

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

July 31, 2026

5:00 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(absent)
	Brett Landsman
	Terry Skelton
Building Inspector/ CEO:	John Baker
Clerk:	Julie Nunweiler
Liaison:	Barb Lipka
Also Present:	Thomas Roberts
	Frances Roberts

After the Pledge of Allegiance, Chairman Muhlbauer called the meeting to order at 5:15 p.m.

Tonight, the Planning Board is addressing a continuation of the following Public Hearing which was adjourned on 7/28/2026.

Application # 11353 Special exception use for a four unit apartment building 121 N. Buffalo St. Springville, NY SBL 335.16-1-55.12 RM District.

Chairman Muhlbauer asked for a motion to continue with the application referenced above.

Motion was made by Member Guy Marlette, seconded by Member Terry Skelton.

Chairman Muhlbauer explained that after further review with the Village Attorney, no special exception is needed and that final site plan review will be voted on tonight.

He mentioned that there are no issues with parking and that the existing tree line other than the one dead tree and asked about the fence. Mr. Roberts explained he would be continuing the fence line upon approval of front house and would be removing the dead tree along with planting some additional trees to make a nice yard for tenants. Chairman Muhlbauer asked if he would have any kind of sign on property, Mr. Roberts said there would be no sign.

Member Terry Skelton asked about the basement, Mr. Roberts explained that it would be a partial basement located under the main core of the house measuring forty four feet by thirty two feet including the staircase.

Member Guy Marlette asked about the existing open permits. Mr. Roberts stated that he contacted his electrical inspector, who completed the inspection of the rear dwelling, and that CEO John Baker also completed his inspection. CEO John Baker said he did his final and issued the certificate of occupancy. He also said that he noticed that the debris was picked up, the sheeting was on the barn facing the road and that a fence was up around the construction site. He also mentioned that he verified the front yard requirement.

Member Guy Marlette asked Mr. Roberts about how long it would take to finish the barn as he does not want to open another permit for the new dwelling and then not have the barn finished. After some discussion on what is left to complete that project Mr. Roberts said he would have it completed by October 1st. CEO John Baker mentioned to the board that the permit could be approved with that stipulation.

Member Brett Landsman said that he observed the site and a lot has been done since our meeting on Tuesday. He said he agrees with the applicants setting a date on the barn completion as to allow the foundation work to begin for the new dwelling.

Chairman Muhlbauer asked if there were any other questions or comments. Trustee Barb Lipka the liaison to the Village Board said she noticed that it has been cleaned up and appreciates his efforts as N. Buffalo St. is a busy street and when school is back in session there will be more foot traffic and to keep things buttoned up and safe and to be a good neighbor. She also asked if he was the sole proprietor of the property and Mr. Roberts explained that he is not its Springville Associates LLC which is himself, his wife and Aunt. Trustee Lipka asked if any back taxes were due and was told there were not.

At this time Chairman Muhlbauer asked for a motion to declare this application an Unlisted Action declaring a Negative Declaration. Member Terry Skelton made the motion, seconded by Member Guy Marlette, all in favor none opposed.

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Next, Chairman Muhlbauer then asked for a motion to approve **application # 11353** for Site Plan Approval with stipulation. Guy Marlette made the motion seconded by Brett Landsman. All in favor, none opposed.

The vote went as follows:

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

Application #11353 approved with stipulation. The Stipulation is as follows:

The foundation and floor along with backfill will be permitted at this time. The applicant will finish open permit on barn before continuing with any other work on four unit apartment dwelling.

Chairman Muhlbauer asked for a motion to adjourn the meeting at 5:43 p.m., Member Guy Marlette made the motion, seconded by Member Brett Landsman. All in favor, none opposed.

Respectfully Submitted,

Julie Nunweiler