

***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 & Brzenski 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 Keyser, 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)

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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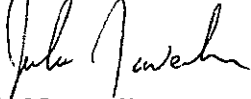
June 24, 2025

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.

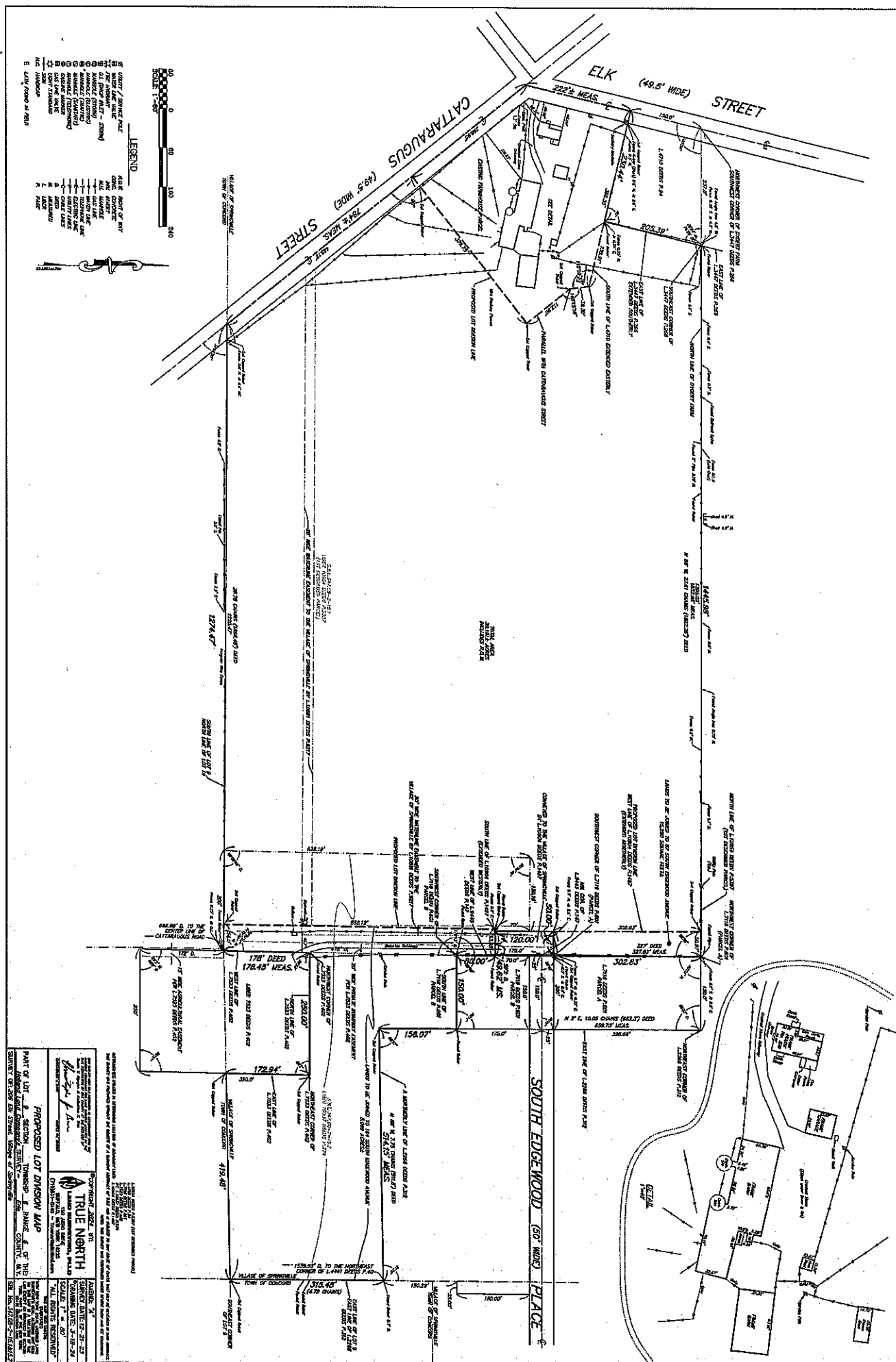
With nothing else on the agenda this evening, Chairman Muhlbauer asked for a motion to adjourn the meeting at 8:05 pm. Member Barb Lipka made the motion, seconded by Brett Landsman. All in favor, none opposed.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read 'Julie Nunweiler', written in dark ink.

Julie Nunweiler

206 ELK ST A1



PROPOSED LOT DIVISION MAP  
PART OF LOT 2, TOWNSHIP 8, RANGE 6, OF THE  
COUNTY OF SHERBORN, VERMONT  
COUNTY, N.Y.

APPROVED BY THE VERMONT DEPARTMENT OF LANDS AND FORESTRY  
ON 10/10/2023

TRUE NORTH  
VERMONT DEPARTMENT OF LANDS AND FORESTRY  
COUNTY, N.Y.


DATE: 10/10/2023  
SCALE: 1" = 100'

LAND: 27  
TOWNSHIP: 8  
RANGE: 6  
COUNTY: N.Y.

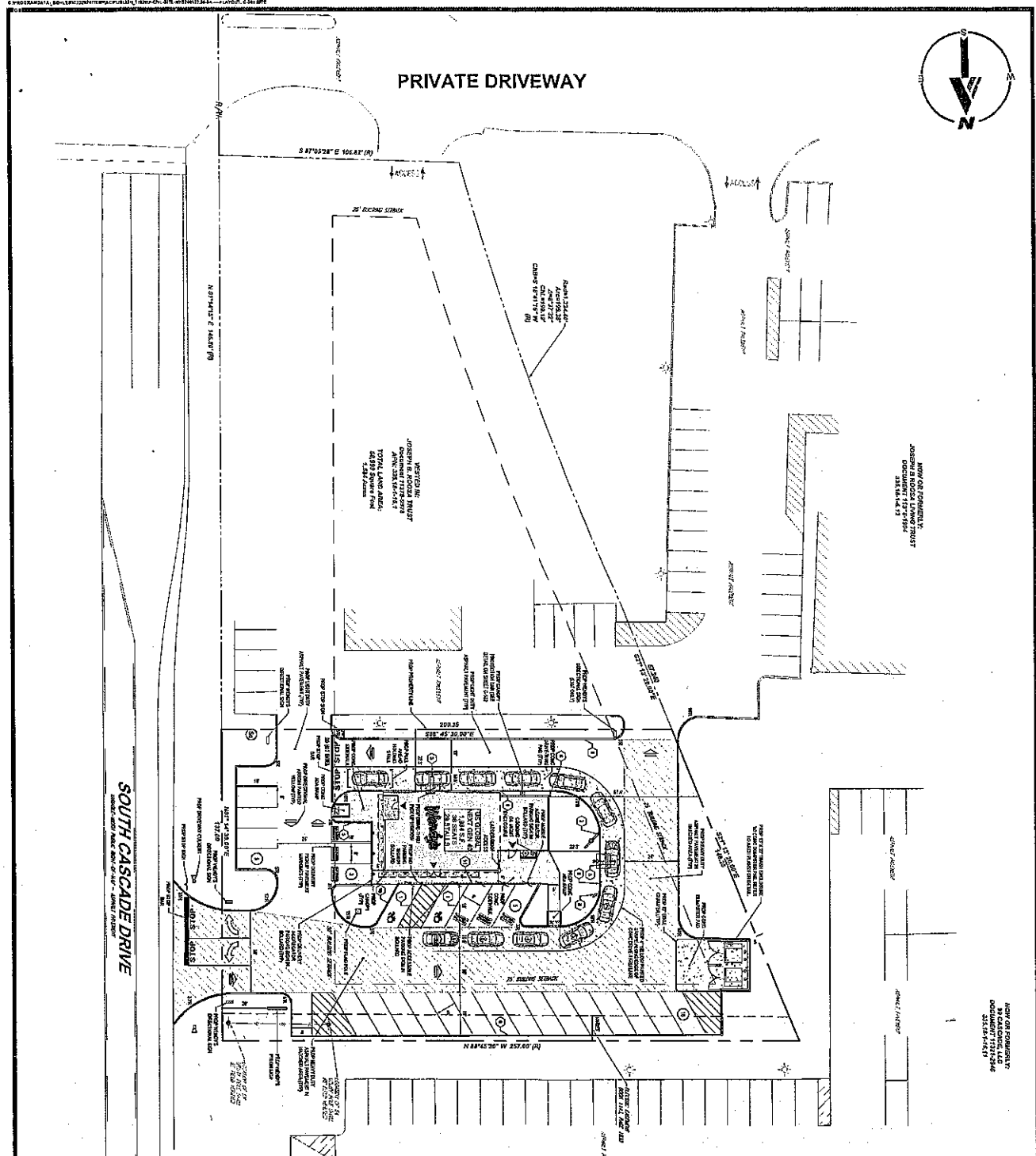
VERMONT DEPARTMENT OF LANDS AND FORESTRY  
COUNTY, N.Y.

7



- |   |           |
|---|-----------|
| 29 NORTH CASCADE DRIVE  |           |
| PROPOSED SITE<br>LAYOUT PLAN  |           |
| 29 NORTH CASCADE DR<br>SPRINGVILLE, NY 14141  |           |
| No  | Revisions |
| <p>WARNING: It is a violation of the New York State Education Law, Section 7205, subsection 2, to copy, reproduce, alter, copy, print, record, or transmit in any way, any information contained on this document without the written consent of the Education Law Center. Any person who violates this law may be subject to criminal and civil penalties. This document is the property of the Education Law Center and is loaned to you. It is to be used for the purpose intended and is not to be reproduced, stored, or transmitted in any way without the written consent of the Education Law Center.</p> |           |
|    |           |
| <p><b>JPZ</b></p> <p>JEFFREY P. ZACK PE</p> <p>18 Rellingwood Dr<br/>Lancaster, New York 14086<br/>716.260.0305<br/>jeng365@verizon.net</p>   |           |
| <p>BUILDING DESIGN<br/>CONSTRUCTION CONSULTING<br/>BUILDING CODE ANALYSIS</p>   |           |
| <p>1 OF 1</p>   |           |
| <p>MAY 21, 2025</p>   |           |

WENDY'S - A-3



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



ZONING TABLE

USE: COMMERCIAL, GENERAL PURPOSE  
AND LIMITED RESIDENTIAL USE

APPLICANT OWNER INFORMATION

PROJECT NAME	THE NORTH DAKOTA TRUCK CENTER 10000 S. 100TH AVE., SUITE 100 LAKESIDE, CO 80023
APPLICANT	WENDY'S INTERNATIONAL, INC.

BULK REQUIREMENTS

ITEM	CODE	REQUIRED	PROPOSED
1. MAXIMUM BUILDING HEIGHT	15' MAX	15' MAX	15' MAX
2. MAXIMUM BUILDING AREA	15,000 SQ. FT.	15,000 SQ. FT.	15,000 SQ. FT.
3. MAXIMUM LOT COVERAGE	75%	75%	75%
4. MAXIMUM LOT AREA	100,000 SQ. FT.	100,000 SQ. FT.	100,000 SQ. FT.
5. MAXIMUM LOT FRONT SETBACK	10' MIN	10' MIN	10' MIN
6. MAXIMUM LOT SIDE SETBACK	10' MIN	10' MIN	10' MIN
7. MAXIMUM LOT REAR SETBACK	10' MIN	10' MIN	10' MIN
8. MAXIMUM LOT FRONT YIELD	1.0	1.0	1.0
9. MAXIMUM LOT SIDE YIELD	1.0	1.0	1.0
10. MAXIMUM LOT REAR YIELD	1.0	1.0	1.0
11. MAXIMUM LOT FRONT SETBACK	10' MIN	10' MIN	10' MIN
12. MAXIMUM LOT SIDE SETBACK	10' MIN	10' MIN	10' MIN
13. MAXIMUM LOT REAR SETBACK	10' MIN	10' MIN	10' MIN

PARKING REQUIREMENTS

ITEM	CODE	REQUIRED	PROPOSED
1. MINIMUM PARKING SPACES	100	100	100
2. MINIMUM PARKING WIDTH	10' MIN	10' MIN	10' MIN
3. MINIMUM PARKING DEPTH	20' MIN	20' MIN	20' MIN
4. MINIMUM PARKING AREA	2,000 SQ. FT.	2,000 SQ. FT.	2,000 SQ. FT.
5. MINIMUM PARKING SETBACK	10' MIN	10' MIN	10' MIN
6. MINIMUM PARKING FRONT YIELD	1.0	1.0	1.0
7. MINIMUM PARKING SIDE YIELD	1.0	1.0	1.0
8. MINIMUM PARKING REAR YIELD	1.0	1.0	1.0

ADVISOR: J. J. JENSEN, JR.  
DOCUMENT: 11-11

**BOHLER**

SITE CIVIL AND CONSULTING ENGINEERING

LAND SURVEYING

PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PLANNING SERVICES

TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	DESCRIPTION
1	08/15/2023	ISSUED FOR PERMIT

**FOR CONCEPT PURPOSES ONLY**

**SITE DEVELOPMENT PLANS**

THE WENDY'S COMPANY

WENDY'S RESTAURANT

10000 S. 100TH AVE., SUITE 100, LAKESIDE, CO 80023

WENDY'S INTERNATIONAL, INC.

10000 S. 100TH AVE., SUITE 100, LAKESIDE, CO 80023

WENDY'S INTERNATIONAL, INC.

10000 S. 100TH AVE., SUITE 100, LAKESIDE, CO 80023

**SITE PLAN**

C-301

DWG. DATE: 08/15/2023

# PLANNING BOARD

Village of Springville

Date: June 24, 2025

PLEASE SIGN IN

PRINT NAME

ADDRESS

Kelly Baker

1477 E 1st.

Matt Dubois

164 Benington, Amherst

Tom Shelben

1822 Railroad Dr. Torr. NY

John Naso

87 S Edgewood Dr Springville

HIMANSHU RATHA

60 BIRCHBUSH PKWY ORCHARD PARK

F. LERINCIONE

545 S. Edgewood Dr

John Lamb

5 Columbia Dr Springville

THANK YOU



# PLANNING BOARD

Village of Springville

Date: June 24, 2025

PLEASE SIGN IN

PRINT NAME

ADDRESS

Kelly Baker	147 E 1st
Matt Dubois	164 Bennington, Amherst
Tom Shelton	182 Parkland Dr. Troy, NY
John Naso	87 S Edgewood Dr Spruick
Himanshu Patel	60 Birkdale Pkwy ORCHARD PARK
F. LERINCINISER	5455. Edgewood Dr
John Lingo	5 Columbia Dr Springville

THANK YOU