

VILLAGE OF SPRINGVILLE  
MINUTES OF THE MEETING OF ZONING BOARD OF APPEALS

June 11,2025

7:00 P.M.

A meeting of the Zoning Board of Appeals of the Village of Springville was held at the Municipal Building, 65 Franklin Street Springville, New York at the above date and time.

Present were:

Chairman:	Joe Wolniewicz
Members:	Kate Moody Jamie Raynor Kimberly Krzemien Bob Laskowski
Also Present:	Russel Belscher-Liaison Mike Wolniewicz Joe Roosa & Tom Shelberg
Building Inspector/CEO:	John Baker
Clerk:	Julie Nunweiler

Zoning Board Chairman Joe Wolniewicz called the meeting to order at 7:01 for a Public Hearing this evening. This Public Hearing is to hear the petition of Michael Wolniewicz, 26 Franklin St. SBL 335.16-2-6.1 in B1 zoning district Springville New York File # 10841 for an interpretation of code.

**§ 200-2 Use Classification**

**Industrial uses**

**Storage of fuel or other liquids in tanks**

**All unlisted uses are prohibited.**

At 7:02 pm, Chairman Wolniewicz opened the Public Hearing.

At this time, Chairman Wolniewicz called the applicant up to address the board and explain what it was he was looking to do.

Mr. Mike Wolniewicz came forward and introduced himself and explained that he is the owner of the building and will have space available in which he has someone interested in renting it to create mead, which is a honey based wine. He said that he was told by CEO John Baker that the making of wine and

spirits is not listed in the table and would therefore be prohibited as well as the storage of fuel or other liquids being prohibited.

Mr. Mike Wolniewicz said he was told the village attorney is looking into updating the codes, but it could be several months, and he is targeting September for the new tenant and does not want to have them move in and then find out they cannot produce the mead. He is asking the board to examine the case to determine if they agree that it should be allowed.

Mr. Wolniewicz explained that it does not qualify as industrial as the mead will only be created there in small amounts then moved off premises to storage for a year before it is ready. Member Bob Laskowski asked about the size of the tanks and was told there would be three seventy gallon tanks and they are required to have a remediation process for spill containment in the event of any cracks in the tanks. The contents made up of lemon ginger and honey are not considered hazardous or combustible and will be out of sight and not have any odor that would be a nuisance. When asked about alcohol content he said 13%.

Chairman Joe Wolniewicz asked the board to vote and explained he would be abstaining as he is related to the applicant. The board members all agreed that this would not be considered industrial and that the content not being hazardous should be allowed.

Mr. Michael Wolniewicz thanked the board for taking the time to hear his case.

At 7:25 pm Chairman Wolniewicz opened the next public hearing file # 10873 for Wendys 153 S. Cascade Dr. for an area variance. Mr. Tom Shelberg the architect and Mr. Joe Roosa the owner of the lot came forward to explain that the size of the lot is 31,319.64 feet and the frontage of 137 feet which is under the requirement of 40,000 by two hundred sq feet.

Mr. Roosa went on to explain the lot size having a unique shape due to when he purchased it from an auction there was approximately eighteen feet of it that the Emerling dealership used for their parking lot by mistake. He also mentioned that he owns both the Aldis and Monroe stores lots and they are leased. Wendys did require a curb cut and the town approved it.

At this time, the Zoning Board of Appeals went over the factors considered in their decision:

#### FACTORS CONSIDERED:

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes \_\_\_ No X(5)
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: Yes \_\_\_ No X(5)
3. Whether the requested variance is substantial: Yes X(2) No (3)
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes \_\_\_ No X(5)

5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Zoning Board of Appeals but shall not necessarily preclude the granting of the area variance: Yes \_\_\_ No X (5)

DETERMINATION OF THE ZONING BOARD OF APPEALS *BASED ON THE ABOVE FACTORS*:

The benefit to the applicant DOES NOT outweigh the detriment to the neighborhood or community. The variance request was approved.

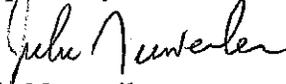
RECORD OF VOTE

MEMBER NAME	AYE	NAY	NO VOTE
JOE WOLNIEWICZ	<u>X</u>	___	___
BOB LASKOWSKI	<u>X</u>	___	___
KATE MOODY	<u>X</u>	___	___
JAMIE RAYNOR	<u>X</u>	___	___
KIM KRZEMIEN	<u>X</u>	___	___

With there being no other Public Hearings this evening, Chairman Wolniewicz asked the members to table approving of the prior meetings minutes.

At 7:38 p.m., Chairman Wolniewicz made a motion to adjourn the meeting, all in favor, none opposed. Meeting adjourned.

Respectfully Submitted



Julie Nunweiler