

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

June 24, 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
	Brett Landsman
	Russel Belscher
Building Inspector/ CEO:	John Baker
Clerk:	Julie Nunweiler

After the Pledge to 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 for Minor Sub-Division 206 Elk St.

Matt Diboss from Block,Longo,LaMarca & Brzinski came forward representing the owners of the property who are looking to create a 2.9 acre parcel sub-division to the buyers of the house. with a proposed twenty foot easement granted buy the buyers to the owners for any future utilities that may be needed. See attachment A-1

Chairman Muhlbauer said all requirements are met and asked if anyone had any questions or concerns. Mr. John Nason asked about the barns and was told by CEO John Baker that as per the illustration all the buildings were sold with the house and would be the new owner's responsibility. Member Greg Keysor asked about SEQR and CEO John Baker said it was short form unlisted action with 2 days prior to the required county review. The planning board can make recommendation as per Village Attorney.

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Chairman Muhlbauer asked for motion to declare this application a type II SEQR requiring no further action. Member Greg Keyser made the motion, seconded by Member Barb Lipka, all in favor and none opposed.

Chairman Muhlbauer asked for a motion to accept site plan with the stipulation of the two days prior to the required county review. Member Brett Landsman made the motion, seconded by Member Greg Keysor, all in favor, none opposed.

The Next application, will be Public Hearing for Site Plan for Pole Barn at 29 N. Cascade Dr.

Mr. Himanshu Raspal, the owner of the property, came forward to explain he is looking to build a pole barn to house a furniture storage area and office space and that the green house has been removed. Chairman Muhlbauer asked if there would be any customers for any retail and was told no just three employees. Member Greg Keyser asked about the business up front and was told the current smoke shop will be closing and it will be leased to a dispensary licensed by New York state. Member Greg Keyser questioned if you could have two businesses on the same parcel and how the utilities being shared will work. CEO John Baker said it is allowed but can never be separated and billing is based on square footage of building. Member Greg Keyser also questioned the grading and down spouts as well as driveways and if the building would need roof sprinklers. Mr. Raspal said there would be a driveway with ample parking for business up front as well as for in back and that the barn would be eighteen feet high with furniture stacked at approximately twelve feet high which will leave six feet.

Member Brett Landsman mentioned that according to drawing (see attachment A-2) there is going to be extensive grading needed and he would like to see Mr. Raspal come back with a grade plan to show that. Mr. Raspal will talk to his builder and come back with a grade plan.

The next application will be Site Plan Review for 153 S. Cascade Dr. Wendys

Mr. Tom Schelberg of Lucit Development, representing Wendys Corporation, came forward to propose a 1984 Sq Foot store consisting of a Drive-thru window with seating for 38 and 30 parking spots. He said they had come before the Planning Board prior to tonight and have tweaked the plan on the Mavis and Aldis side (see attached A-3)

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Mr. Joe Roosa, the owner of the lot, was also there and said if there were any questions he will call field operations by phone. Chairman Muhlbauer asked about the variances needed and was that the town approved for the curb cut and that the Zoning Board approved lot size variance.

Chairman Muhlbauer asked if dealt with any other Wendys with similar lot size and was told lot is deep enough to hold twelve cars and most of the business will be Drive-thru.

Chairman Muhlbauer asked about access point by Aldis and Mavis for in and out.

Member Brett Landsman asked about dispute with Aldis and was told by Mr. Joe Roosa that he has a cross easement and Mavis wants access to Aldis so truck can back in. He will ask Wendys to put exit only signs.

Member Greg Keyser asked if the drive thru lane would be big enough and was told it would accommodate six cars from the window and five cars in queuing, which meets standard requirement of 250 feet.

Chairman Muhlbauer asked what hours of operation will be and a phone call was made to Steve Jenkins the representative of Wendys who confirmed that the hours would be 6:30 AM -1:30 AM with four shifts. Chairman Muhlbauer asked if any issues with dumpster and was told there is not.

Member Greg Keyser said parking requirement met needs twelve spots has twenty as peak time being lunch with 75% of business is drive thru.

Chairman Muhlbauer asked if any question or concerns and CEO John Baker said it will need a minor Sub-Division for lot as Mr. Roosa is still owner but did not want to apply if variances went approved but they have been.

Chairman Muhlbauer asked about a completion date and was told by Mr. Roosa February 2026. Member Greg Keyser asked about lights and was told they would cast down and have cut off shields. Signage will be done under separate application.

Member Brett Landsman said he would like to see Exit signs put up by Wendys and would also like Aldis to open access to prevent traffic from crossing in front of Mavis.

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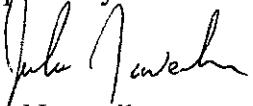
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Chairman Muhlbauer asked for a motion to approve this application with the stipulation contingent on access right of way. Member Greg Keyser made the motion, seconded by Member Barb Lipka, all in favor and none opposed.

Next, Chairman Muhlbauer asked for a motion to approve the minutes from the May 26, 2025, meeting. Member Brent Landsman made the motion, seconded by Member Barb Lipka, all in favor none opposed.

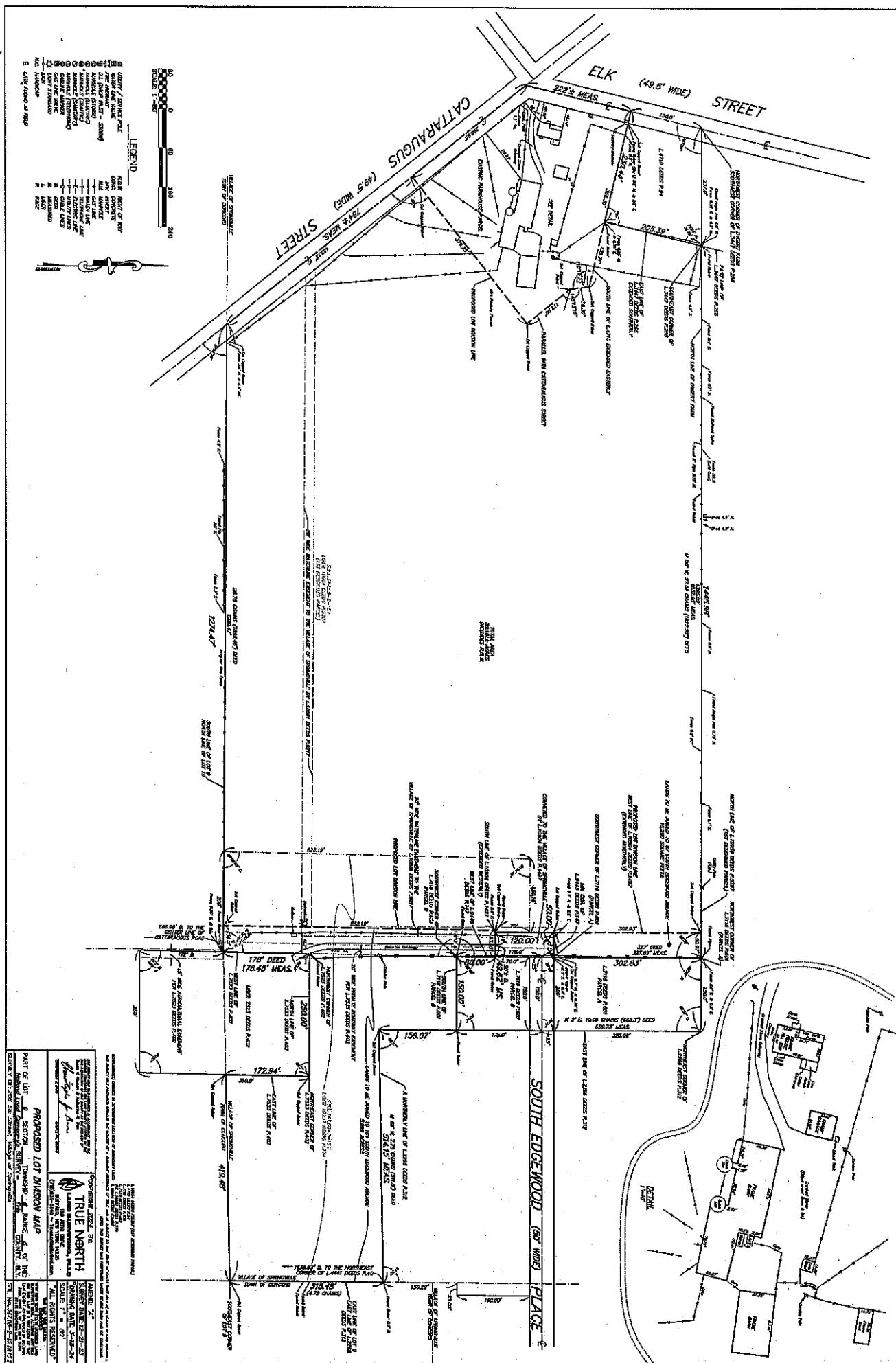
With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to adjourn the meeting at 8:05 pm. Member Barb Lipka made the motion, seconded by Brett Landsman. All in favor, none opposed.

Respectfully Submitted,



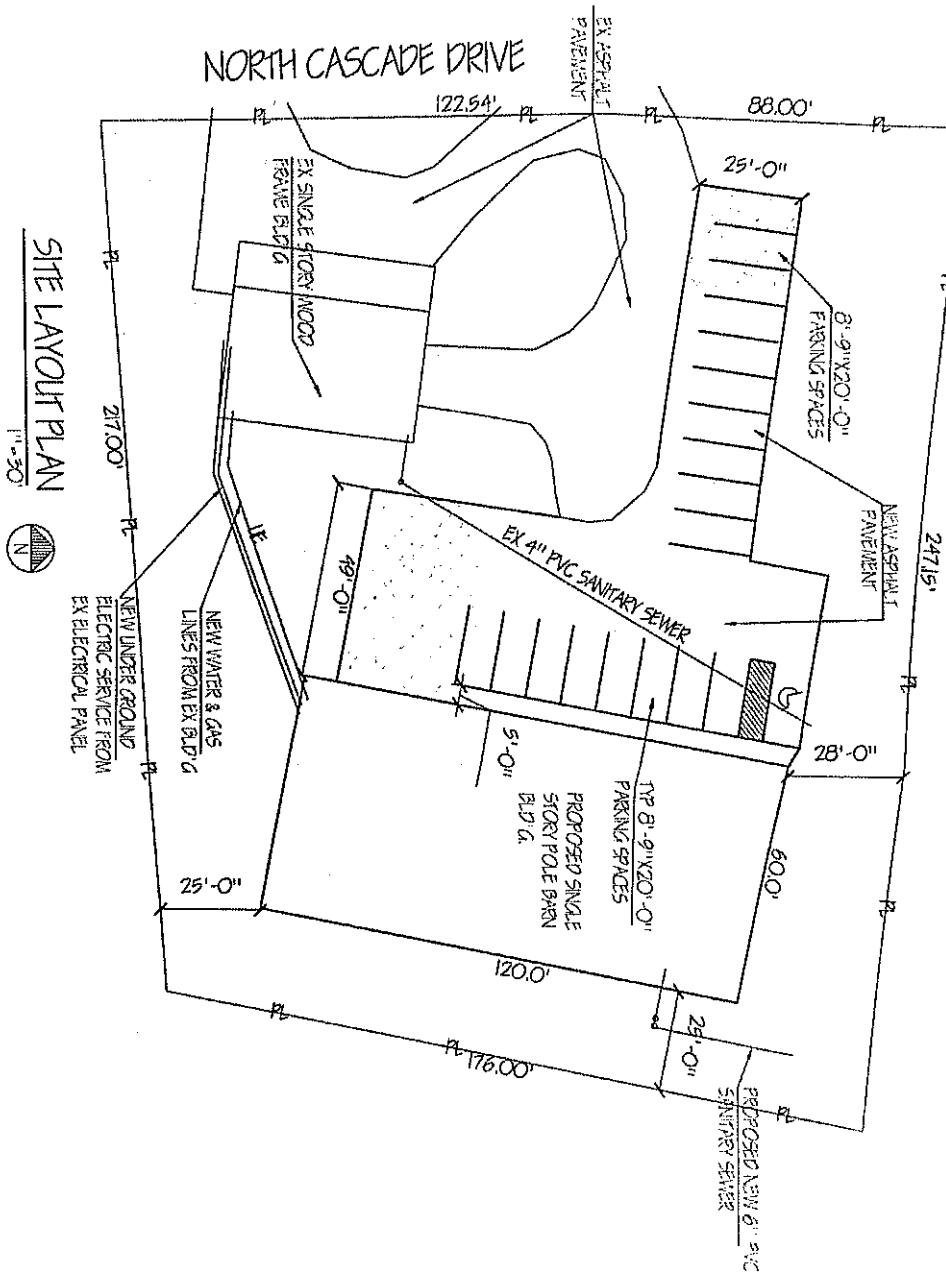
Julie Nunweiler

206 ELK ST APR



HERB CITY

AG



SITE LAYOUT PLAN



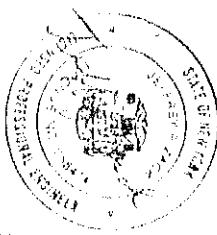
NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENNIVER.
2. ALL WORK SHALL CONFORM TO NTS 2020 INTERNATIONAL BLDG CODE AND ALL FEDERAL, STATE, AND LOCAL LAWS.
3. ALL DIMENSIONS ARE +/-.
4. ALL EXISTING SITE DATA AND BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY FREEMAN AND FREEMAN LAND SURVEYORS DATED SEPT. 9, 2021 AND IS SHOWN HEREIN FOR REFERENCE ONLY.

18 Rollingwood Dr.	casser, New York 14065 716-260-0305 engr625@verizon.net
BUILDING DESIGN CONSULTING	STRUCTURE ANALYSIS
MAY 21, 2003	1 OF 1

29 NORTH CASCADE DRIVE
PROPOSED SITE

29 NORTH CASCADE DR
SPRINGVILLE, NY 14481



PLANNING BOARD

Village of Springville

Date: June 24, 2025

PLEASE SIGN IN

PRINT NAME

ADDRESS

Kelly Baker	147 Elkest.
Matt Dubois	164 Benington, Amherst
Tom Shetky	183 Bafford Dr. Twp. NY
John Naso	87 Sedgewood Dr Spruill
HINANOTU RAPPA	60 BIRDS LK PKWY ORCHARD PARK
F. LERINCRISMA	345. Sedgewood Dr.
John Hwang	5 column Dr spruill

THANK YOU