

**VILLAGE OF SPRINGVILLE  
PLANNING BOARD MINUTES**

May 26, 2026

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:	Guy Marlette
Greg Keyser	
	Brett Landsman(absent)
	Terry Skelton
Building Inspector/ CEO:	John Baker
Clerk:	Julie Nunweiler
Liaison;	Barb Lipka

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:

**Application # 11257 Site plan approval for Apex Car Wash 563 W. Main St. Springville,  
NY SBL 335.14-1-18**

Chairman Muhlbauer asked the owner Tyler Schmitz to explain to the board what he is going to be doing. Mr. Schmitz explained that he installed upgraded touchscreen pay stations and wants to protect them from the weather and help to prevent glare for the customers. He would like to have a shingled roof built over the pay stations (see attachment A-1 & A-2).

Chairman Muhlbauer asked the members if they had any questions or concerns, Member Guy Marlette asked if he was doing any additional lighting? Mr. Schmitz said he feels the lights he has should work but will wait and see once new roof structure is complete.

With no further questions, Chairman asked for a motion to approve the SEQR Member Greg Keyser made a motion to declare this a type II SEQR with no further review needed.

Chairman Muhlbauer then asked for a motion to approve the site plan. Member Guy Marlette made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

**The vote went as follows:**

- **Bob Muhlbauer**                    **aye**
- **Greg Keyser**                    **aye**
- **Guy Marlette**                   **aye**
- **Terry Skelton**                   **aye**
- **Brett Landsman**               **absent**

**Application # 11257 approved.**

Next on the agenda, a continuation of the following Public Hearing:

**Application # 11211 Site Plan approval for SYI Community Center 79 S. Buffalo St. Springville, NY SBL 335.19-4-14**

Chairman Muhlbauer asked Hillary Georgi the architect from Elev8 to explain what revisions were made since the first meeting. She invited Tom Reynolds from Nussbaumer & Clarke to come up to review the information with her and to answer any questions the board may have.

She explained the driveway will now have one entrance and exit with a loop for easy drop off and pick up.

The dumpster located on the North side of the building will be rotated to allow for easy access for the garbage truck.

The maintenance shed would be moved over and sidewalk widened for any firetrucks or emergency vehicles needing to access that area as recommended.

Hillary explained that there are three trees in the front that will need to be relocated as to allow for the parking lot in the front. Snow removal will be pushed to the front parking lot and hauled out if needed.

Tom Reynolds explained the utility layout and said that it will have underground electric and that the existing gas service will remain.

Member Greg Keyser asked about the storage of chlorine and was told it is in an exterior building and will have curb containment. He also reminded them about keeping the residents in mind when installing lighting.

Guy Marlette asked how many children they have enrolled and was told approximately one hundred. He also asked how many parking spaces will be in the parking lot and was told fifty three. The Municipal parking lot will be used for overflow if needed for any special events which may occur on occasion.

Chairman Muhlbauer asked about the funding and was told that it is pending on the board's approval. He feels that all the concerns were addressed and asked the board for a motion to approve SEQR. Member Greg Keyser explained that we make it subject to final engineer approval and then made the motion to declare it as unlisted action with negative declaration, seconded by Guy Marlette.

Chairman Muhlbauer then asked the board to approve site plan # 11211 with stipulation. All in favor none opposed.

**The vote went as follows:**

- **Bob Muhlbauer**                    **aye, with stipulation**
- **Greg Keyser**                    **aye, with stipulation**
- **Guy Marlette**                   **aye, with stipulation**
- **Terry Skelton**                   **aye, with stipulation**
- **Brett Landsman**               **absent**

**Application # 11211 approved with stipulation.**

Next, Chairman Muhlbauer asked for a motion to approve the minutes from the April 28, 2026 meeting. Motion was made by Member Greg Keyser, seconded by Member Guy Marlette. All in favor none opposed.

Chairman Muhlbauer welcomed Member Terry Skelton to the board and wanted to mention the passing of past member Edward Young who also served as Judge for the Village.

Chairman Muhlbauer asked for a motion to adjourn the meeting at 7:44p.m. Member Guy Marlette made the motion, seconded by Greg Keyser. All in favor none opposed.

Respectfully Submitted,

  
Julie Nunweiler



