

Village of Springville  
5 West Main Street  
Springville, N.Y. 14141-0017

February 17, 2026

7:00 P.M.

BY MOTION OF:

NOTES

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1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MINUTES FROM MEETINGS
  - Regular Meeting Minutes of February 2, 2026, **A.1**
4. PUBLIC HEARING
5. PUBLIC COMMENT
6. NEW BUSINESS
  - Update to Village Code regarding signs - amend our code to reflect 1<sup>st</sup> amendment protections as defined by the United States Supreme Court
7. DEPARTMENT REPORTS
  - CLERK/TREASURER **A.2**
  - SUPERINTENDENTS' REPORT **A.3**
  - POLICE
  - FIRE DEPARTMENT
  - BUILDING INSPECTOR/CEO
  - CONTROL CENTER
8. OLD BUSINESS
9. BILLS
10. CONSENT AGENDA
11. VILLAGE ATTORNEY REPORT
12. TRUSTEE NOTES & PROJECT REPORT
13. TREE COMMITTEE REPORT
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – None
16. ADJOURN

**VILLAGE OF SPRINGVILLE  
BOARD MEETING  
February 2, 2026, Minutes – 7:00 PM**

ATTACHMENT NO. A.1  
AGENDA DATE 2/17/2026

The Regular Meeting of the Trustees of the Village of Springville was held at the Village Municipal Building, 65 Franklin Street, Springville, New York at the above date and time.

**Present:**

- Deputy Mayor Russ Belscher
- Trustees Lindsay Buncy  
Mary Padasak  
Jessica Schuster
- Village Attorney Paul Weiss
- Police Officer Nick Budney  
In Charge
- Superintendent Duane Boberg
- Code Enforce- John Baker  
ment Officer
- Clerk/Treasurer Jennifer Haberl

**Also Attending:**

- Max Borsuk – Springville Journal
- Todd Catalano – Natural Disaster Coordinator
- Kelly Baker
- Edwin Heary
- Shane Miller – ECSO
- Seargent Reeves - ECSO

**Absent:**

- Mayor Timothy Michaels

Deputy Mayor Belscher called the meeting to order at 7:00 PM.

**MINUTES**

- o Minutes of the Regular Meeting of January 20, 2026, were approved as written by Trustee Schuster, seconded by Trustee Padasak and carried with unanimous approval.

**PUBLIC HEARING - None**

**PUBLIC COMMENT –**

- o Edwin F. Heary from 112180 Moore Road, Springville discussed organizing a farmers’ market in the Village of Springville. Many communities in the south towns have had successful farmers markets as an event and a draw to bring people to the Village. He would like to find the most suitable location in the Village and narrowed it to 3 locations:
  - Leland Lot on Mechanic & Main Streets
  - Heritage Park

- Fiddlers Green

Edwin stated that the market will be selling fruits, vegetables, flowers and possibly meat and will not be competitive with the local shops. He would like this market to be an enhancement to local business. Deputy Mayor Belscher advised Edwin to talk to CEO, John Baker regarding permits and fees.

**NEW BUSINESS** - None

## DEPARTMENT REPORTS

### Clerk/Treasurer

#### Resolutions:

- o Authorize the approval of the LOSAP points for 2025. This was approved by Trustee Schuster, seconded by Trustee Padasak and carried with unanimous approval.

#### Discussion:

- o Financial reports (Treasurer's Report) – Balance Sheets, Revenue & Expense Summaries have been submitted to the Village Board for December 2025.
- o Election information is on the village website [www.villageofspringvilleny.gov](http://www.villageofspringvilleny.gov). Please see NYS Board of Election website [www.elections.ny.gov](http://www.elections.ny.gov) for more information or contact your attorney
- o Budget packets have been distributed to department heads and budget meetings will be held on February 10 and February 12 beginning at 6pm.

### Superintendent Report

#### Resolutions:

- o **Resolution:** To send out annual bids for DEL-PAC, Wire, Sludge Hauling and Sodium Hypo Chloride. This was approved by Trustee Padasak, seconded by Trustee Schuster and carried with unanimous approval.
- o **Resolution: Change in Fee Schedule.**
  - **73-11 Fire Safety Property Maintenance Fee**  
Fire Inspection Change from \$50.00 to \$75.00 per Certificate of Occupancy
  - **73-16 Other Chapter 73 Fees.**  
Non-Residential New Build- Change from \$.14 to \$.75/sqft; \$1,000.00 minimum  
Non-Residential Addition/Enlargement- Change from \$.14 to \$.75/sqft; \$500.00 minimum  
Other Non-Residential Alterations- Change from \$100.00 permit to \$1000.00 permit and \$.75/sqft  
Maximum of \$2500.00  
Addition of language covering Chapter 73:  
Residential and Non-Residential building permits will be charged \$500.00 for the first (1) year renewal. After the first renewal, the permit must be renewed every six (6) months with an additional cost of \$250.00. The cost will increase \$250.00 with each subsequent six (6) month renewal. Fees may be suspended, at the discretion of the Village of Springville Board of Trustees, if a hardship is presented to them.

This was approved by Trustee Schuster, seconded by Trustee Padasak. After a discussion, this was carried with unanimous approval.

**Resolution** Board to accept new Union Contract as written and have the Mayor sign the Union Contract. This was approved by Trustee Padasak, seconded by Trustee Schuster. After a discussion, this was carried with unanimous approval.

#### Discussions:

Waste Management proposal with (2) options.

- Option 1 – 3-year extension with an approximate 5% increase per year
- Option 2 – Amend the contract to 5 years. The 1<sup>st</sup> year will have no price increase. The next 4 years would have a 5% increase per year.

## DRAFT

- **Resolution:** Accept Waste Management proposal – Option #2 was accepted by Trustee Padasak, seconded by Trustee Buncy and carried by Trustee Padasak, Trustee Buncy and Deputy Mayor Belscher. Trustee Schuster opposed this resolution.
- **Resolution:** Mayor to sign NYSDOT utility permit agreement. This was approved by Trustee Schuster, seconded by Trustee Padasak and carried by Deputy Mayor Belscher, Trustee Schuster, Trustee Padasak, and Trustee Buncy voting yes, none opposed to having the Mayor sign the NYSDOT utility permit agreement.

### Police Report

- Police Officer-in-Charge Nick Budney reported on:
  - January 2026 statistics
  - Resolution to accept the resignation of Officer Samuel Blaszczyk effective February 1, 2026, with regret. "Sam worked just over 5 years in his capacity, and I want to thank him for all his efforts making the village a safer place during his tenure here." This was accepted by Trustee Padasak, seconded by Trustee Schuster and carried with unanimous approval.
- ECSO Shane Miller reported on the following:
  - January 2026 statistics.
  - Listed a few of the upcoming 2026 events – Bike Rodeo, Special Olympics Run, 411 Tipline

### Fire Report – Todd Catalano read the report in Marc Gentner's absence:

- January 2026 calls
- Training updates
- Thankful to Superintendent Boberg and CEO Baker for their support to the SVFD.
- Attempting to set up another drill with BCH after the original event was cancelled.
- SGI winter safety meeting is on February 4 and Todd and Marc will be attending.

### Code Enforcement Officer – CEO John Baker updated the board on the following:

- He was in training all last week learning about all the changes to the code.

### Control Center – Trustee Schuster read the report this evening:

- January 2026 call volume, personnel and equipment updates.
- Next Chiefs council meeting is April 21, 2026, at East Concord Fire Dept.

**OLD BUSINESS** – Local Law 3 of 2026 – Hours of Operation for Service and Retail Downtown Businesses. After lengthy discussion there was a motion to permanently table LL3 of 2026 by Trustee Buncy, seconded by Trustee Schuster and carried with unanimous approval to permanently table LL3 of 2026.

**BILLS** – Bills, as examined by members of the Board of Trustees, were approved for payment in accordance with Abstracts # 232-246 of 2025/2026 total of \$297,399.56 for the General, Water/Sewer, Electric, Trust and Agency Funds by motion of Trustee Schuster, seconded by Trustee Padasak and carried with unanimous approval.

**CONSENT AGENDA** – The motion was made by Trustee Schuster, seconded by Trustee Buncy and carried with unanimous approval to accepting the permits and applications below.

Building applications received by the CEO Baker, Planning Board, Zoning Board of Appeal and Historic Preservation Commission as follows:

Minutes of the Historic Preservation Commission meeting on October 14, 2025. **CA.1**

Minutes of the Zoning Board of Appeals meeting on June 11, 2025. **CA.2**

December 2025 financial reports available online.

PROJECT: 0000011197 - LICENSES-MOBILE FOOD VENDOR  
PROPERTY: 5 W MAIN ST  
ISSUED DATE: 1/13/2026

TYPE: LICENSES

DRAFT

ISSUED TO: COUSINS MAINE LOBSTER  
8 VERONICA AVE  
SUITE B  
SOMERSET, NJ 08873-0000

PROJECT: 0000011198 - ROOFING  
PROPERTY: 60 CHESTNUT ST  
ISSUED DATE: 1/12/2026  
ISSUED TO: WALKER, MARK W  
60 CHESTNUT ST.  
SPRINGVILLE, NY 14141

TYPE: ROOF

PROJECT: 0000011199 - UTILITY CHANGES-ELECTRIC  
PROPERTY: RT 219  
ISSUED DATE: 1/15/2026  
ISSUED TO: NYS DOT  
100 SENECA STREET  
BUFFALO, NY 14203

TYPE: ELECTRIC

PROJECT: 0000011200 - VIOLATION-SNOW  
PROPERTY: 44 PARK ST  
ISSUED DATE: 1/22/2026  
ISSUED TO: JINDRA, DAVID & ELIZABE  
44 PARK ST  
SPRINGVILLE, NY 14141

TYPE: VIOLATION

PROJECT: 0000011201 - LICENSES  
PROPERTY: 317 S CASCADE DR  
ISSUED DATE: 1/23/2026  
ISSUED TO: TNT FIREWORKS  
4003 HELTON DRIVE  
FLORENCE, AL 35630

TYPE: LICENSES

ATTACHMENT NO. CA 1

AGENDA DATE 2/2/26

*Village of Springville  
Historic Preservation Commission*

October 14, 2025 7:45 pm

A meeting of the Historic Preservation Commission 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:

*Members:*  
Bill Skura Chairman  
Helen Brogan-Absent  
Don Orton  
John Baronich-Vice Chairman  
Kelly Baker-Absent  
Mike Wolniewicz

*Also present:* Duane Boberg-Village Administrator/Superintendent

*Clerk:* Jennifer Blumenstein

After the Pledge of Allegiance, Chairman Skura called the meeting to order at 7:45pm

Chairman Skura asked for a motion to approve the minutes from the July 14, 2025, meeting.

*Don Orton made the motion to approve the minutes, seconded by John Baronich. All in favor, none opposed.*

The first Certificate of Appropriateness before the board tonight came from Mike Wolniewicz, an alternate Board Member for the Historic Preservation Board. He is looking to put up a temporary shed on the property at 26 Franklin Street. The shed will be used to store his lawn mower / snow blower until he can construct a permanent structure on the property.

The building will be removed within a year according to Mr. Wolniewicz and he will come before the Board again in regards to a permanent structure on the property.

After some discussion and review of this application, Chairman Skura asked for a motion.

*John Baronich made the motion to approve as presented with the stipulation that the shed be removed by October 2026. Seconded by Bill Skura. All in favor, none opposed, and Mike Wolniewicz abstained.*

Duane Boberg informed the Board that the Certified Local Government Grant (CLG) application is in the process of being completed by Alma Brown and Clinton Brown from Clinton Brown Company Architecture. Duane asked the members of the Board to think about what they like to get with any of the Grant Monies.

The members of the Board would like to continue working on a new Brochure for the Historic District. They would also like to work on a Website for the Historic District of Springville.

*Don Orton made the motion to adjourn at 8:15 pm, seconded by John Baronich. All in favor, none opposed.*

Respectfully Submitted,

Jennifer Blumenstein

ATTACHMENT NO. CA2  
AGENDA DATE 2/2/26

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.

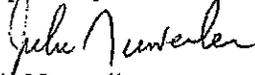
RECORD OF VOTE

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

**VILLAGE ATTORNEY REPORT** – No report.

**TRUSTEE NOTES & PROJECT REPORTS**

**Trustee Buncy** – No report.

**Trustee Belscher**

- Attended the Planning Board Meeting that took place January 27.

**Trustee Schuster**

- Comprehensive Plan – makes sense to discuss possible zoning changes with CEO John Baker and have Labella Associates do the work for a new zoning map.
- Comprehensive Plan meetings will begin in March and can be in-person or virtual and should occur once per quarter.

**Trustee Padasak** – No report.

**Mayor Michaels** – Absent

**TREE COMMITTEE REPORT** - None

**PUBLIC COMMENT** – None

**EXECUTIVE SESSION** - None

**ADJOURN**

Motion was made by Trustee Padasak, seconded by Trustee Schuster, and carried with unanimous approval to adjourn the Regular Session at 8:03pm.

Respectfully submitted,

Jennifer Haberl  
Clerk/Treasurer

**VILLAGE OF SPRINGVILLE**  
**Clerk/Treasurer Report for February 17, 2026**

ATTACHMENT NO. A.2

AGENDA DATE 2/17/2026

**Resolutions/Approval:**

1. Authorize to Advertise for Public Hearing on Tentative Budget for 2026-2027 to be held on Monday March 2, 2026, at 7:01 pm at 65 Franklin St.

**Discussions:**

1. Election information is on the village website [www.villageofspringvilleny.gov](http://www.villageofspringvilleny.gov). Please see NYS Board of Election website [www.elections.ny.gov](http://www.elections.ny.gov) for more information or contact your attorney.
2. Budget hearings took place as scheduled Feb 10 & 12 2026.
3. Last day to pay any unpaid water/sewer and lawn mowing invoices is April 20th. Any accounts left unpaid after that will be releived onto the Village tax bill for June 1st.

VILLAGE OF SPRINGVILLE  
**DEPARTMENT OF PUBLIC WORKS**

*Duane Boberg*  
*Superintendent of Public Works*

**Superintendent Report for February 17, 2026**

ATTACHMENT NO. A.3

AGENDA DATE 2/26/2026

**Resolution:** To hire Joshua Rice Mileblock Rd North Collins, NY 14111, for a per diem position with the Village of Springville Control Center. He will be on a six month probation with a starting wage of \$22.00 per hr. Training to start as soon as possible.

**Resolution:** To suspend late fees on Village electric utilities until May 20<sup>th</sup>. Language in attachment.

  
**VILLAGE OF SPRINGVILLE**

**Mayor**  
Timothy P. Michaels  
**Deputy Mayor**  
Russel Belscher  
**Trustees**  
Lindsay Buncy  
Mary Padasak  
Jessica Schuster

Incorporated April 11, 1834  
5 W. Main St. P.O. Box 17, Springville NY 14141  
(716) 592-4936 / Fax (716) 592-7088 / TDD (800) 662-1220

**CEO**  
John Baker  
**Attorney**  
Paul Weiss  
**Clerk Treasurer**  
Jennifer Haberl  
**Superintendent**  
Duane Boberg

March 1, 2026

Attention all Springville Electric Customers:

In an effort, to help alleviate the higher-than-normal electric bills for March and April of this year, the Village of Springville Board of Trustees have passed a resolution to suspend late fees on the electric portion of your utility bill until May 20<sup>th</sup> 2026.

Customers will still have to make on-time payments every month, but you will be able to spread the payment over these months. April and May are not expected to be as severe as February and March. This is also very dependent on the weather. Any balance on your account after May 20<sup>th</sup> will start to incur late fees again. This will also not prevent shut off notices or suspension of service due to nonpayment.

Utility bills are always higher for the winter months so, customers can make payments that are more than the billed amount when their bills are lower and carry a balance into the winter months to off set the costs of higher winter bills.

Thank you for your cooperation with this matter.

Village of Springville Board of Trustees

***Historic Springville Home of Glenn "Pop" Warner, Architect of Modern Day Football***

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Or call (800) 795-3272 (Voice)



ATTACHMENT NO. CA1  
AGENDA DATE 2/17/26

**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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Planning Board Meeting  
December 23, 2025

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.

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.

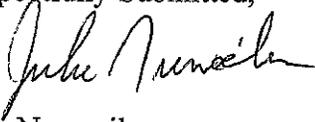
Next Chairman Muhlbauer asked for any updates on Old Business and CEO John Baker said the A&W is targeting the middle of February to open.

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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Planning Board Meeting  
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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 cursive script, appearing to read "Julie Nunweiler".

Julie Nunweiler