

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

January 14, 2026

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 Adam Cournan
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 Adam Cournan, 18 E. Main St. in B1 zoning district Springville New York File # 11165 for use variance.

§ 200-2 Use Classification

Residential uses

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 and was told by CEO John Baker that the applicant was on his way as per a phone call.

Chairman Wolniewicz then moved on to ask the board if they had a chance to review the minutes from the last meeting and if they would like to make a motion to approve. Member Kim Krzemien noted a correction that Russel Belscher is the liaison from the Board of Trustees and should be listed under also

present and not as a member of the Zoning Board. Member Kim Krzemien made a motion to approve the minutes, seconded by member Bob Laskowski all in favor none opposed.

Chairman Wolniewicz asked about where the minutes are kept from years past as he sometimes needs to reference them as well as variances. CEO John Baker said they are kept in individual property files, and the minutes are in storage room. Member Kate Moody mentioned that some municipalities have gone to digitizing and that there are grants available and may be something the Village should investigate.

Mr. Cournan arrived and apologized for being late. Chairman Wolniewicz asked him to explain what he is looking to do. Mr. Cournan explained that he had purchased the property which is 4800 square feet along with 10 feet on the side of the building to put in a walkway to access both the parking lot in the rear as well as Main St. and would like to put some kind of retail in the front he thought about putting a laundry mat then having living space perhaps one or two apartments in the back.

Chairman Wolniewicz explained that the code reads:

Residential uses for dwelling units over first floor nonresidential use in the B1 district are permitted with special exception.

Dwellings lawfully existing prior to adoption of this chapter or any subsequent amendment hereto is a permitted use.

Chairman Wolniewicz apologized for having to inform the applicant that what he is asking for isn't a permitted use listed in the table and therefore is prohibited. All board members agreed and with no evaluation needed all voted Nay for the record. Mr. Cournan said he knew that what he was asking for was a long shot but thought he would try.

Member Bob Laskowski said he appreciates his wanting to fix the building up. Mr. Cournan thanked the board members for their time.

At 7:44 p.m., Chairman Wolniewicz made a motion to adjourn the meeting, all in favor none opposed. Meeting adjourned.

Respectfully Submitted,



Julie Nunweiler