

ROLL CALL: Present: Chairperson Margaret Bebak
 Planning Board Member Eric Sailer
 Planning Board Member Joseph Sherman
 Planning Board Member Mark Beehler
 Planning Board Member William Wise

 Absent: Planning Board Member Jim Frick
 Planning Board Member Tim Hayes

CALL TO ORDER

start time 6:00pm
End Time 6:31pm

APPROVAL OF PROOFS OF PUBLICATION

APPROVAL OF MINUTES

1. Minutes of Meeting #2026-01

- A. 01-08-2026 meeting minutes

OLD BUSINESS

NEW BUSINESS

SPR2026-001

A request from Julius Aebly for property located at 1465 Union Rd. to permit the construction of a +/- 2,500 SF bank with drive-thru.

Anthony Pandolfi with Carmina Wood Design presented a concept for a single-story bank at 1465 Union Rd. The building of the bank was approved in 2022 with a future development of a drive-thru. On this date, the applicant is presenting a concept plan of such. The highlights of the concept plan are as follows:

- A masonry decorative wall
- The variance for the stormwater that will be submitted to the ZBA
- The variance for the number of vehicles/stacking spaces per drive-thru lane

Mr. Sailer questioned if the brick on the masonry wall would match the Abley Insurance Building located

on the property next door and if they are extending the masonry wall? Mr. Pandolfi stated yes, it will be the same masonry, and no, they will not be extending the wall to the first building. They are just extending it as shown on the concept plan.

Mr. Sherman questioned when exiting the bank, would there be something to state no left turn onto Union Road? Mr. Pandolfi stated the driveway is already built with an angled lane to only turn right.

Mr. Sherman questioned that there will be enough room for the 8 vehicles in each drive-thru lane, which is a total of 16.

Mr. Pandolfi stated that more customers use online banking and there is less demand for vehicle stacking.

Mrs. Bebak questioned if there would be any awnings on the building, the signage for the ATM, landscaping, and pedestrian connections as required in the Union Road corridor statutes.

Mr. Pandolfi stated there will be a canopy over the drive-thru but no awnings on the building. Signage for the ATMs will follow specific requirements which will be met, and with regard to the signage he will look further into it and present it along with his final site plan.

Mr. Sherman questioned if there would be outside lighting.

Mr. Pandolfi replied that there will be some parking lot LED lighting and security -motion sensor lighting on the building which he will show in the final site plan.

Mrs. Bebak asked if there would be any outside seating since that is a requirement in the Union Road corridor standards?

Mr. Pandolfi stated he would review the standards and add that.

No public questions were asked.

Motion by Chairperson Bebak, seconded by Planning Board Member Wise, to table the request, pending variances.

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

2026-001

A request from VisoneCo. for property located at 2806 Seneca St for a Special Permit to allow a multi-unit residential development in the existing building.

Brianne Zhang Director of real estate, spoke on behalf of VisoneCo Site Development. They are proposing an

adaptive reuse of the former Bellwood School at 2806 Seneca Street into a multifamily unit in the existing building. This proposal consists of 18 high-quality mix of studios and one-bedroom units, ranging from 570 to 1,500 square feet.

Mr. Sherman questioned the capacity of the parking lot. The requirement for an 18-unit complex would consist of 36 spaces for renters and 5 for visitors, which totals 41 parking spaces and, without any spaces lined, it is hard to tell how many spots there are.

Ms. Zhang stated similar projects have been successful at 1.50 spaces per unit. Although there is some street parking, they have been in communication with a park and ride across the street for additional parking.

Mrs. Bebak asked about the rate of the monthly rentals considering they are small units.

Ms. Zhang stated the monthly rates have not been discussed yet.

Mr. Sherman questioned if funding would be needed. Would it be private or government.

Ms. Zhan answered that they will be using private funding based on the rehabilitation projects.

They base pricing between \$200-\$250 a square foot and will not need government assistance.

Mr. Sherman asked if a new sprinkler system and elevator would be installed since 2 ways out is a requirement.

Mr. Scheiber stated a new sprinkler system would be installed, and they had a walk-through with the fire chief about having an elevator installed. Also, there are 2 sets of staircases within the building for emergency exiting.

Public

Mary Lysak asked about the parking lot size, will there be parking on the street, the traffic that this will bring to her neighborhood and the timeline of this project.

Mr. Schieber indicated this project will have meetings to attend with different boards for the town such as the zoning board, town board and then back to the planning board for final site plan

Motion by Chairperson Bebak, seconded by Planning Board Member Wise, to table the request, pending variances.

Ayes: 5

Noes: 0

Abstain: 0

Motion Carried

**WEST SENECA COMMUNITY CENTER
1300 Union Road
West Seneca, NY 14224**

**Planning Board PROCEEDINGS
Minutes #2026-02
February 12, 2026**

ADJOURN

Motion by Chairperson Bebak, seconded by Planning Board Member Wise, to adjourn the meeting at 6:31pm