

***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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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,

Julie Nunweiler

