

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

December 23, 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
Trustee	Russel Belscher(absent)
Building Inspector/ CEO:	John Baker
Clerk:	Julie Nunweiler
Also Present:	Greg & Laura Beatty

After the Pledge of 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:

An application for # 11161 Greg Beatty V/L Elm St. Rezone R8.5 to R-M

Chairman Muhlbauer asked Mr. Beatty to come up and explain why he is requesting the rezone. Mr. Beatty stated that he would like to build a 12 unit apartment building offering a mix of one, two and three bedroom units on the 1.67 acres as he sees the need for this in our community. He explained that he currently owns several rental units in town and has waiting lists for people looking to rent. Mr. Beatty thinks the location is good for this as it is close to all the schools and hospital as well as being walkable to downtown.

Member Barb Lipka asked if this was something he recently purchased and he said he has owned it for about two years. She also asked if he had discussed what his plans were with any of the neighbors and he said he had not.

Chairman Muhlbauer asked if there would be any garages and Mr. Beatty said only on the end units but not the middle one's parking would be in the front. He also mentioned that the rendering shows parking on the street, but this is just an illustration not actual site plan.

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CEO John Baker mentioned this meeting is to approve or not approve the rezoning and has nothing to do with Site plan approval as that would need to have its own Public Hearing and would also need to have the Village Boards approval. He also mentioned that Mr. Beatty could build 4 single family homes on the lot without any rezoning but would rather do rental units.

Member Greg Keyser questioned if the Health Care Overlay could come into play and what effect that might have. He explained that it means any type of medical office such as Dentist or Chiropractor office could go in later so he would like to get some clarification from the Village Zoning map before making any decision tonight on the rezone.

He does agree that this would meet the Villages Comprehensive Plan for additional housing but feels the size of the unit may not aesthetically fit in the neighborhood and asked Mr. Beatty if he would consider two smaller units?

Mr. Beatty said one unit would allow more green space and to keep in mind this drawing is only to get an idea of what it could look like. He said it will not be a big square box but will have nice siding and will aesthetically fit in with the rest of the neighborhood.

Chairman Muhlbauer asked if anyone in the audience would like to come forward for public comment at this time.

Kristine Klein came up and said she has lived on the street for about four years across from the vacant lot and has concerns about an apartment building going there. She feels it would create a lot more traffic and wonders how it would affect the water and sewer. She enjoys looking out at the green space and doesn't think it will fit in the neighborhood. She mentioned she only found out about it by seeing the yellow sign announcing the public hearing laying in the snow as the wind blew over, so she got the word out to her neighbors.

Chairman Muhlbauer asked what she feels would be acceptable to which she replied to a single family dwelling.

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Renatta Graham, who lives across the street, has concerns about the additional traffic and mentioned how narrow the street is and already has had issues with people parking on it making it dangerous to navigate. She feels a few single family homes would be a better fit.

Holly Pearce came up to voice her concerns about not being made aware of it and said her neighbor told her. CEO John Baker explained that all public hearings are advertised on the Village website, published in the Springville Journal, social media, and a sign posted on the property. She has concerns about it not fitting into the neighborhood, says it's too big and will create more traffic. She wishes he would have talked with his neighbors about this.

Member Barb Lipka has concerns about aesthetics of the street and Member Brett Landsman feels that smaller rental units may be a better fit.

Chairman Muhlbauer said the Planning Board would table this for the next meeting to be held on January 27, 2026 to allow more time to review the current Zoning Map regarding the Health Care Overlay. He thanked the neighbors for voicing their concerns.

Next Chairman Muhlbauer asked for any updates on Old Business and CEO John Baker said the A&W is targeting the middle of February to open.

Chairman Muhlbauer asked for a motion to approve the minutes from the November 25, 2025 meeting. Member Greg Keyser made the motion, seconded by member Brett Landsman. All in favor none opposed.

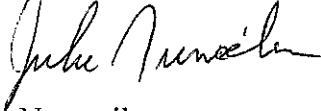
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With nothing else to discuss, Chairman Muhlbauer asked for a motion to adjourn meeting at 8:32. Member Brett Landsman made the motion, seconded by Member Barb Lipka. All in favor, none opposed.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Julie Nunweiler". The signature is fluid and cursive, with the first name "Julie" being more prominent than the last name "Nunweiler".

Julie Nunweiler