

**VILLAGE OF SPRINGVILLE
PLANNING BOARD MINUTES**

July 28, 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(absent)
	Brett Landsman
	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 # 11353 Special exception use for a 4 unit apartment building 121 N. Buffalo St. Springville, NY SBL 335.16-1-55.12 RM District.

Chairman Muhlbauer asked the owner Tom Roberts to explain to the board what he is going to be doing. Mr. Roberts explained that he is planning to build a four unit apartment building in front of the shipping container barn that he has been working on to be used for storage. (See attachment A-1) He explained that the property at one time had a Multi family dwelling that had to be demolished due to a fire in 2016. There is a carriage house in the back with 2 apartments which he also has been working on. He asked the board if they had any questions as he believes all the requirements are met. He is hoping to get a decision tonight so he could start with the foundation within the next few weeks as he has his sons' home for the summer but one will be going back to college soon.

Chairman Muhlbauer explained that member Greg Keyser who is absent tonight raised concern about if this would be considered a planned residential development and may need to

further review the village code with the village attorney. He asked the other board members if they had any questions or concerns.

Member Guy Marlette suggested that because it is an advertised public hearing to adjourn and set a time and date for later this week to vote as this would allow time for the questions about the village codes to be answered so that the board could make a final decision. Member Terry Skelton said he felt that taking a few days to get the answers was the best thing to do. All the members agreed and decided to meet on Friday July 31st at 5:00 p.m. Chairman Muhlbauer said he had a few more questions for Mr. Roberts and asked about a time frame as to when he thought this project would be complete? Mr. Roberts said about one year as he has a construction loan to make draws on and would like to get the outside work done before winter as to allow time to do work on the inside. Chairman Muhlbauer asked CEO John Baker if there was anything he was waiting on for any projects going on with this property. He said all permits have been applied and paid for but is waiting on an electrical inspection for the rear dwelling upper apartment to do final inspection and deliver certificate of occupancy. He also asked about SEQR and was told because of the size of the lot it was not required.

Chairman Muhlbauer asked Mr. Roberts if he was planning on any landscaping and mentioned the tree line along the property has a dead tree. Mr. Roberts said he is planning on planting a tree in the front and is aware of the dead tree and will have it removed. Chairman Muhlbauer also asked about what lighting he would be using and to keep neighbors in mind as to not have it be intrusive.

Member Guy Marlette asked Mr. Roberts about the debris around the work site and if he would be putting up a fence during construction. Mr. Roberts said he would put up fencing during the construction, and the only debris is two piles of wood. Member Terry Skelton said he would like to see the open permits closed out soon and asked about a time frame for them. Mr. Roberts said he would contact the electric inspector this week and let John know when he can do his inspection. He said the barn should be finished within the next week.

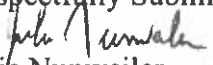
With no further questions from the board, Chairman Muhlbauer asked for any public comments and Mr. Robert Runge from 253 N. Buffalo St. had concerns about the setback as would like to see it line up with the rest of the street. CEO John Baker said it is 20 feet and it meets the requirement.

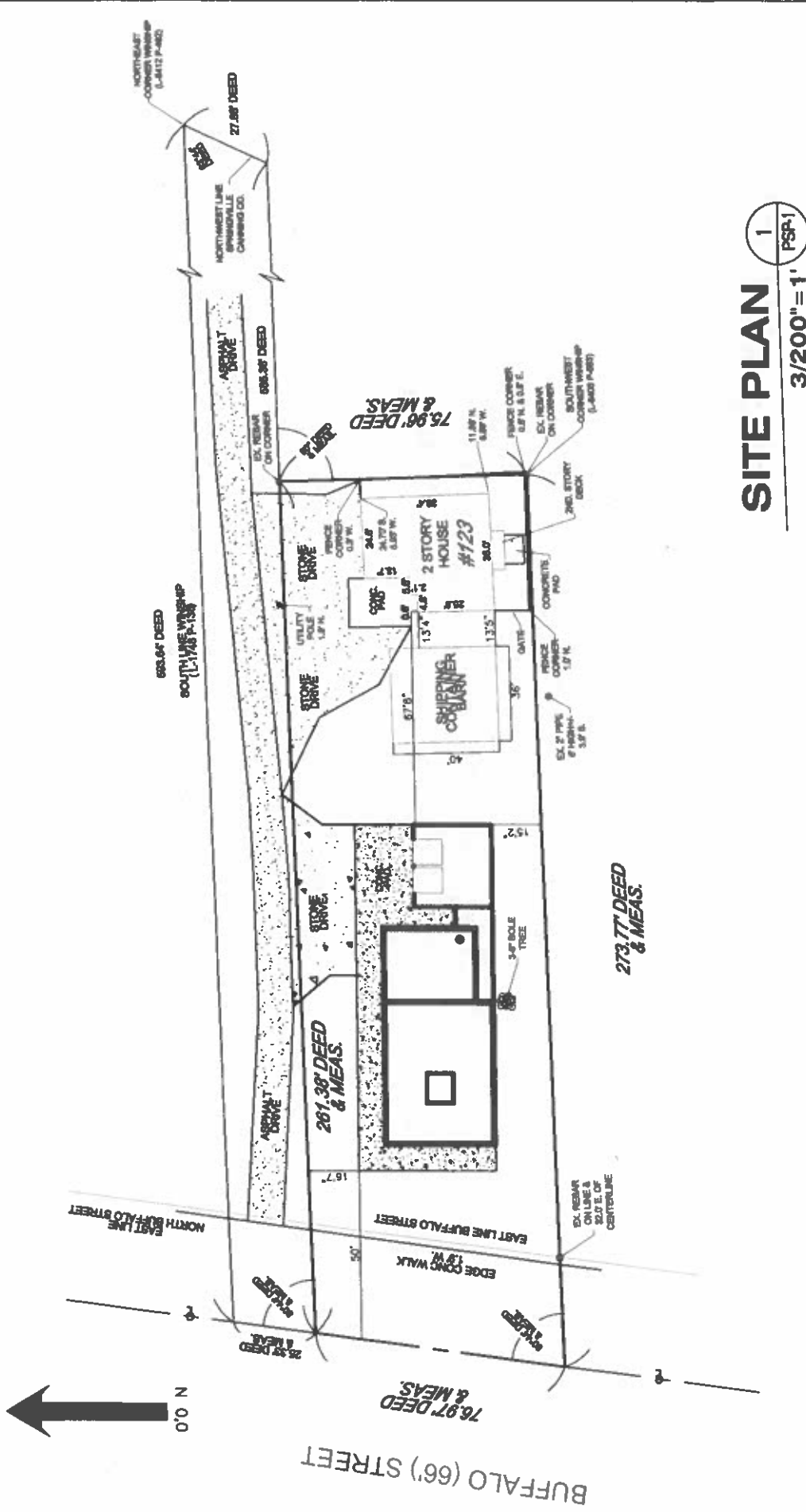
Page 3
Planning Board
July 28,2026

Chairman Muhlbauer then asked if anyone else had public comment on this matter and was told not on this but would like to share with the board, unofficially, plans for a building she would like to build on her property and find out what she needs to do.

With nothing else to discuss, Chairman Muhlbauer asked for a motion to accept the minutes from the May 26, 2026 meeting. Member Guy Marlette made the motion, seconded by Member Terry Skelton. All in favor, none opposed.

Chairman Muhlbauer asked for a motion to adjourn the meeting at 8:30 p.m., Member Terry Skelton made the motion, seconded by Member Brett Landsman. All in favor, none opposed.

Respectfully Submitted,

Julie Nunweiler



SITE PLAN

1
PSP-1

3/200" = 1'

- NOTES:
- 1) This survey is subject to easements and right of way of record.
 - 2) This survey was completed without the benefit of an updated Abstract of Title and is subject to any state of facts that may be revealed by an examination of such.
 - 3) Measurements made to the siding of the buildings.

 SCHENKE & ASSOCIATES CONSULTING ENGINEERS 947 Limer Road East Aurora, NY 14052 (716) 655-4861, jsh@schene.com		SPRINGVILLE ASSOCIATES 121 NORTH BUFFALO ST SPRINGVILLE NY 14141	NEW CONSTRUCTION 121 NORTH BUFFALO ST SPRINGVILLE NY 14141	DATE: 1/13/20 SCALE: 3/200" = 1'
PROJECT SITE PLAN		DATE: 1/13/20 SCALE: 3/200" = 1'		