



**WEST SENECA
PLANNING BOARD**
1300 Union Road, West Seneca, NY 14224
6:00 PM in the Community Center
February 12, 2026

AGENDA

Meeting # 2026-02

CALL TO ORDER

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.

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.

ADJOURN

ROLL CALL: Present: Chairperson Margaret Bebak
 Planning Board Member Eric Sailer
 Planning Board Member Jim Frick
 Planning Board Member Joseph Sherman
 Planning Board Member Tim Hayes
 Town Attorney Chris Trapp
 Code Enforcement Officer Jeffrey Schieber
 Planning Board Member Mark Beehler
 Planning Board Member William Wise

Absent:

CALL TO ORDER

APPROVAL OF PROOFS OF PUBLICATION

APPROVAL OF MINUTES

1. Minutes of Meeting #2025-12

OLD BUSINESS

2024-005

A request from LaBella Associates for property located at 2544 Clinton St to amend the granted special use permit and permit a multi-unit residential development.

Angela Eicholz the project manager, and Shelby Vakner with LaBella, the Civil Engineer for the project, stated they have done new studies and made some changes to their layout since the last meeting. The changes consist of

- switching to one building instead of two
- the mansion staying intact
- adding the number of units from 67 to 75
- making the entire site ADA accessible
- more green space
- new parking lot layout to 150 spaces based on the number of units, along with 20 spaces for visitors which meets the town code
- moving the playground plan from the middle of the parking lot to the adjacent building and having it fenced in.
- the electrical demand
- the sewer demands
- lowered the total number of bedrooms with the breakdown of the units
- reached out to Dr. Krueger from West Seneca schools to see if there would be an impact on the number of additional students.

-Mr. Sherman asked what the average rental cost of these apartments would be and if they would be considered low-income rentals.

Angela Eicholz answered stating no household will pay more than 30% of their annual income.

-Mr. Sherman questioned if the building would consist of a sprinkler system?

Angela Eichol stated yes, that is our intent.

-Mr. Sherman asked what style of apartments they would they be?

Angela Eichol stated they would be single-level flats with two and three bedroom units.

-Mr. Sherman asked if the upper floors did not have a balcony on them, Then what are the provisions for a secondary emergency exit?

Angela Eichol stated they'll have emergency exits through the windows which are at state code.

-Mr. Sherman asked if the buildings were going to have some sort of accommodation in the event of an electricity outage.

Angela Eichol stated there will be a generator for a backup system.

-Mr. Sherman asked if school buses would be able to drive through the complex?

Shelby Vakner stated the intention is for the buses to be able to loop through there.

-Mr. Sherman questioned if there would be a retention pond in the back of this? If so, what's the proximity of a retention pond to the playground?

Shelby Vakner replied they haven't gone through the stormwater design yet. We don't have any intent of putting a pond on this site. It will likely be handled in a combination of underground and bioretention.

-Mr. Hayes questioned if both buildings are going to have backup power with generators.

Shelby Vakner stated just the larger main building, residents of the mansion, in the event of that, would have their shelter-in-place located in the standalone building.

-Mr. Hayes asked if the dumpster pad was intended for both buildings.

Shelby stated they haven't worked through that piece of it yet.

-Mr. Sherman stated on your website, it does seem that you do have capabilities of doing the electrical studies and feasibilities, but in the information that you did submit, the word opinion was used a lot there. And I was wondering if you have or anybody has contacted NYSEG specifically to ask them their opinion as to what the draw would be and how it would impact the grid in that area. Angela stated they are working with a pre-construction team and can't actually get anything definitive out of NYSEG, but our team has been in contact with them. They are aware of the project, and they've had some unofficial conversations about the site.

-Tim Hayes questioned the verbiage of financiers who wanted the electricity paid for.

Angela stated it would be the Low-income housing tax credits.

Public comments

-Ann Marie Sharkey asked if the water pressure would change and would there be agriculture on your site?

Jeffrey Schieber stated this is something that would have to come directly from Erie County Water Authority through their analysis and the interpretation of the town's zoning map and there is no definitive agricultural district.

Motion by Chairperson Bebak, seconded by Planning Board Member Sherman, to recommend approval to amend the previously granted Special Use Permit.

Ayes: 7

Noes: 0

Abstain: 0

Motion Carried

2025-006

A request from Carmina Wood Design for for property located at 1475 Orchard Park Rd to permit a

29 unit townhouse development.

Margie stated Carmina Wood design for property located at 1475 Orchard Park to permit a 29-unit townhouse development. Today we're going to talk briefly about the project. It's only a recommendation on the zoning today, so we're not going to get into the exact specifics of the plan.

Anthony Pandolfi with Carmina wood design project engineer, is looking to rezone the rear portion of 1475 Orchard Park Road, which is currently the site of St Peter's Church into 60 more townhome units, adding onto 1425 Orchard Park Rd complex of 30 units. The town is having capacity issues with the sewers. One recommendation was that we divert a part of our sewer to the Erie County system, which is located west of our project.

The town engineer did a study showing the sewer demand from 7,040 gallons for just 1,425 in those 30 units to 6,380 gallons for both parcels combined, the 29 units combined.

-Mr. Frick questioned if the cemetery is being taken over with the parcel to the north or staying in its own entity?

Anthony Pandolfi stated it is already combined and he will be the owner.

-Mr. Hayes referenced if a new capacity from 30 units to 29 was compared to the capacity of the existing sewers.

Anthony stated no new measurements were done. Jeffrey Scheiber stated the town gets engineering reports to verify the capacities.

Public

-William O'Rourke had concerns about water drainage to the lower end of the development in Heritage Farm. Since the firehouse was built, the drainage has considerably increased.

- Kelly Barlow questioned if the tree line will be disturbed?

- Andrew Barth stated the drainage was a big concern also on his property. Considering this is adjoining a school will there be background checks for residents that have pedophilia records?

- Susan Smith questioned if the church would get taken down, if the units will be rentals or bought, subsidized or unsubsidized, are these town roads and if school buses will be going down those roads?

Anthony stated the church will be subdivided off and will remain onsite. The units will be rentals. Jeffrey Scheiber appears as though the buses will not be going down these roads, they are privately owned and maintained.

Mrs. Bebak stated they will not be subsidized.

-Marianna Rourke is concerned about the integrity of Heritage Farm and if work was getting done on the sewer lines because of the large vehicles working on Smokes creek all summer.

Jeffrey Scheiber stated the work was done by Erie County Sewer District.

-Maureen McCarthy wanted to get a copy of that map for surrounding neighbors and to know the estimate of the distance between the fire hall and where the construction would be.

Jeffrey Scheiber stated the map can be viewed on the Town of West Seneca website and will be probably 200 feet away.

-Louie Kreag has a concern about traffic at Reserve and Orchard Park Road.

Jeffrey Scheiber stated work has already been done with adding the circle on Orchard Park Road and the street getting widened.

Motion by Chairperson Bebak, seconded by Planning Board Member Hayes, to close the public

hearing and recommend approval of the rezone and special permit with the condition that the parcels be merged into one singular parcel and limited to 29 units.

Ayes: 7

Noes: 0

Abstain: 0

Motion Carried

NEW BUSINESS

SPR2025-006

A request of Green Philosophy 716 for property located at 101 Slade Ave. to permit a second sign.

SPR 2025-006 a request from Green Philosophy 716, for property located at 101 Slade Avenue to permit a second sign.

Ralph Lorigo, owner of the property, and Jacqueline Snyder, owner of Green Philosophy 716 stated that by zoning regulations, buildings are only allowed to have 1 sign per site. The request was approved for a separate sign for Green Philosophy 716. The sign meets all the town requirements.

-Mr. Sherrman questioned if signs are prohibited from advertising marijuana sales.

Ms. Snyder stated the signs are allowed but need approval and permission from the Office of Cannabis Management on the marketing and labeling requirements.

No public comments were received.

Motion by Chairperson Bebak, seconded by Planning Board Member Sherman, to approve the 2nd sign as presented.

Ayes: 6

Noes: 1

Abstain: 0

Motion Carried

SPR2025-007

A request of Fund Raising Barn LLC for property located at 1325 Orchard Park Rd. to allow the construction of a 1,200 SF addition to the existing business.

A request from Fundraising Barn LLC for property located at 1325 Orchard Park Road, to allow the construction of a 1200 square foot addition to the existing business.

James Bussart, owner of Bud's Bottle Barn, 1325 Orchard Park Road, is looking to put an unheated 1200 square foot addition on the south side of the building.

- Mrs. Bebak questioned if there's residential to the rear and needs some sort of shielding.

Mr. Scheiber stated there is one there already.

Mr. Scheiber stated some adjustments will need to be worked on if this project is approved, ensuring that the water is contained in this gentleman's property and doesn't spill over to anybody else.

-Mr. Sherman questioned if a berm would be needed to contain the water issue.

Mr. Frick verified a basin is between the 2 commercial properties, allowing the overflow to run through.

No public comments were received.

Motion by Chairperson Bebak, seconded by Planning Board Member Hayes, to close the public hearing and grant approval of the expansion as presented.

Ayes: 7 Noes: 0 Abstain: 0 Motion Carried

ADJOURN

Motion by Chairperson Bebak, seconded by Planning Board Member Frick, to . adjourn meeting

Ayes: 7 Noes: 0 Abstain: 0 Motion Carried

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 1/21/26

FILE # _____

PROJECT NAME Proposed Bank

PROJECT LOCATION (Include address and distance to nearest intersection) 1465 Union Road

APPLICANT Julius Aebly c/o Anthony J. Pandolfe, PE (Carmina Wood Design) PH/FAX 716-842-3165

ADDRESS 80 Silo City Row, Suite 100, Buffalo, NY 14203

PROPERTY OWNER A&A QSR, LLC PH/FAX 716-675-2100

ADDRESS 12125 Townsend Road, Springville, NY 14141

ENGINEER/ ARCHITECT Carmina Wood Design PH/FAX 716-842-3165

ADDRESS 80 Silo City Row, Suite 100, Buffalo, NY 14203

SBL # 134.68-1-1.11

PROJECT DESCRIPTION (Include all uses and any required construction)

This redevelopment project proposes the construction of a single-story bank with drive-thru. Site improvements also include associated parking, storm water management, utility improvements, site landscaping and lighting.

SIZE OF LOT (acres) 0.97 ac.

ACREAGE TO BE REZONED N/A

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Union Road (136.38'), Center Road (208.18') and Fremont Avenue (189.87')

EXISTING ZONING C-2(S) PROPOSED ZONING N/A

EXISTING USE(S) ON PROPERTY Vacant

PROPOSED USE(S) ON PROPERTY Bank with drive-thru

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET

Commercial uses and zoning along Union and Center Road to the north, south and west of the project site.
Residential uses and zoning along Fremont Avenue to the east of the project site.

PUBLIC SEWER YES ☒ NO ☐

PUBLIC WATER YES ☒ NO ☐

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

A variance will be requested for the number of drive-thru stacking spaces.

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED _____ BY _____

PLANNING BOARD MEETING DATE _____

TOWN BOARD MEETING DATE _____

TOWN BOARD RESOLUTION DATE _____

NON - REFUNDABLE FILING FEE (Payable to the Town Clerk): \$

Short Environmental Assessment Form

Part 1 - Project Information

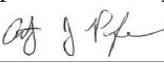
Instructions for Completing

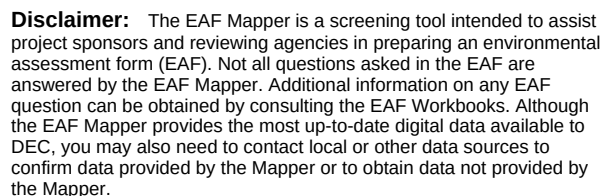
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Proposed Bank			
Project Location (describe, and attach a location map): 1465 Union Road, West Seneca, NY 14224			
Brief Description of Proposed Action: The proposed action consists of the construction of a 2,750 s.f., single-story bank with drive-thru. Site improvements will also include associated parking, storm water management, utility improvements, site landscaping and lighting. The site is 0.97 acres and zoned C-2(S).			
Name of Applicant or Sponsor: Julius Aebly c/o Anthony J. Pandolfe, PE (Carmina Wood Design)		Telephone: 716-842-3165 E-Mail: apandolfe@carminawooddesign.com	
Address: 80 Silo City Row, Suite 100			
City/PO: Buffalo		State: NY	Zip Code: 14203
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Planning Board (site plan), ZBA (variance), ECWA (backflow)		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.97 acres b. Total acreage to be physically disturbed? _____ 0.50 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.22 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☒
If Yes, briefly describe: Storm water runoff will be conveyed to the existing on-site storm sewer system and underground detention and discharged at a controlled rate to Center Road.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
Storm water runoff will be conveyed to the existing on-site storm sewer system and underground detention and discharged at a controlled rate to Center Road.	☐	☒
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Anthony J. Pandolfe, PE</u> Date: <u>1/21/26</u> Signature: <u></u> Title: <u>Project Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**Parks, Recreation,
and Historic Preservation**

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

June 22, 2022

Anthony Pandolfe
Project Engineer
Carmina Wood Design
487 Main Street
Suite 500
Buffalo, NY 14203

Re: DOT
Proposed Office Building - Site Demolition and New Construction
1465-1471 Union Road, 798 Center Road, 150 Fremont Ave. , West Seneca, NY 14224
22PR04215

Dear Anthony Pandolfe:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

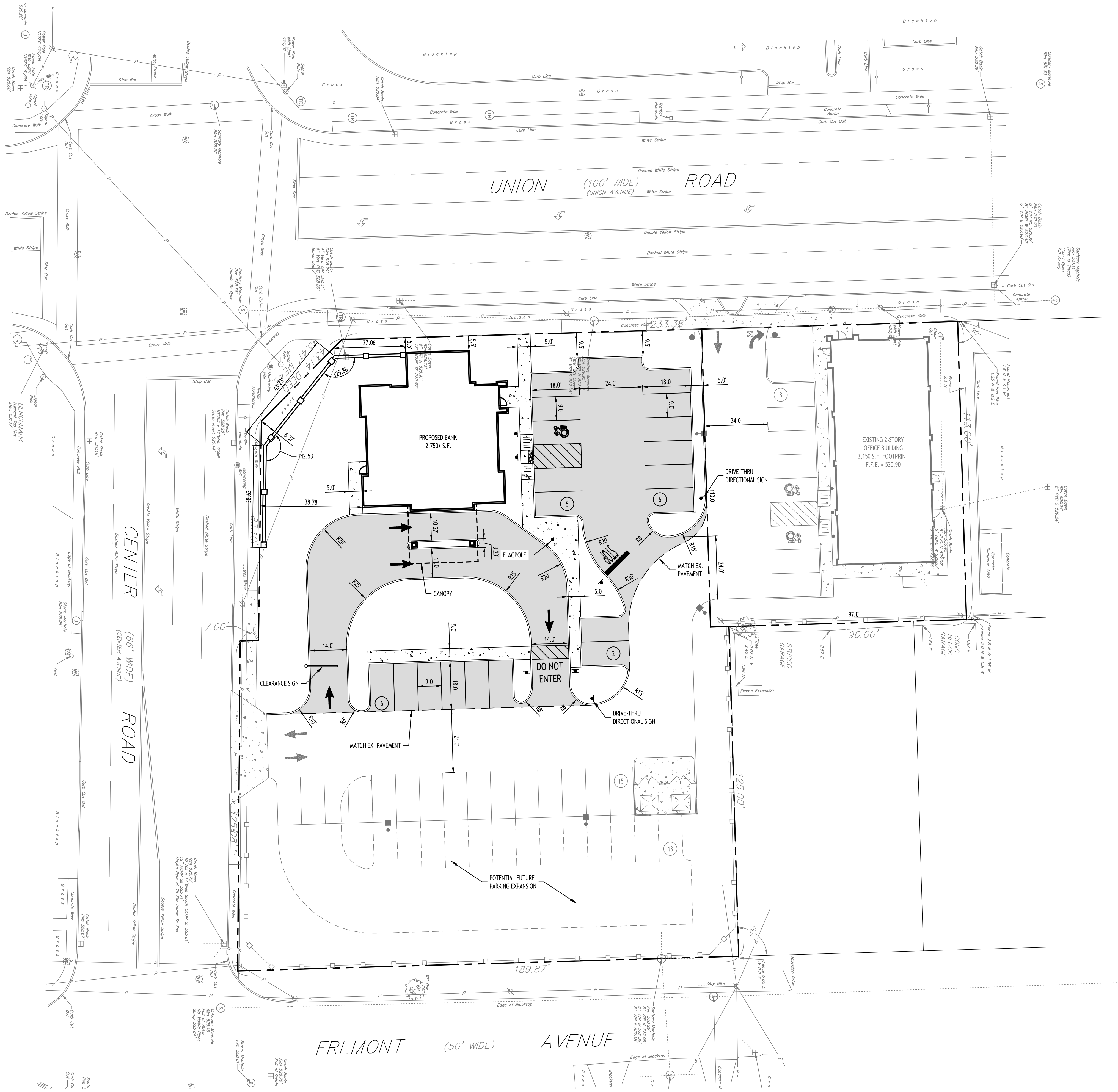
Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation



SITE DATA

SITE AREA = 0.97 ACRES		
ZONED: C-2 (S) (COMMERCIAL DISTRICT) - UNION ROAD CORRIDOR		
BUILDING: SINGLE STORY BANK W/ DRIVE-THRU		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT:	20 FT MAX.	5.5 FT
SIDE:	5 FT MIN.	44.85 FT
REAR:	30 FT MIN.	> 30 FT
SETBACKS - PARKING	REQUIRED	PROVIDED
FRONT:	N/A	N/A
SIDE (ABUTTING R DISTRICT):	10 FT MIN.	N/A
REAR:	10 FT MIN.	> 10 FT
PARKING (9' x 18')	8	19
STACKING (9' x 20')	16	8*
MAX. BUILDING HEIGHT:	40 FT	< 40 FT
*VARIANCE REQUIRED		

PARKING CALCULATION:

BANK
1 SPACE PER 350 S.F. GROSS FLOOR AREA
2,455 / 350 = 8 SPACES REQUIRED

STACKING CALCULATION:

DRIVE-IN BANK ACCESSORY TO OFFICES
8 SPACES PER BOOTH, CUSTOMER FACILITY OR SERVICE WINDOW
8 x 2 SERVICE WINDOWS = 16 SPACES REQUIRED

GENERAL NOTES:

1. INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
2. SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
3. WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
4. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
6. CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
7. CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS NECESSARY TO PERFORM THE WORK.
9. ALL REASONABLE MEASURES SHALL BE TAKEN TO PROTECT EXISTING TREES WHICH ARE TO BE PRESERVED FROM ALL POSSIBLE TYPES OF ROOT, TRUNK, AND LIMB DAMAGE; INCLUDING BUT NOT LIMITED TO, RETAINING WALLS WHICH PREVENT FILLING ON TOP OF ROOTS OR EXCAVATING TREE ROOTS.

NOTES:

1. ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
2. ALL DISTURBED AREAS: SHALL HAVE 4" MIN. OF TOPSOIL & SEED.
3. ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
4. CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
5. BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

SITE LEGEND

PROPERTY LINE	---
PROPOSED CONCRETE CURB	==
PROPOSED SIDEWALK / CONCRETE PAD	----
NUMBER OF PARKING SPACES	(27)
PROPOSED SIGN	▲
PROPOSED STANDARD DUTY ASPHALT PAVEMENT	▒
PROPOSED LIGHT POLE	⋈
PROPOSED WALL MOUNTED LIGHT	⋈

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



REVISIONS:	Date
No. Description	

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING NAME:

Site Plan
Concept

Date: 1/20/26
Drawn By: A. Pandolfo
Scale: As Noted

DRAWING NO.

C-100

Project No: 25-4181

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© Carmina Wood Design

Autodesk Docs: /24-1094 Canal Bank Union /24-1094 Canal Bank_2025_11-24.rvt
1/9/2026 11:12:24 AM



Exterior Finish Schedule			
Callout	Pattern	Material	Description
1		Brick	Brick Texture: To be selected Color: To be selected
2		Brick Soldier Course	Brick Soldier Course Texture: To be selected Color: To be selected
3		Concrete	Concrete Texture: To be selected Color: To be selected
4		PVC Trim	PVC Trim Manuf: To be selected Color: To be selected
5		Standing Seam Metal Roof	Standing Seam Metal Roof Manuf: To be selected Color: To be selected
6		Glass	Glass Transparency: To be selected Color: To be selected

NOTES:
A. **IMPORTANT!** Before final ordering of materials, coordinate color schemes with architect via use of exterior elevations in color.
B. Refer to written specifications for further requirements for each exterior finish listed above, including finishes for doors and windows.
C. ALL exterior dis-similar materials shall be caulked weather tight with silicone caulk, color to match adjacent materials. Contractor shall coordinate all colors selection of caulk to be used on the job with the Architect using elevations for location and application.

Elevation Keynotes

1 Exterior signage to be provided by owner.

CARMINA WOOD
DESIGN

Buffalo | Utica | Greensboro

Concept
Bank

1465 Union Rd
West Seneca, NY 14224

REVISIONS:

No.	Description	Date
-----	-------------	------

PRELIMINARY
NOT FOR CONSTRUCTION
1/9/2026 11:12:24 AM

Sealed: xx/xx/xxxx

DRAWING NAME:

Exterior
Elevations

Date: xx/xx/xxxx
Drawn By: A.Philippone
Checked By: B.Slevar

DRAWING NO.

A-500

Project No: 24-1094







CARMINAWOOD DESIGN

January 22, 2026

Mr. Jeffrey Schieber
Town of West Seneca
Code Enforcement Officer
1250 Union Road - Room 210
West Seneca, NY 14224

Re: **Sketch Plan Submittal
Proposed Bank
1465 Union Road
West Seneca, NY 14224**

Dear Mr. Schieber:

On behalf of our client, Julius Aebly, please find enclosed the following documents for sketch plan review of a proposed bank at the above referenced parcel:

- (12) Application for Site Plan Review Approval
- (12) Short EAF
- (12) 24x36 Concept Site Plan C-100
- (12) 11x17 Architectural elevations and renderings

Project Description: The proposed project involves the construction of a 2,750 s.f., single story bank with drive-thru located at 1465 Union Road. Construction will also include associated parking, storm water management, on-site utility improvements, site landscaping and lighting. A proposed masonry wall will be constructed at the corner of Union and Center Road. The project is located at the corner of Union and Center Road. The site will share parking and access with the adjacent parcel to the north, 1471 Union Road and will also utilize the existing curb cut on Center Road.

Project History: On November 15, 2021 the Town Board of West Seneca approved the rezoning and granted a special use permit for the properties of 1465 & 1471 Union Road, 798 Center Road and 150 Fremont Avenue from C-1 & C-2(S) to C-2(S). The parcels were then combined and subdivided into two parcels, 1465 and 1471 Union Road.

On February 10, 2022 the Planning Board of West Seneca granted site plan approval for the construction of a 2-story office building and related site improvements located on the 1471 Union Road parcel (Phase 1). Site improvements included parking and the Center Road curb cut on the 1465 Union Road parcel. The storm water management system, including the underground detention area, was designed to accommodate both the Phase 1 and proposed developments.

Union Road Corridor: The project site is located within the Union Road Corridor. Site planning and architectural design will conform to the requirements set forth in Chapter 120-70 of the Town of West Seneca Zoning Code.

CARMINA WOOD DESIGN

If you should have any questions regarding this letter, please contact me at (716) 213-3750 or via email at apandolfe@carminawooddesign.com.

Thank you.

Sincerely,
Carmina Wood Design



Anthony J. Pandolfe, PE | Senior Associate



CODE ENFORCEMENT OFFICE
"BUILDING SAFETY IS NO ACCIDENT"

TOWN OF WEST SENECA

TOWN SUPERVISOR
GARY A. DICKSON

TOWN COUNCIL
ROBERT J. BREIDENSTEIN
JEFFREY A. PIEKAREC
SCOTT D. ROBERTSON
MARY T. SHERMAN

January 23, 2026

*Town of West Seneca Building Dept.
1250 Union Rd
West Seneca, NY 14224*

***Re: 2806 Seneca St.-former Bellwood School
Special Permit Request***

To Whom It May Concern:

Please find enclosed a submittal for a proposed redevelopment of the existing 3 story building in a multi-unit residential use and all associated site work. The scheduled Planning Board meeting is set for February 12, 2026.

Pursuant to Article 8 of the Environmental Conservation law, State Environmental Quality Review Act (SEQRA):

The Town of West Seneca is seeking lead agency designation in this matter. The Town of West Seneca will make a determination of its significance. All submitted materials will be posted on Town web site from review and comment. Please return any comments or concerns within 30 days of the date of notification.

If you have any questions, please call our office 716-558-3242.

*Yours truly,
Jeffrey A Schieber
Jeffrey A Schieber
Code Enforcement Officer
jschieber@twyny.org*

*JAS:sl
cc: E. C. Dept of Planning via online submittal
Seneca Hose Fire Dept.
E. C. Water Authority via online submittal
Historical Commission
SHPO via online submittal
NYS DOT
Erie County DOT*



9829 Main Street, Clarence, NY 14031 | Phone: 716-759-1715 | Fax: 716-759-1501

Letter of Intent

**Town of West Seneca
1250 Union Road
West Seneca, New York 14224**

RE: 2806 Seneca St, Bellwood School

This Letter of Intent is submitted in support of our application for the adaptive reuse and conversion of the former school building located at 2806 Seneca Street into 18 multifamily housing units (mix of studios and one-bedroom units ranging from 570 sf to 1,536 sf). Our goal is to reposition this underutilized asset as a high-quality residential community. By rehabilitating a long-vacant institutional building we eliminate the risk of further deterioration and potential safety hazards and provide residential housing options for the community.

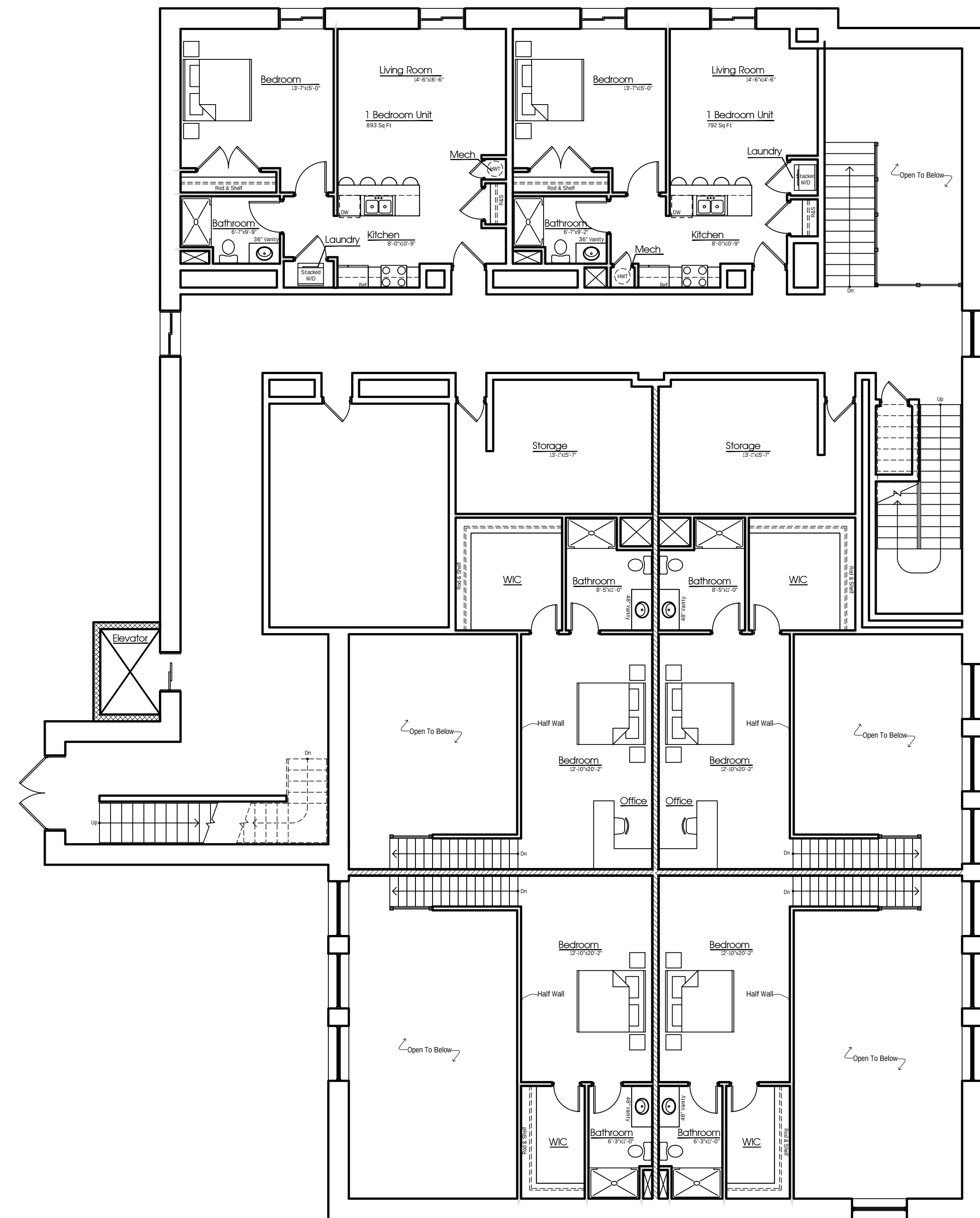
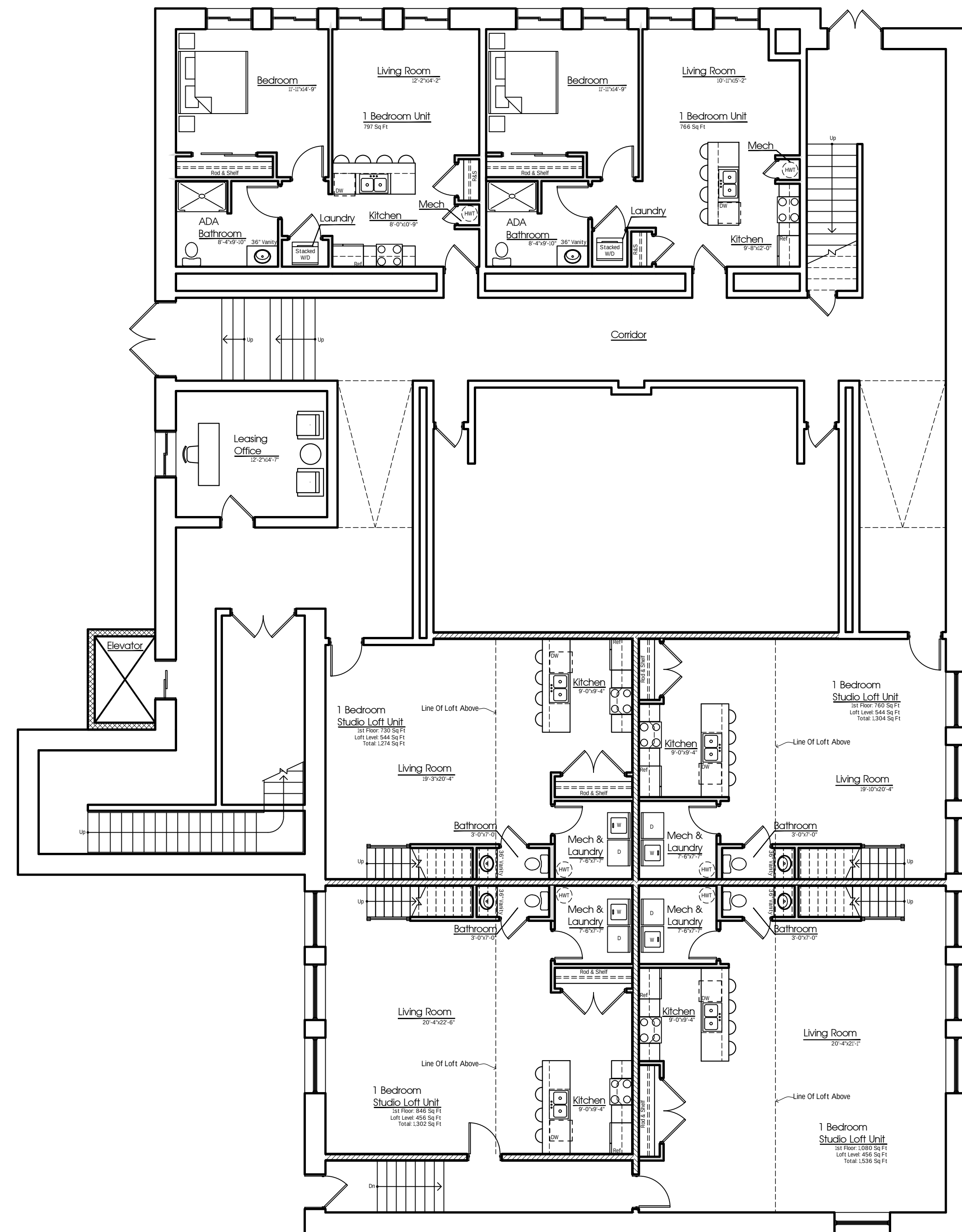
The former Bellwood School has been vacant for decades. The four-story building is Colonial Revival-style and was constructed for use as a high school in 1928. The West Seneca High School helped to alleviate overcrowded conditions and provided up-to-date gymnasium and auditorium facilities. In 1950, the district opened a new high school building at Main and Seneca (extant) with a much larger capacity, and the West Seneca High School and West Seneca Central School of the former District 3 became Bellwood Elementary School. The school remained in use until the closure of the school in 1982. Previous developers' plans to convert the Bellwood Elementary School to apartments fell through, and an older portion of the building was demolished in 2002.

While the property has been found ineligible for the National Register of Historic Places (received denial letter in March 2025), it remains a landmark of the West Seneca landscape. VisoneCo Site Development has retained Metzger Engineering as the civil engineer and Sutton Architecture as the architect. We look forward to working with the Town of West Seneca on bringing this building back to life. Please do not hesitate to contact me with any questions.

Sincerely,

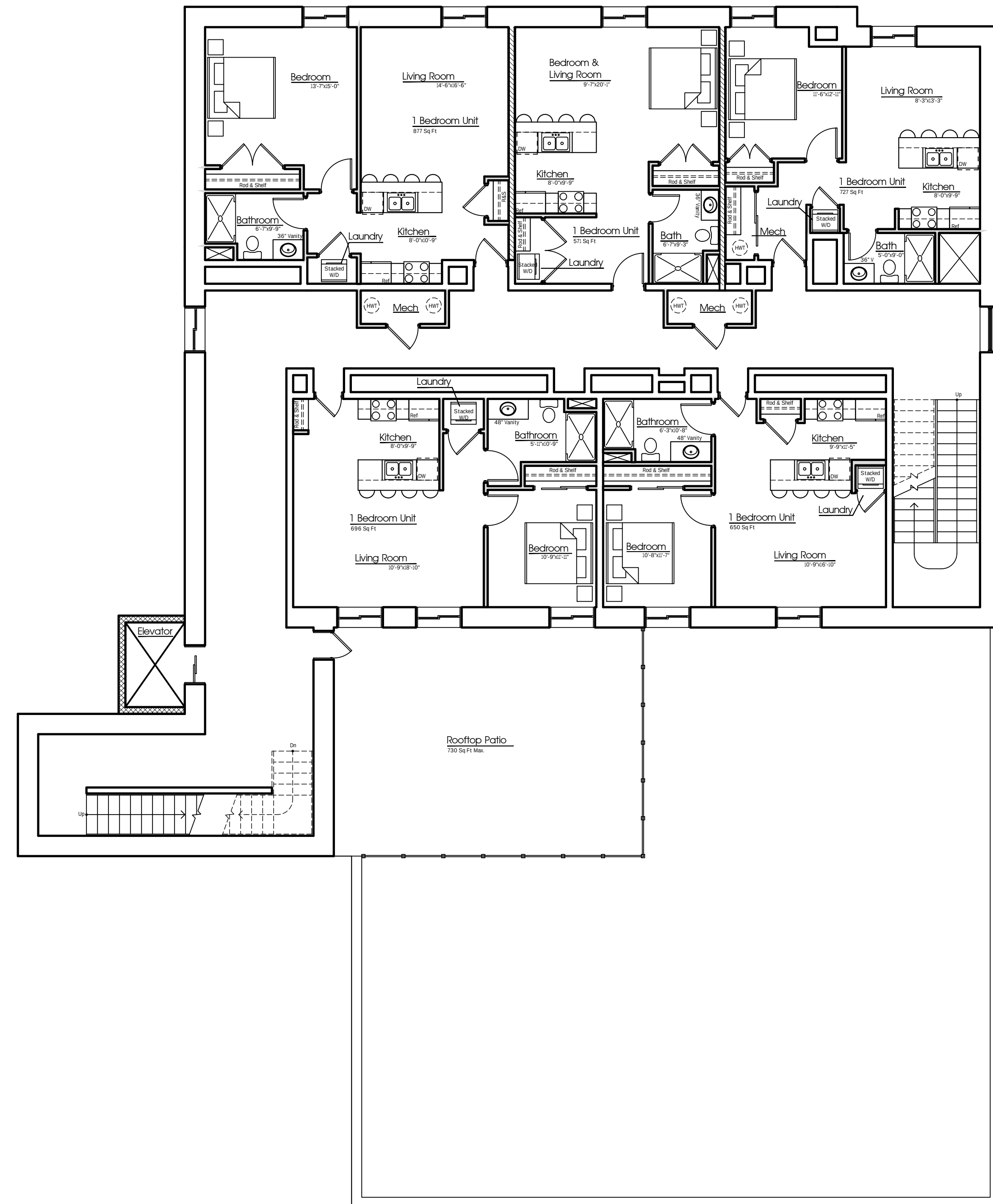
Brianne Zhang

Director of Real Estate
VisoneCo Site Development, LLC



Bellwood School - Concept Floor Plans

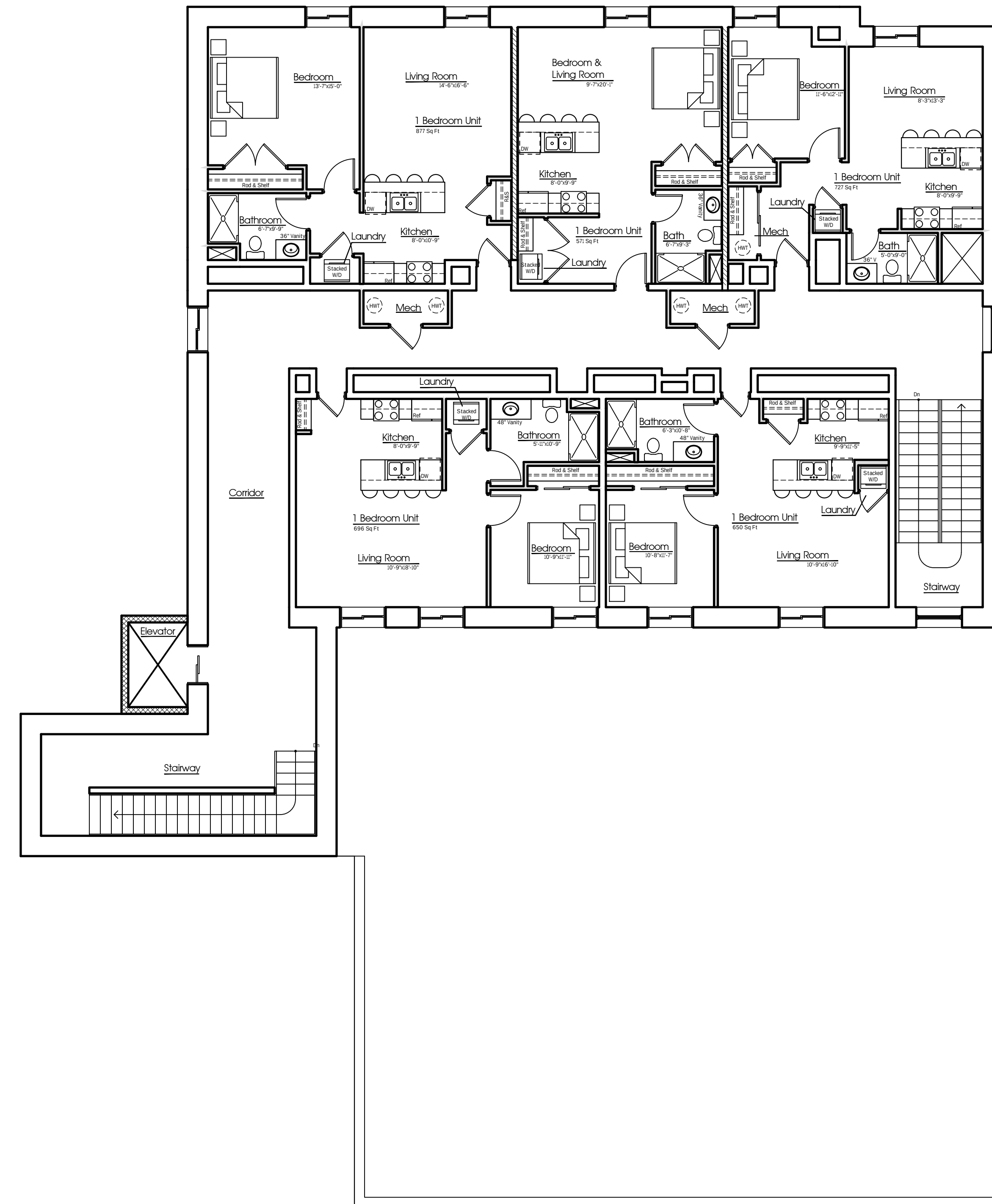
2806 Seneca Street
West Seneca, NY 14224
12/4/2025



Concept Third Floor Plan

5 Units

1/8" = 1'-0"



Concept Fourth Floor Plan

5 Units

1/8" = 1'-0"

Bellwood School - Concept Floor Plans

2806 Seneca Street
West Seneca, NY 14224
12/4/2025

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 12/24/25 FILE # 2026-001
PROJECT NAME Bellwood School Rehabilitation
PROJECT LOCATION (Include address and distance to nearest intersection)
2806 Seneca St, Buffalo NY 14224
APPLICANT VisoneCo Site Development LLC PH/FAX 716-759-1715
ADDRESS 9829 Main St, Clarence NY 14031
PROPERTY OWNER Visone Enterprises LLC PH/FAX 716-759-1715
ADDRESS 9829 Main St, Clarence NY 14031
ENGINEER/ ARCHITECT Metzger Engineering / Sutton Architecture PH/FAX Metzger (716-633-2601) Sutton (716-932-7560)
ADDRESS 8245 Sheridan Drive, Williamsville NY 14221 / 5409 Main St, Williamsville NY 14221
SBL # 134.53-1-1.1

PROJECT DESCRIPTION (Include all uses and any required construction)

Rehabilitation to 18 multi-family housing units.
SIZE OF LOT (acres) 0.7 ACREAGE TO BE REZONED 0

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

Bellwood Ave (195'), Seneca St (182')
EXISTING ZONING C-1 PROPOSED ZONING C-1(S)
EXISTING USE(S) ON PROPERTY None/vacant building
PROPOSED USE(S) ON PROPERTY multi-family

EXISTING USE(S) AND ZONING ON ALL PROPERTY WITHIN 500 FEET

park-n-ride, gas station, church, ice-cream store, fire station, residential, retail
PUBLIC SEWER YES X NO PUBLIC WATER YES X NO

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

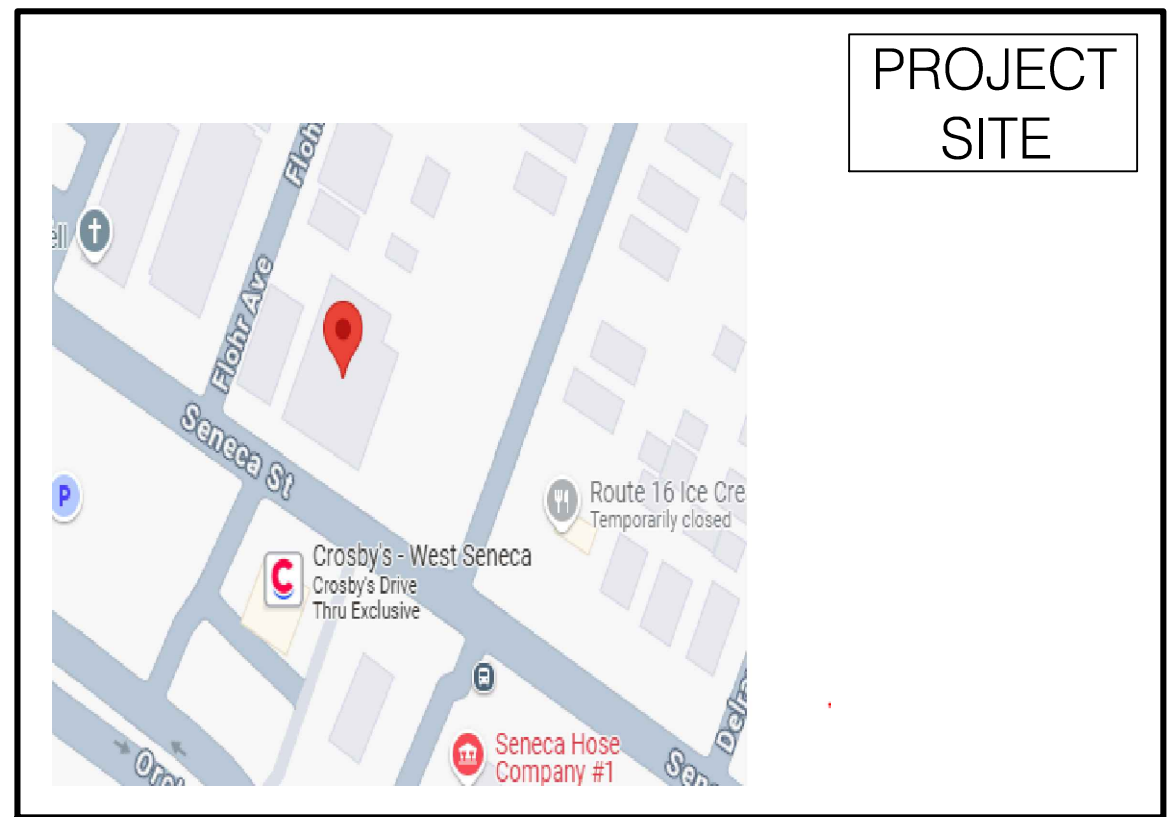
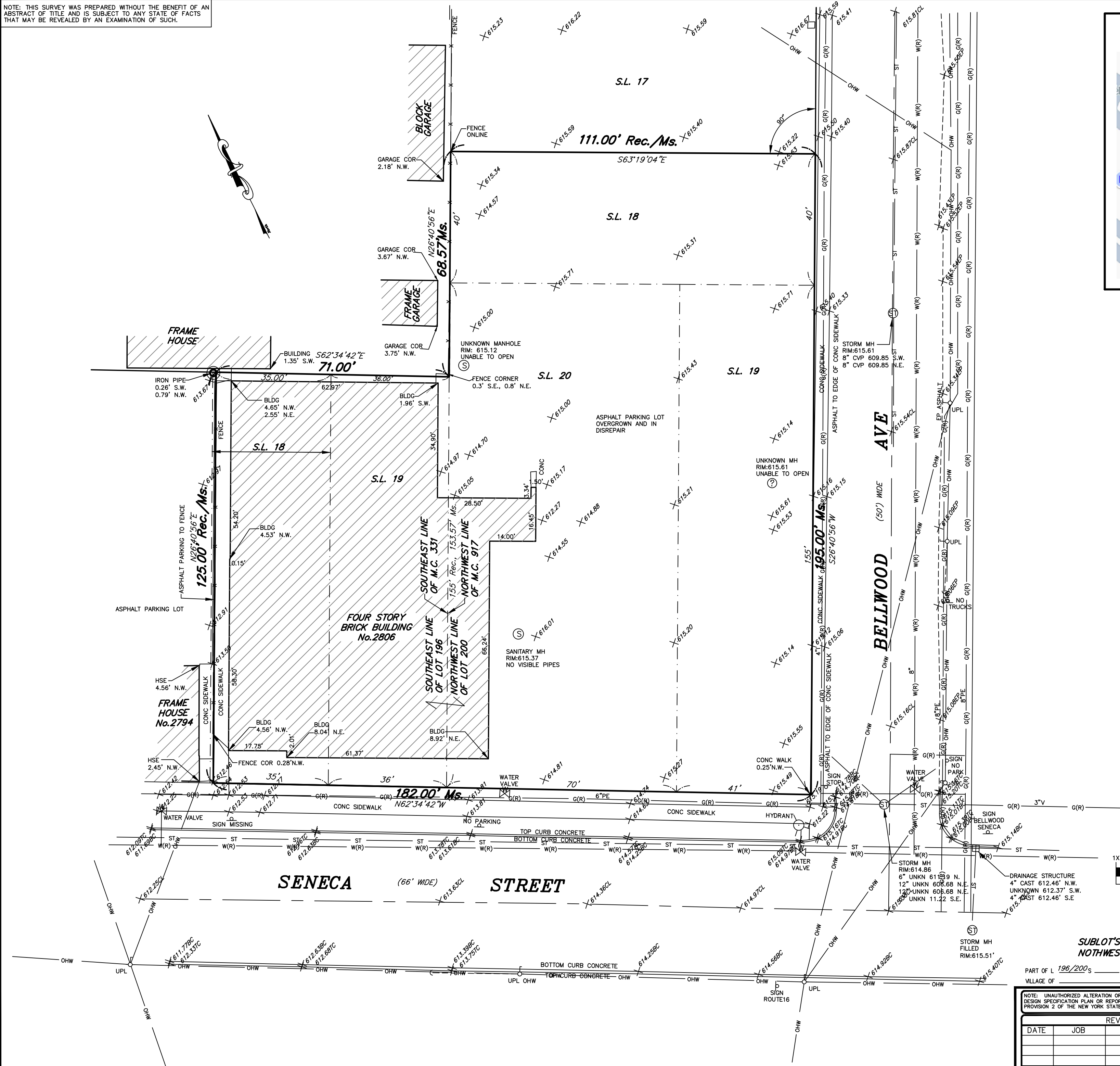
Special use permit for multi-family housing, variance for parking.

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT COMPLETION OF ALL REQUIREMENTS LISTED HEREIN

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 1/23/26 BY JKS
PLANNING BOARD MEETING DATE 2-12-26
TOWN BOARD MEETING DATE TBD
TOWN BOARD RESOLUTION DATE TBD
NON – REFUNDABLE FILING FEE (Payable to the Town Clerk): \$

NOTE: THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.



PROJECT SITE MAP:

LEGEND:

- | | |
|------------------------|---------------------------|
| ☐ CATCH BASIN (SQUARE) | ⊕ STORM MANHOLE |
| → GUY WIRE | ⊕ UNKNOWN MAN HOLE |
| ⊕ HYDRANT | ⊕ UTILITY POLE |
| ⊕ IRON PIPE | ⊕ UTILITY POLE WITH LIGHT |
| ⊕ SIGN 1 POST | ⊕ WATER VALVE |
| ⊕ SANITARY MANHOLE | |

UTILITY LINE TYPES:

- | | | |
|---------------------|------|------|
| ELECTRIC LINE | E | E |
| GAS LINE | G | G |
| GAS LINE (RECORD) | G(R) | G(R) |
| OVERHEAD WIRES | OHW | OHW |
| SANITARY SEWER LINE | SAN | SAN |
| STORM SEWER LINE | ST | ST |
| WATER LINE | W | W |
| WATER LINE (RECORD) | W(R) | W(R) |

GENERAL NOTES:

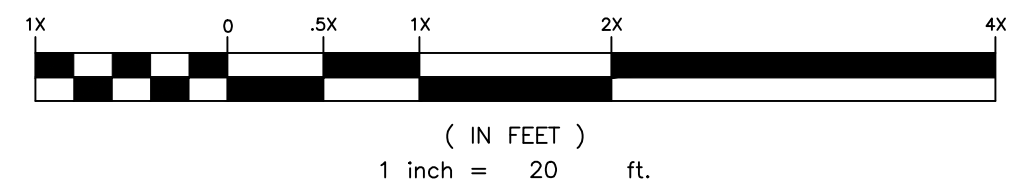
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORD INFORMATION PROVIDED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM RECORD INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. IT IS THE CLIENTS' RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND TO PROTECT SAID UTILITIES FROM ANY DAMAGE.

COORDINATES ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD 83.

ELEVATIONS ARE REFERENCED TO THE NAVD 88 VERTICAL DATUM.

AT THE TIME OF SURVEY THERE WAS 4" +/- OF SNOW AND ICE ON THE SITE. SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE.

GRAPHIC SCALE



SUBLOT'S 18, 19 & 20 ~ BLOCK "G" ~ MAP COVER 917 & THE NORTHWESTERLY 35.0' OF SUBLOT 18 & ALL OF SUBLOT 19 ~ MAP COVER 331

PART OF L 196/200s T 10 R 7 OF THE BUFFALO CREEK RESERVATION
VILLAGE OF WEST SENECA; COUNTY OF ERIE; STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, DESIGN SPECIFICATION PLAN OR REPORT IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

REVISION		
DATE	JOB	DESCRIPTION

SBL No. 134.53-1-1.1

KHEOPS
ARCHITECTURE, ENGINEERING
& SURVEY, DPC

392 Pearl Street, Suite 401
Buffalo, New York 14202
P. 716.849.8739
F. 716.856.0981
WWW.KHEOPSDPC.COM

DRAWN BY MJK SCALE 1" = 20'
CHECKED BY GEM JOB NO. 25NY024.01
CAD FILE 2806SENECA-66075 FIELD/OFFICE DATE 12/25FEB25
BOOK 434 PAGE 25 MAP 66075