

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

February 11,2026

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 (absent) Kimberly Krzemien Bob Laskowski
Also Present:	Thomas Roberts
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 Thomas Roberts, 121 N. Buffalo St. in R6 zoning district Springville New York File # 11183 for area variance Village code is:

§ 200-11 Lot Frontage

In all districts except B-1 or VI district the lot frontage at the street line shall be not less than 40 feet.

At 7:01 pm, Chairman Wolniewicz opened the Public Hearing.

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

Mr. Thomas Roberts explained that he is looking to build back a 4 unit Colonial on the property where one was until it was destroyed by a fire in 2013. He is asking for an area variance of about 3 feet. The survey shows 76.97 feet. He explained that there is no neighbor on one side and a driveway on the other side.

Chairman Wolniewicz closed the public hearing to go into Board Discussion.

After some discussion, Chairman Wolniewicz declared SEQR for File 11183 a Type II requiring no further action; therefore, a negative declaration was determined.

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 (4)
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: Yes X (4) No ___
3. Whether the requested variance is substantial: Yes ___ No X (4)
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ___ No X (4)

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 X (4) No ___

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

The ZBA, after taking into consideration the above five factors, finds that the benefit to the applicant does outweigh the detriment to the neighborhood or community.

The ZBA further finds that a variance of 3 Feet should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

The variance request is **approved**.

RECORD OF VOTE

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

With there being no other Public Hearings this evening, Chairman Wolniewicz asked the Members for a motion to approve the minutes from the January 14, 2026 meeting, Member Kim Krzemien made the motion, seconded by Bob Laskowski. All in favor, none opposed.

Chairman Wolniewicz made a motion to adjourn the meeting at 7:20 p.m., all in favor, none opposed. Meeting adjourned.

Respectfully Submitted,



Julie Nunweiler