

***VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES***

March 25, 2025

7:02 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 (absent)
	Tim Shriver
	Greg Keyser
	Devin Kowalske
Building Inspector/ CEO:	John Baker
Clerk:	Julie Nunweiler

After the Pledge to Allegiance, Chairman Muhlbauer called the meeting to order at 7:02 pm.

With there being no public hearings on the agenda this evening Chairman Muhlbauer asked Michael Delisanti from MOD Enterprises who was present to come up and state what he was seeking from the Planning Board. He introduced himself as the contractor for Two Flags who is the owner of the A&W restaurant being built at 218 S. Cascade Dr. where the old Pizza Hut building is.

He explained that the existing building will be taken down and reviewed the site plan with the board. Chairman Muhlbauer asked if the lot is being purchased and was told that it was not but would be leased. He also asked about the use of the existing utilities and Mr. Delisanti said they would be upgrading the service and installing a grease trap. Chairman Muhlbauer also asked about hours of operation and number of employees which he was told 11:00AM to 10:00 PM and 5 or 6 employees.

Member Greg Keyser asked about the y shaped drive thru design and was told by having the two lanes it keeps the line from getting too long which is needed as its located in front of the building.

He also questioned the size and type of the menu boards and was told the standard size four feet by six feet electronic board. Chairman Muhlbauer asked about outdoor dining and was told there would be a small patio with 3 or 4 tables.

Member Tim Shriver had concerns about congestion in front of Harbor Freight and TJ Maxx. He would like to see signs and striping put in to help traffic exiting the restaurant.

Member Barb Lipka said that she is happy to see the property being repurposed.

Chairman Muhlbauer declared the SEQR for File #10800 a Type II and asked for a motion to accept it. Member Greg Keyser made the motion, seconded by Member Barb Lipka, all in favor, none opposed. Chairman Muhlbauer then asked for a motion to vote on Application # 10800 and accept the site plan with stipulations.

The vote went as follows:

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| • Bob Muhlbauer | aye, with stipulations |
| • Greg Keyser | aye, with stipulations |
| • Devin Kowalske | absent, no vote |
| • Tim Shriver | aye, with stipulations |
| • Barb Lipka | aye, with stipulations |

Application #10800 is approved with stipulations.

The stipulations are as follows:

1. Egress stack lane.
2. Buffering on the south side of building.

Next, Chairman Muhlbauer asked COE John Baker about the sign at 271 W. Main St for JP Nabozny's barbershop. COE Baker said the sign measures twenty-seven square feet which is well under the 52 Square feet allowed. Chairman Muhlbauer asked for a motion to accept application # 10795 for a sign in Retail Overlay District. Member Greg Keyser made the motion, seconded by Member Tim Shriver all in favor, none opposed.

Next, Chairman Muhlbauer asked for a motion to approve the minutes from the February 23, 2025, meeting. Member Tim Shriver made the motion, seconded by Member Greg Keyser. All in favor none opposed.

With nothing else to discuss this evening, Chairman Muhlbauer asked for a motion to adjourn the meeting at 7:55 pm. Member Barb Lipka made the motion, seconded by member Tim Shriver. All in favor, none opposed.

Respectfully Submitted,

Julie Nunweiler