

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

May 13, 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 (absent) Jamie Raynor Kimberly Krzemien Bob Laskowski
Also Present:	Kelly Baker -Liaison
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 /123 N. Buffalo St. in RM zoning district Springville New York **File # 11240** for area variance Village code is:

§ 200-10 Placement of accessory buildings and uses.

B. In a residence district:

(2) Accessory buildings and structures may be located in the minimum required rear yard, provided that such building or structure shall not exceed twenty feet in height and further, that it be set back from any side or rear lot line the following minimum distances.

Thomas Roberts was on video call to discuss this with the board as he was out of town. He explained that he is asking for an additional one and a half feet to allow for a six foot in height loft area for storage.

Chairman Wolniewicz reviewed drawing (see attachment A-1) with the board and asked if any questions or public comments.

At this time, the Zoning Board of Appeals went over the factors considered in their decision:

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 ☒ (4)
2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: Yes ☒ (4) No ☐
3. Whether the requested variance is substantial: Yes ☒ (1) No ☒ (3)
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ☐ No ☒ (4)
5. 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 ☒ (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 variance request is **approved.**

CEO John Baker reminded Mr. Roberts that he needs to get the siding on the Connex asap and to get project started in front as accessory dwelling unit needs to be in rear yard.

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>	_____	_____

The next public hearing on the agenda is for Thomas Rzepecki 370 Mill St in R-8.5 zoning district Springville, New York **File # 11220** for area variance Village code is:

§ 200-10 Placement of accessory buildings and uses.

B. In a residence district:

(2) Accessory buildings and structures may be located in the minimum required rear yard, provided that such building or structure shall not exceed 20 feet in height and further, that it be set back from any side or rear lot line the following minimum distances.

CEO John Baker explained that the existing garage being torn is thirteen feet high and the pole barn replacing it will be twenty two feet high (See attachment A-2)

Chairman Wolniewicz asked the applicant to explain why he is asking for the variance. Mr. Rzepecki explained that the actual roof height will be twenty one feet and two inches but with the roof material is asking for twenty two feet to be safe. He also explained that he will have space for storage.

Chairman Wolniewicz reviewed the drawing with the board and ask if any questions or public comment.

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 X (1) ___ No X (3)
4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ___ No X (4)
5. 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.

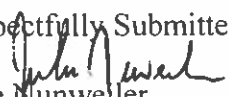
The variance request is **approved.**

Next on the agenda is approval of the prior meeting minutes from February 11, 2026.

Chairman Wolniewicz did note a correction to be made on page 2 and asked for a motion to accept the minutes with correction made. Member Robert Laskowski made the motion, seconded by Member Kimberly Krzemien. All in favor, none opposed.

Chairman Wolniewicz asked for a motion to adjourn at 7:40 p.m., Member Robert Laskowski made motion, seconded by Kimberly Krzemien. All in favor none opposed.

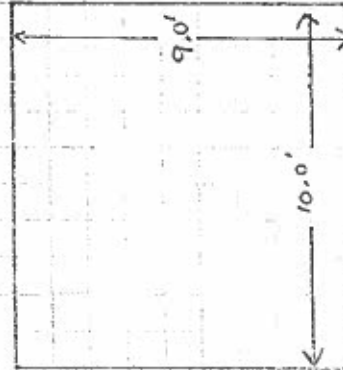
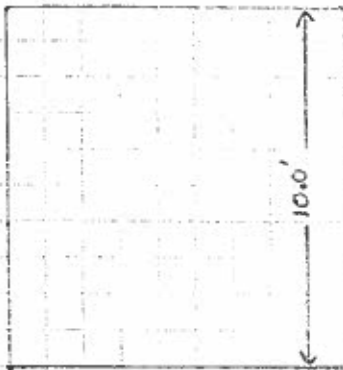
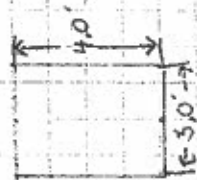
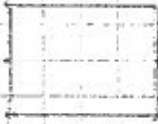
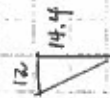
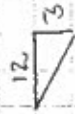
Respectfully Submitted,


Julie Nunweller

THOMAS KZEPECKS
3710 MILL STREET
SPRINGFIELD, NY
716 310 2576

PROPOSED POLE BARN - 32.0' x 36.0'
FRONT VIEW
(FACING ROADWAY)

METAL ROOF
VINYL SIDINGS
DARK GRAY / WHITE TRIM
TO MATCH RESIDENCE



OPEN LEAN-TO
FULL DEPTH

10.0'

32.0'

52.0'

OF
RE
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