

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

May 27, 2025

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:	Barb Lipka
	Tim Shriver (absent)
	Greg Keyser (absent)
	Brett Landsman
Building Inspector/ CEO:	John Baker (absent)
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 said he would like to review the Wendys site plan as he is concerned about the traffic flow and congestion. He said with this being the last parcel of land to be developed on that side of S. Cascade he would be ok with the curb cut and is waiting to hear what the town decides.

He then proceeded to express his concerns about the lot size and whether there will be enough room for traffic entering to park or access the drive- thru and then exit in a safe manner with existing traffic from both Aldis and Mavis. Member Barb Lipka recalled Mr. Roosa mentioning that Mavis had an issue with Aldis delivery trucks and wonders how having the Wendys traffic will work.

Chairman Muhlbauer said he remembers the Dunkin Donuts lot being small but somehow the developers made that work. He wonders if having an extra ten feet for this plan would help but is not sure who owns the land. He also explained that the Zoning Board will have to approve the area variance.

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Member Brett Landsman agrees there could be a problem with traffic flow but feels that with proper signs and markings it could work.

Chairman Muhlbauer said he wanted to address these concerns and would like to get the other board members thoughts who were not present at tonight's meeting.

Next, Chairman Muhlbauer asked for a motion to approve the minutes from the April 22, 2025 Meeting member Barb Lipka made the motion, seconded by Brett Landsman. All in favor, none opposed. Chairman Muhlbauer then asked for a motion to adjourn the meeting at 7:20 p.m. Brett Landsman made the motion, seconded by Member Barb Lipka. All in favor none opposed.

Respectfully Submitted,

Julie Nunweiler