to Laura and the board about the Downtown Revitalization Initiative (DRI) Grant. In July, people from the DRI will be walking through the Village of Springville and people from Empire State Development will be in the Village on June 16, 2025.

Jessica will let the board know how this goes.

The next Certificate of Appropriateness before the board is from Mike Wolniewicz at 26 Franklin Street. He is looking to mill his parking lot and add barriers to prevent cars from going into the creek.

This has been discussed before at the Historic Preservation Board meeting, but with no quorum today since Mike Wolniewicz must abstain from the vote, Acting Chairman John Baronich said to go ahead with the milling of the driveway and the barriers can be voted on at the next meeting.

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Jessica Schuster informed the board that a Springville school student would be interested in working on the brochure for the Historic Preservation Board. She is a senior and will be attending UB for Marketing.

Jessica Schuster informed the board that Revive Wesleyan mentioned that they will be interested in revisiting the demolition of the property located at 25 W. Main Street in the Village of Springville

Don Orton made the motion to adjourn at 7:45 pm, seconded by Mike Wolniewicz. All in favor, none opposed.

Respectfully Submitted,

Jennifer Blumenstein

Minutes are being taken from a Recording submitted by Trustee Jessica Shuster