

**VILLAGE OF SPRINGVILLE
BOARD MEETING
February 17, 2026, Minutes – 7:00 PM**

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:

Mayor Timothy Michaels via Teams

Deputy Mayor Russ Belscher

Trustees Mary Padasak
Jessica Schuster

Village Attorney Paul Weiss

Code Enforcement Officer John Baker

Clerk/Treasurer Jennifer Haberl

Also Attending:

Andy Avery – Police Officer
Matthew Malican - ECSO
Kelly Baker - Historic Preservation Committee
Kristine Klein – 112 Elm Street
Michael McCorry – 200 Elm Street
Rollin Miller – 33 Elm Street
Archie Burger – 61 Elm Street
10 members of the public

Absent:

Trustee Lindsay Buncy
Police Officer Nick Budney
In Charge
Superintendent Duane Boberg

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

MINUTES

- Minutes of the Regular Meeting of February 2, 2026, were approved as written by Trustee Schuster, seconded by Trustee Padasak and carried with unanimous approval.

PUBLIC HEARING - None

PUBLIC COMMENT –

Deputy Mayor Belscher made it known that there would be no action taken at this board meeting regarding the Elm Street Project.

- Kristine Klein from 112 Elm Street lives directly across from the parcel that was the subject of the Planning Board’s January 23 decision. While there will be no decision made tonight, she understands that there may be potential future motions regarding overturning the Planning Board’s determination and listed a few of her concerns, namely spot zoning. She stated that spot zoning is illegal in NYS. She requests that all decisions be made through a transparent, unbiased and community centered process.

NEW BUSINESS

- Update to Village Code regarding signs - amend our code to reflect 1st amendment protections as defined by the United States Supreme Court. A motion was made by Trustee Schuster to set a **Public Hearing on March 16, 2026**, to address concerns regarding the code as it relates to signage, seconded by Mayor Michaels, and unanimously approved.

DEPARTMENT REPORTS

Clerk/Treasurer

Resolutions:

- 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. This was approved by Trustee Schuster, seconded by Trustee Padasak and carried with unanimous approval. Trustee Schuster commented that she believes the proposed budget is a fair budget for the Village.

Discussion:

- Election information is on the village website www.villageofspringvilleny.gov. Please see NYS Board of Election website www.elections.ny.gov for more information or contact your attorney
- Budget hearings took place as scheduled Feb 10 & 12 2026.
- Last day to pay any unpaid water/sewer and lawn mowing invoices is April 20th. Any accounts left unpaid after that will be relieved onto the Village tax bill for June 1st.
- Published the Notice of General Village Election setting forth the (1) Polling Place; (2) hours during which the polls are open; and (3) names and addresses of candidates, offices, and term nominated for. This notice will be in the 2/19/2026 Journal. (March 7 is last day to publish this notice per NYCOM)
- Kevin Parrett from Hometown Firefighters can come to the board meeting on April 20, 2026 to discuss the LOSAP investment options and answer any of the Boards questions/concerns.

Superintendent Report

Resolutions:

- **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. This was approved by Trustee Padasak, seconded by Trustee Schuster and carried with unanimous approval. Trustee Schuster commented that she is grateful for the help to have the overnight shifts covered.

- **Resolution:** To suspend late fees on Village electric utilities until May 20th.

The letter below will go out with the March bills:

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 20th 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 20th 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 credit 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

This was approved by Trustee Padasak, seconded by Trustee Schuster. Trustee Schuster commented that this is a big effort by the constituents to show that they care and try to give people the opportunity to make staggered payments without late fees for 2 months. **It is important to know that payments still need to be made on time.** Additional payments will always be accepted during the months when the bill might be lower to apply it to the higher winter months. We are doing our best to keep the Village affordable. This was carried with unanimous approval.

Police Report

- Police Officer Avery - no report this evening.
- ECSO Matthew Malican reported on the following:
 - Tip411 app is a tool designed for law enforcement agencies to facilitate communication between citizens and law enforcement. You can anonymously report anything you feel worthy of reporting to the Sheriff's office. This part of the app is up and running. Alerts and warnings can be pushed out based on your location.
 - Shane Miller will be taking time off in March and April and Sheriff Malican will be his replacement during that time.

Fire Report – No report this evening.

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

- Working on the annual report required by NYS.
- Working on the Short-Term Rental (STR) legislation. A motion was made by Trustee Schuster to set a **Public Hearing on March 16, 2026**, to address concerns regarding the changes to the STR guidelines to the village code, seconded by Trustee Padasak, and carried with unanimous approval. This will be available to review on the website.

Control Center – No report this evening

OLD BUSINESS – None

BILLS – Bills, as examined by members of the Board of Trustees, were approved for payment in accordance with Abstracts # 247-262 of 2025/2026 total of \$339,049.79 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 Padasak and carried with unanimous approval to accepting the permits and applications below.

February 17, 2026

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

Minutes of the Planning Board meeting on December 23, 2025. CA.1

PROJECT: 0000011202 - MULTIPLE RESIDENCE
PROPERTY: 265 W MAIN ST LF
ISSUED DATE: 1/30/2026
ISSUED TO: WAGNER, JESSE
74 CHURCH ST #2
SPRINGVILLE, NY 14141

TYPE: MULTIPLE RESIDENCE

PROJECT: 0000011203 - HISTORIC PRESSERVATION
PROPERTY: 26 PEARL ST
ISSUED DATE: 2/02/2026
ISSUED TO: BATTERSON, DAVID JR
105 EAST HILL RUN
SPRINGVILLE, NY 14141

TYPE: RESIDENTIAL ALTERATION

PROJECT: 0000011204 - ROOFING
PROPERTY: 252 E MAIN ST
ISSUED DATE: 2/05/2026
ISSUED TO: BUFFALO'S BEST ROOFING CO LLC
4589 GENESEE ST
CHEEKTOWAGA, NY 14225

TYPE: ROOF

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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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.

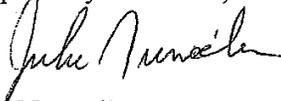
Chairman Muhlbauer asked for a motion to approve the minutes from the November 25, 2025 meeting. Member Greg Keyser made the motion, seconded by member Brett Landsman. All in favor none opposed.

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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 written in a cursive style with a large initial "J".

Julie Nunweiler

VILLAGE ATTORNEY REPORT – No report.

TRUSTEE NOTES & PROJECT REPORTS

Trustee Belscher

- Next Planning Board Meeting is February 24.

Trustee Schuster

- Thank you to everyone who attended the budget hearings and for everyone’s willingness to work on the budget.

Trustee Padasak – No report.

Mayor Michaels – No Report

TREE COMMITTEE REPORT - None

PUBLIC COMMENT

- Rollin Miller of 33 Elm Street commented on the narrow intersection at Elm & Main and the large amount of traffic already, adding more housing would make the traffic problems worse and more unsafe. The end of Elm Street at Main should be opened more.
- Archie Burger of 61 Elm Street bought his home 3 years ago and wants to raise his small family on this quiet road. He likes the idea of homes being built there but not apartment buildings. He thinks apartment buildings will look out of place in this residential neighborhood.
- Mike McCrory of 200 Elm Street would like to see single family homes built in this neighborhood, not a 12-unit apartment building. He also mentioned how the opening to get on Elm from Main is very tight especially with the snow in the winter months.
- John Baker, Code Enforcement Officer, explained the process of rezoning. The Planning Boards recommendation to the Village board was to deny the Elm Street Project’s petition to rezone. If this is to be appealed, there would have to be another public hearing with a 10-day notice that would be in the Springville Journal, Facebook and the Village of Springville’s website, along with a sign on the Elm Street property. No action can be taken without public notice for that petition to amend the zoning map. Per Village Attorney, Paul Weiss, if you would like to refer to the code, see 200 97-105 for the procedures that have to be followed in the Village code.

EXECUTIVE SESSION - None

ADJOURN

Motion was made by Trustee Schuster, seconded by Trustee Padasak, and carried with unanimous approval to adjourn the Regular Session at 7:36pm.

Respectfully submitted,

Jennifer Haberl
Clerk/Treasurer