



**WEST SENECA
PLANNING BOARD**

**1300 Union Road, West Seneca, NY 14224
6:00 PM in the Community Center
October 8, 2026**

AGENDA

Meeting # 2026-10

CALL TO ORDER

APPROVAL OF PROOFS OF PUBLICATION

APPROVAL OF MINUTES

1. Minutes of Meeting #2026-09

OLD BUSINESS

NEW BUSINESS

SPR2026-009

A request from Visone Enterprises Inc. for site plan approval for the property located at 2806 Seneca St. to permit the redevelopment of the existing building into a multi-unit residential development.

2026-006

A request from Home Away from Home Kennels for the property located at 1585 Orchard Park Rd to rezone to C-2(S) to permit the existing dog kennel and small expansion.

ADJOURN

Call To order

- Motion to call the meeting to order at 6:00 PM was made by Margaret Bebak and seconded by Joseph Sherman, Noes: 0; Abstain: 0; Motion carried.
- The Pledge of Allegiance was recited.

Role Call

Present:

- Mark Beeler, Board Member
- Joe Sherman, Board Member
- Margaret Bebak, Chairperson
- James Frick, Board Member
- Tim Hayes, Board Member
- William Wise, Board Member

Absent:

- Eric Sailer, Board Member (Excused)

Approval of Proofs of Publication

- Motion by Chairperson Margaret Bebak; seconded by James Frick Noes: 0; Abstain: 0; Motion carried.

Approval of minutes

- Motion to approve minutes from meeting #2026-08 by Chairperson Margaret Bebak; seconded by Timothy Hayes, Noes: 0; Abstain: 0; Motion carried.

Old Businesses

- None were discussed.

New Businesses

SPR 2026-008: Rusty Nickel, 4350 Seneca Street, West Seneca — Site Plan Review for expansion on the right side of the building.

Who spoke from the business:

- Jason Havens, Civil Design Director, Waves Architecture & Engineering (Waves AE) and owner of Rusty Nickel Brewing Company.
- Christopher Panaro, Lead Architectural Designer, Waves AE.

Project Summary (Applicant statements):

- Sustained growth and partnership with Lily Bell Meats have outgrown current production space.
- Supported by a New York State expansion grant awarded 50 facilities for production area expansion.
- Proposed two-story addition:
 - First Floor: Production-focused; streamline canning line (currently moved daily), add a small lab for quality control, install a walk-in cooler on slab-on-grade; improve safety by separating production from other operations; enable increased distribution and larger accounts.
 - Second Floor: Open-office and storage for management (GM, events coordinator, brewer); printers, desks, fireproof storage for records; replaces outdoor shed and former Conex box; supports bulk purchasing (glassware, toiletries).
- Occupancy & Use: No increase in public occupancy; second floor strictly office, not an event space; lacks public-facing amenities like bathrooms.
- Architectural Details: Glass bay doors to showcase brewing operations from street; east wall gabled roofline to match existing building; retain “log cabin vibe” with wood beam components; front elevation largely unchanged; exposed beams are wood; matching existing board-and-batten; intentional aged “old barn” look; regular washdown/pressure wash (typically every two years), with cleaning/replacement to match new installation.
- Site Plan & Variances: Requires side yard setback variance (from 25 ft required to 5 ft at closest point); closest corner 5 ft from property line, extending to ~22 ft at other corner; building cuts into hill; structure acts as retaining wall, with small vegetated knee walls; additional retaining walls tentatively concrete, not full height—approx. 6 ft above grade with ~4 ft footing (total ~10 ft section); rear wall of building ~12.5 ft above grade; retention ~5 ft off building for egress/maintenance; 5.14 ft side yard provides access for condensers/compressors and vegetation maintenance; operational layout drove footprint (brew house longer than wide).
- Adjacent Parcels: Rusty Nickel acquired adjacent residential parcel to the west; intent for beautification and gardens, not commercial expansion; maintain as regional asset. House parcel to the west already zoned commercial; town coordinating path forward for vacant parcel behind it; may come before board in future.
- Parking: No increase in occupancy or seating; operational expansion only. Peak parking ~40 cars on weekends; daily occupancy cycles quick; ~140 people/day total; within

hourly occupancy thresholds; 46 spaces noted but shared lot causes confusion. Applicant purchased back half of property ~18 months ago to isolate operations; applicant's half of lot replaced and restriped; exploring coordination with Ebenezer Ale House and nearby landowners for additional/adjacent parking; landlocked constraints noted.

- Lighting: Night sky compliant; no light trespass; spot lighting around doors and signage only; no up/out spill; addition helps shield neighboring properties from noise/light; extensive landscaping plan likely to expand for beautification/mitigation.
- Alternating Proprietorship: Meadery to use applicant's equipment; distribution primarily via applicant's own vehicles (pickup/van); no large trucking given low volumes and bottled/four-pack product; some product may be carried in tap room; majority wholesale offsite.
- Wastewater: Effluent limited and near neutral after dilution during cleaning cycles; minimal volumes; not expected to pose downstream EOD concerns.
- Fire Protection: Likely no sprinkler requirement due to small size, non-hazardous use, and not a place of assembly (per Staff/Engineer).
- Water Service: Recorded pressure ~67 psi; upsizing inlet to 2 inches increases volume, not pressure; benefits include faster vessel fills and concurrent washdown without pressure drop; cost estimate ~\$16–20k total (directional drill \$8–10k plus backflow); upsizing preferred but considered value-engineering item; applicant spoke with ECWA (Adam Massaro); will submit when ready; ECWA addresses new tap/backflow directly.
- Dumpster: Shared use near Ale House with deeded access "into perpetuity" per purchase agreement.

Board Questions & Answers:

- Chairperson Bebak:
 - Q: Regarding the view from the back garden, what will be visible?
 - A (Jason Haven): West side elevation of the new building, flanked by the existing pergola.
 - Q: What variances are you seeking?
 - A (Jeff Schieber): Only variance requested is for side yard building setback, reducing from 25 ft to 5 ft at closest point.
- James Frick:
 - Q: Will adjacent parcels acquired by the applicant be rezoned commercial?
 - A: (Jeffrey Schieber): House parcel to the west already zoned commercial; town working with applicant on path forward for vacant parcel behind it; may return to board.
 - A: (Havens): Acquired parcel intended as green space for gardens and beautification, not for building.
- James Frick:
 - Q: Material and design of additional retaining walls for building set into hillside?
 - A (Jason Haven): Working with structural engineer for least expensive approach; tentatively concrete; walls approx. 6 ft above grade with ~4 ft footing; ~5 ft off building for egress/maintenance; operational layout influenced footprint.
- Tim Hayes:

- Q: Parking concerns and shared lot with Ebenezer Ale House; suggestion for coordination; clarification on 46 spaces and shared lot confusion.
- A: (Jason Haven): Back half of property purchased and restriped; anticipating favorable changes at Ale House; exploring opportunities with Ale House/nearby landowners; acknowledges landlocked constraints.
- Joseph Sherman:
 - Q: Manufacturing for another company (mead) and distribution logistics.
 - A: (Jason Haven): Alternating proprietorship; distribution via own vehicles; minimal trucking; majority wholesale offsite; some product in tap room.
 - Q: Wastewater handling.
 - A: (Jason Haven): Limited, near neutral after dilution; minimal volumes; no expected downstream concerns.
 - Q: Sprinkler requirement.
 - A: (Jeffrey Schieber): Likely not required due to size and use.
- Margaret Bebak:
 - Q: Facade materials, condition, and maintenance schedule.
 - A: (Jason Haven): Match existing board-and-batten; periodic washdown/pressure wash; replace boards as needed; aged look intentional; front elevation largely unchanged; exposed beams wood.
- Tim Hayes:
 - Q: Water pressure implications of upsizing to 2-inch inlet and ECWA submission.
 - A: (Jason Haven): Volume increases, pressure remains ~67 psi; faster fills and better concurrent use; cost-driven decision; seeks approval flexibility if funding allows.
 - A: (Jeffrey Schieber): ECWA must review new tap/backflow; applicant to submit.
 - A: (Jason Haven): Spoke with ECWA (Adam Massaro); no issues anticipated; will proceed when ready.
- Tim Hayes:
 - Q: Dumpster location near Ale House.
 - A: (Jason Haven): Shared dumpster uses and access deeded into perpetuity per purchase agreement for both businesses to have usage.

Public comments:

- Chair called for residents' questions—none.

Motions and Recommendations:

- Motion: Close public hearing.
 - Motion by: Chairperson Margaret Bebak
 - Seconded by: James Frick
 - Noes: None
 - Abstain: None
 - Motion carried
- Motion: Table SPR 2026-008 pending results of variances and final submittal.
 - Motion by: Chairperson Margaret Bebak

- Seconded by: Timothy Hayes
- Recommendation: Table the item pending ZBA variance outcome and final site plan submittal.
- Noes: None
- Abstain: None
- Motion carried

Adjourn

- Motion to close the meeting at 6:47pm
 - Motion by: Chairperson Margaret Bebak
 - Seconded by: Timothy Hayes



ENGINEER'S REPORT

Multi-Family Apartment Building
2806 Seneca Street
West Seneca, New York 14224

August 28, 2026

Prepared for:
Visone Enterprises, LLC
9829 Main Street
Clarence, New York 14031

Project M-2515

Prepared by:
Metzger Civil Engineering, PLLC
8245 Sheridan Drive
Williamsville, NY 14221
Phone: 633-2601
Fax: 633-2704
Email: meteng@roadrunner.com



Michael J. Metzger, P.E.
License No. 066786

PROJECT DESCRIPTION:

The subject property is located at 2806 Seneca Street in the Town of West Seneca, New York. It has frontage on Seneca Street as well as Bellwood Avenue and comprises approximately 0.7 acres of land.

The subject property is currently improved with a 4-story brick building that was constructed presumably in the late 1940's based on historical topography maps. Currently, the building is vacant. The existing building is also currently connected to the municipal water system and sanitary sewer system. In addition to the existing building, the site is also improved with an asphalt pavement parking lot in poor condition as well as stone and impervious surfaces over the remaining portion of the property limits. A small portion of the property contains a poorly maintained lawn area adjacent to the public roadways.

The proposed development consists of a renovation to the existing building. Upon completion, the building will contain 18 dwelling units. The proposed development will also re-build the existing parking lot for improved function as well as restore a portion of the existing impervious area to lawn / green space. To quantify, when the proposed development is complete, the overall impervious surface area will decrease from the existing conditions by removing approximately 0.12 acres (5,300± square feet) of pavement and restoring it to green space.

The total area of disturbance for completion of this project is estimated to be 0.49 acres. Since the area of disturbance needed for the proposed development will be less than 1.0 acre the project will not require coverage under the NYSDEC General SPDES GP-0-25-001. However, as a good management practice, the site will employ erosion and sediment controls to prevent sedimentation migration during construction. The erosion and sediment control features proposed are detailed in the design plans.

WATER SERVICE:

As previously identified, the existing building is connected to the municipal water supply, which will be utilized to serve the proposed use of the building. No new water services are proposed.

SANITARY SEWER SERVICE:

As previously identified, the existing building is connected to the municipal sanitary sewer system, which will be utilized to serve the proposed use of the building. No new sanitary sewer services are proposed.

STORMWATER MANAGEMENT:

The existing development site topography is relatively flat, which slopes minimally to the public rights-of-way onto Seneca Street and Bellwood Avenue. The proposed grading and drainage of the development will follow the same drainage pattern as currently exists. All stormwater runoff in the proposed parking lot will sheet flow to the conveyance system consisting of catch basins and storm piping and discharge to the municipal storm sewer system on Bellwood Avenue.

The USDA TR-55 hydrology modeling was utilized to calculate the pre and post development stormwater flows, which are included in Appendix A of this report. Due to the decreased impervious area on site, the proposed development will reduce the existing stormwater runoff by removing large sections of asphalt pavement and restoring them to lawn / landscaping.

By removing a large portion of existing impervious area, the proposed development will improve and reduce sheet flow runoff from the current conditions. To quantify the improvements in storm water runoff, the hydraulic modeling was utilized to run the 10-year and 25-year storm events for both the pre- and post-development conditions. The quantities are illustrated in the following table.

<u>Storm Event</u>	<u>Pre-development Peak Discharge, cfs</u>	<u>Post Development Peak Discharge, cfs</u>
10yr/24hr	2.83	2.65
25yr/24hr	3.37	3.20

As is illustrated in the table above, the proposed development will produce less runoff discharge than the existing conditions. The discharge from the site, however, will be restricted to the allowable flow through the 12" storm water pipe, which was calculated at 2.73 cfs using Manning's Equation. This flow is less than the 10-year pre-development discharge.

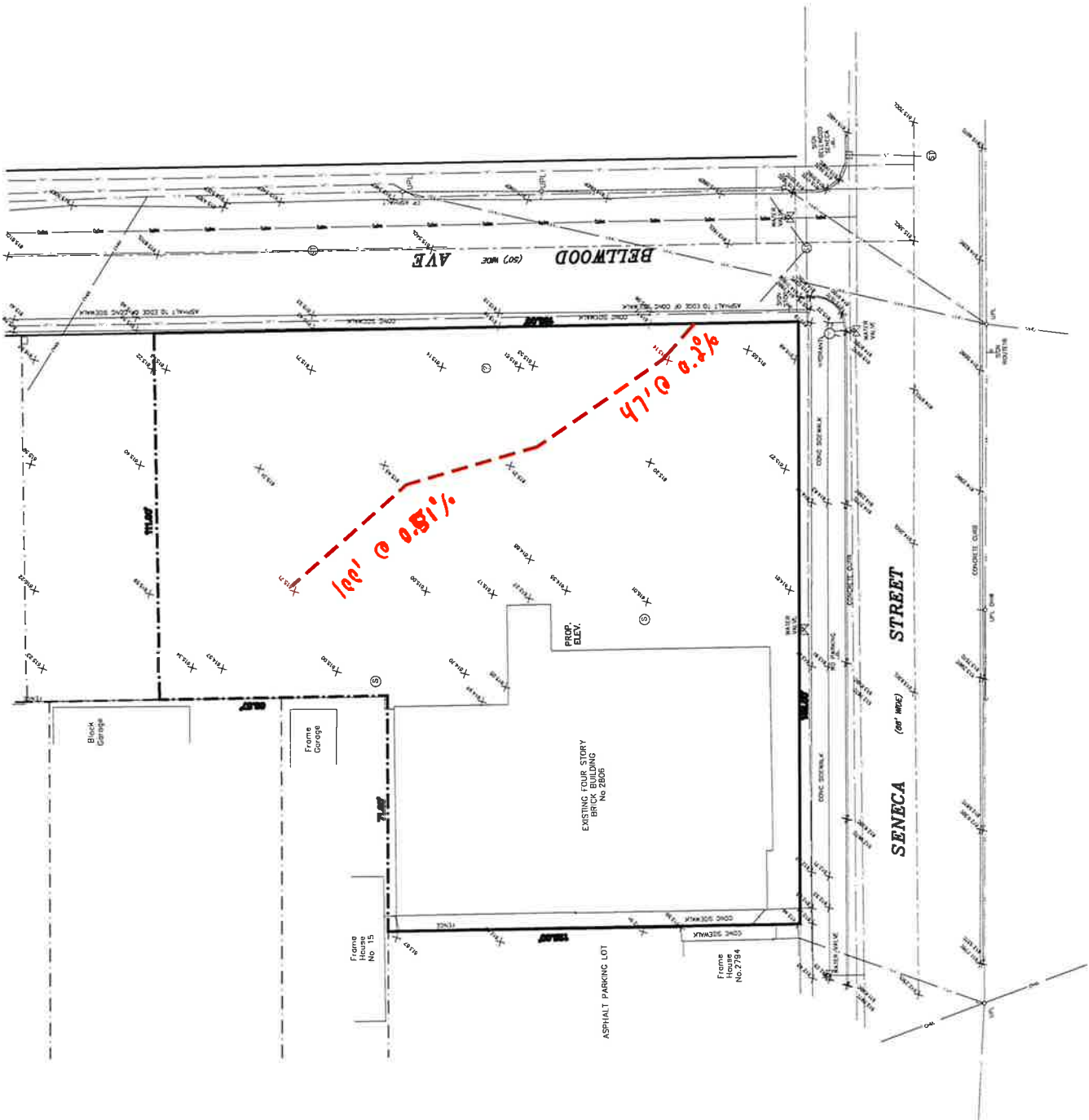
Please refer to the attached stormwater calculations included in Appendix A for further details.

APPENDIX A

Stormwater Calculations

Multi-Family Apartment Building
2806 Seneca Street
West Seneca, New York 14224

Project M-2515



WinTR-55 Current Data Description

--- Identification Data ---

User: J. Metzger Date: 8/25/2026
 Project: 2806 Seneca Street Units: English
 SubTitle: Pre-Development Areal Units: Acres
 State: New York
 County: Erie
 Filename: \\STATION-A\Users\mcewn\OneDrive\MCE\M2515 2806 Seneca Street\DOCUMENTS\Pre-Development.

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
Pre-Dev		Outlet	0.7	97	0.1

Total area: .70 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period	
	10-Yr (cfs)	25-Yr (cfs)

SUBAREAS		
Pre-Dev	2.83	3.37
REACHES		
OUTLET	2.83	3.37

J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow 10-Yr (cfs) (hr)	Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)
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SUBAREAS

Pre-Dev	2.83 11.92	3.37 11.93
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REACHES

OUTLET	2.83	3.37
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J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Pre-Dev	.70	0.100	97	Outlet	

Total Area:	.70 (ac)				

J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Pre-Dev							
SHEET	100	0.0051	0.011				0.042
SHALLOW	47	0.0020	0.025				0.014
Time of Concentration							0.1
							=====

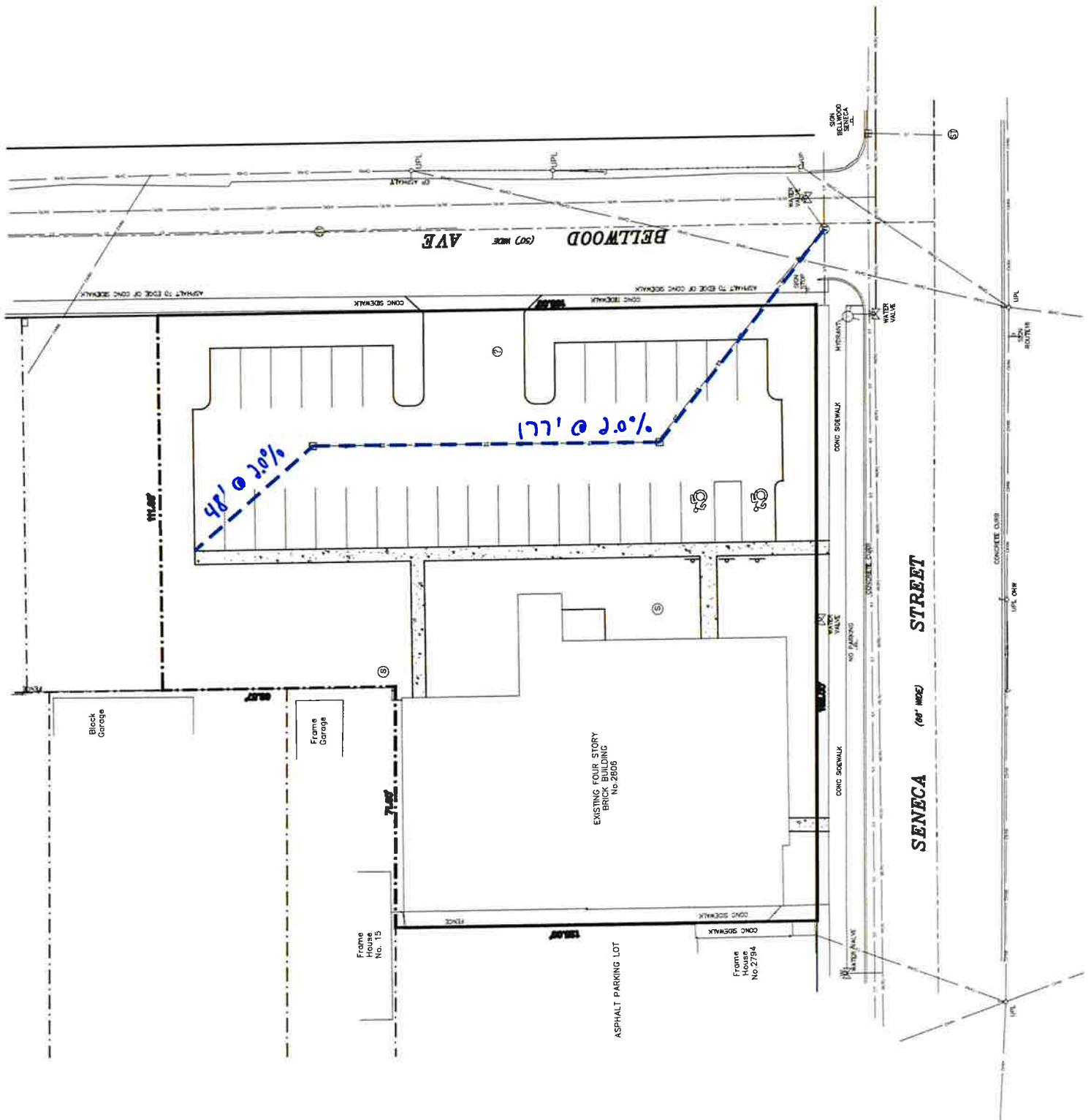
J. Metzger

2806 Seneca Street
Pre-Development
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Pre-Dev	Open space; grass cover < 50%	(poor) D	.09	89
	Paved parking lots, roofs, driveways	D	.61	98
	Total Area / Weighted Curve Number		.7	97
			==	==

Post-Development Flows



WinTR-55 Current Data Description

--- Identification Data ---

User: J. Metzger Date: 8/25/2026
 Project: 2806 Seneca Street Units: English
 SubTitle: **Post-Development** Areal Units: Acres
 State: New York
 County: Erie
 Filename: \\STATION-A\Users\mcewn\OneDrive\MCE\M2515 2806 Seneca Street\DOCUMENTS\Post-Development

--- Sub-Area Data ---

Name	Description	Reach	Area (ac)	RCN	Tc
Post-Dev		Outlet	0.7	94	0.1

Total area: .70 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
2.2	2.69	3.25	3.84	4.48	6.0	1.8

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period	
	10-Yr (cfs)	25-Yr (cfs)

SUBAREAS		
Post-Dev	2.65	3.20
REACHES		
OUTLET	2.65	3.20

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow 10-Yr (cfs) (hr)	Peak Time (hr) by Rainfall Return Period 25-Yr (cfs) (hr)
------------------------------------	-------------------------------------	--

SUBAREAS

Post-Dev	2.65 11.93	3.20 11.93
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REACHES

OUTLET	2.65	3.20
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J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
Post-Dev	.70	0.100	94	Outlet	

Total Area:	.70 (ac)				

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
Post-Dev							
SHEET	48	0.0200	0.011				0.014
SHALLOW	177	0.0200	0.025				0.017
Time of Concentration							0.1
							=====

J. Metzger

2806 Seneca Street
Post-Development
Erie County, New York

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
Post-Dev	Open space; grass cover < 50%	(poor) D	.28	89
	Paved parking lots, roofs, driveways	D	.42	98
	Total Area / Weighted Curve Number		.7	94
			==	==



METZGER
CIVIL
ENGINEERING, PLLC

8245 Sheridan Drive
Williamsville, New York 14221
Phone: 716-633-2601, Fax: 716-633-2704

Project:	Multi-Family Apartment Building	By:	JCM	Date:	08/28/26
Location:	2806 Seneca Street - West Seneca, NY	Checked:	LKM	Date:	08/28/26

PROPOSED 12" HDPE TO EXISTING STORM SEWER

Pipe slope (percent) 0.5 %

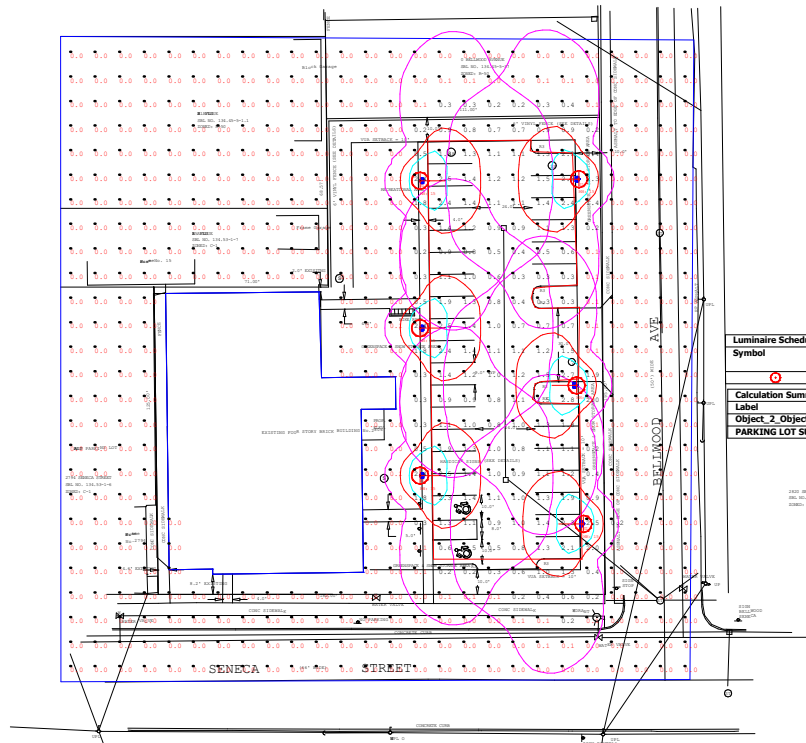
Pipe slope (decimal) 0.005

Diameter of pipe (inches) 12

Pipe Material HDPE

Mannings Coefficient "n" 0.012

$Q = .464/n * D^{8/3} * S^{1/2}$ 2.73 cfs <----- Maximum flow capable through 12" HDPE pipe



Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	BUG Rating
	6	SL1	Single	BVB2001CPS30W18T440K-HSS180	0.900	3266	30	180	15	B1-U1-G1
Calculation Summary										
Label	CalcType			Units	Avg	Max	Min	Avg/Min	Max/Min	
Object_2 Object_2	Illuminance			Fc	0.29	2.8	0.0	N.A.	N.A.	
PARKING LOT SURFACE	Illuminance			Fc	1.22	2.7	0.3	4.07	9.00	

MULTI-FAMILY APARTMENT BUILDING

2806 SENECA STREET

TOWN OF WEST SENECA, ERIE COUNTY, NEW YORK



LOCATION MAP
N.T.S.

DEVELOPER:

WISONE ENTERPRISES, LLC
9829 MAIN STREET
CLARENCE, NEW YORK 14031
PHONE: (716) 759-1715

CIVIL ENGINEER:

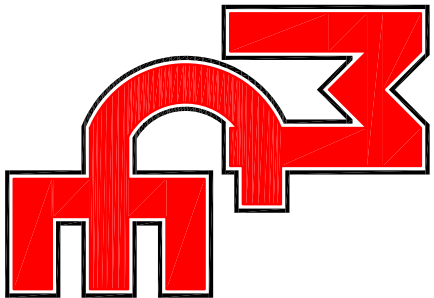
METZGER CIVIL ENGINEERING, PLLC.
8245 SHERIDAN DRIVE
WILLAMSVILLE, NEW YORK 14221
PHONE: (716) 633-2601
FAX: (716) 633-2704
EMAIL: meteng@roadrunner.com

PROJECT LEGEND

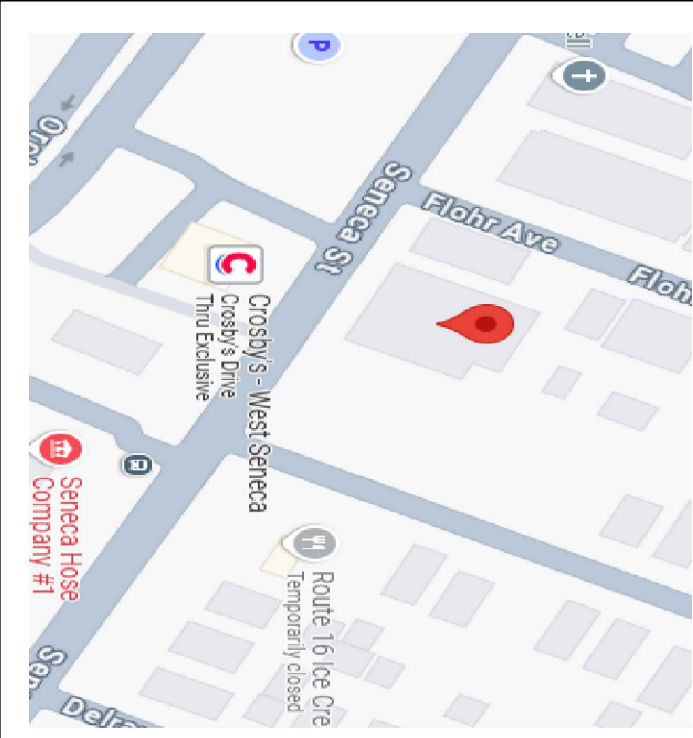
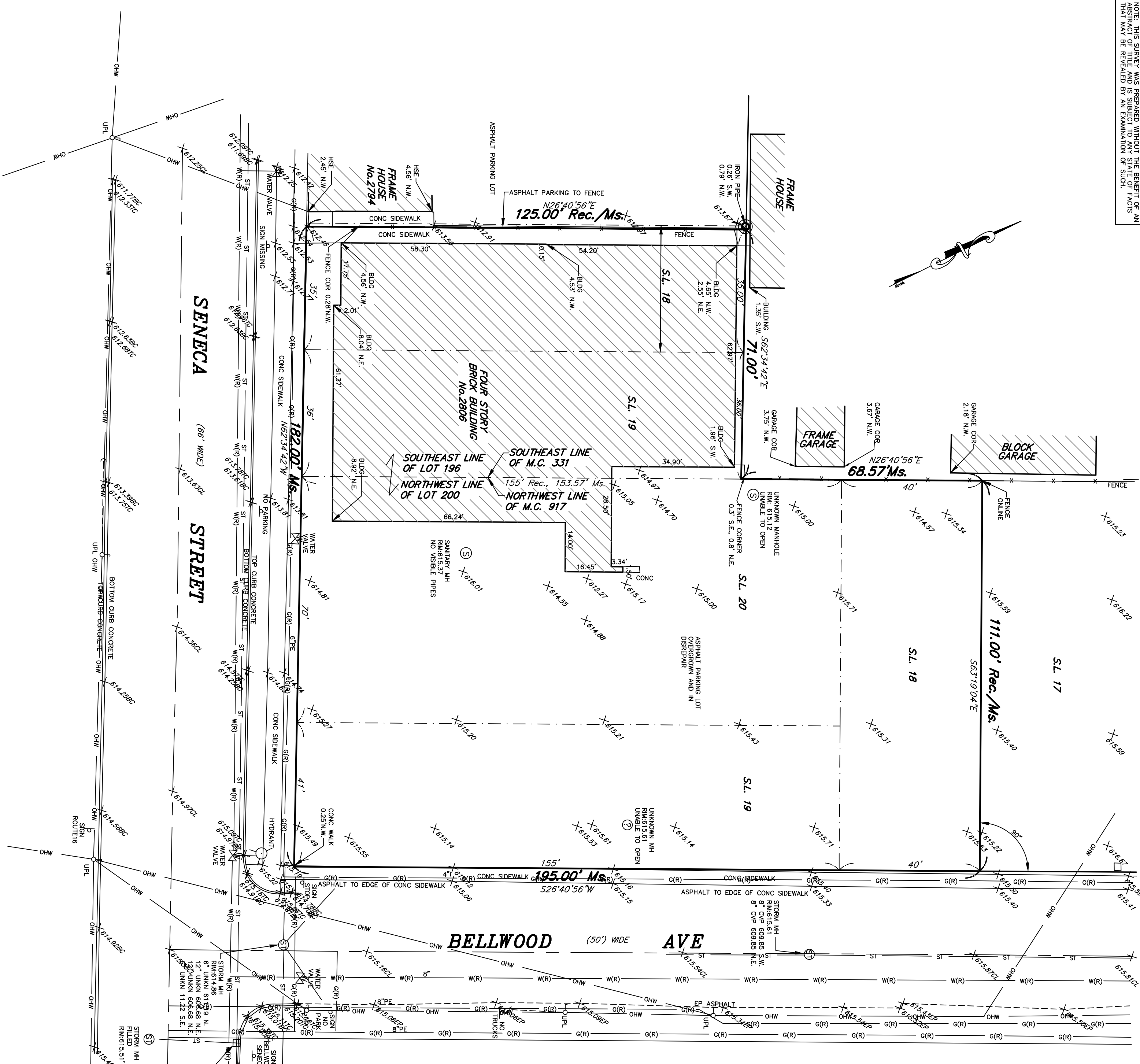
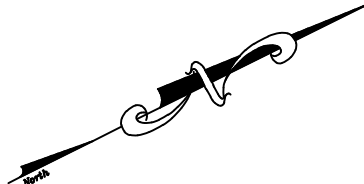
EXISTING FEATURES*	PROPOSED FEATURES*
PROJECT BOUNDARY LINE	STORM CATCH BASIN
CENTERLINE	WATER VALVE
MAIL BOX	SANITARY SEWER LATERAL
SIGN	STORM SEWER LINE
ELECTRIC MANHOLE	WATERLINE
TELEPHONE MANHOLE	SPOT ELEVATION
SANITARY MANHOLE & LINE	FLOW DIRECTION
WATER LINE	INLET PROTECTION
UTILITY POLE	SILT SOCK
WATER VALVE	
HYDRANT	
GAS LINE	
OVERHEAD WIRES	
* WHERE APPLICABLE	
	STABILIZED CONSTRUCTION ENTRANCE

SCHEDULE OF DRAWINGS:

SHEET NO.	DRAWING	DESCRIPTION
1	CS	COVER SHEET
2	--	BOUNDARY & TOPOGRAPHY SURVEY
3	SP-1	SITE PLAN
4	GD-1	GRADING & DRAINAGE PLAN
5	ESC-1	EROSION AND SEDIMENT CONTROL PLAN
6	LP-1	LANDSCAPE PLAN
7	DT-1	DETAILS



METZGER CIVIL ENGINEERING, PLLC



PROJECT SITE

PROJECT SITE MAP:

LEGEND:

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

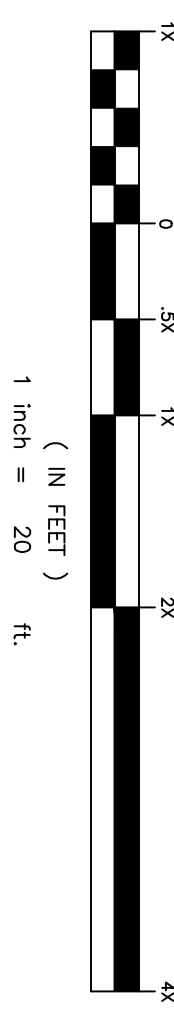
UTILITY LINE TYPES:

- ELECTRIC LINE
- GAS LINE (RECORD)
- OVERHEAD WIRES
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- WATER LINE (RECORD)

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



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

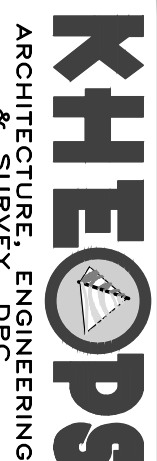
PART OF L 196/2003 1 10 7 OF THE BUTTALO CREEK RESERVATION WEST SENECA : COUNTY OF : STATE OF NEW YORK

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO ANY SURVEY, DRAWING, OR RECORD IS PROHIBITED BY THE NEW YORK STATE EDUCATION LAW, SECTION 2209. VIOLATION OF THIS SECTION IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 2209.

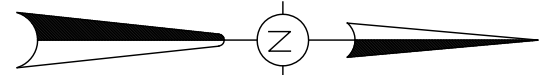
DATE JOB REVISION DESCRIPTION

DRAWN BY: MJK SCALE: 1" = 20' CHECKED BY: GEW JOB NO.: 25VY024.01 CAD FILE: 2806SENECA-660705 FIELD/OFFICE DATE: 12/25/2025

SBL No. 134.53-1-1.1 BOOK 434 PAGE 25 MAP 66075



392 Pearl Street, Suite 401 Buffalo, New York 14202 P: 716.348.8739 F: 716.355.0881 WWW.KHEOPSPC.COM



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NOTES:

1) THESE PLANS HAVE BEEN DEVELOPED FROM THE BOUNDARY OR TOPOGRAPHY SURVEY COMPLETED BY KHEOPS ARCHITECTURE, 100 WEST 1ST STREET, NYC DATED FEBRUARY 25, 2025.

THIS IS NOT A PROPERTY SURVEY.

DESIGNED BY: JOM

DRAWN BY: JOM

CHECKED BY: LJM

DATE FILE: 02/25

NOTE: 8245 SHERIDAN DRIVE, WILLIAMSVILLE, NY 14221. ADDITION TO THIS DRAWING AS A MODIFICATION OF SECTION 2009, FROM STATE EDUCATION LAW.

METZGER CIVIL ENGINEERING, PLLC

8245 SHERIDAN DRIVE
WILLIAMSVILLE, NY 14221
PH: 716-633-2601
FAX: 716-633-2704

CIVIL ENGINEERING
LAND PLANNING
SITE DESIGN
MUNICIPAL ENGINEERING

MULTIFAMILY APARTMENT BUILDING
2806 SENECA STREET
ERIE COUNTY, NEW YORK

LANDSCAPE PLAN

SCALE: 1" = 20'

DATE: AUGUST 28, 2026

DWG NO: 02/215

DRAWING NO:

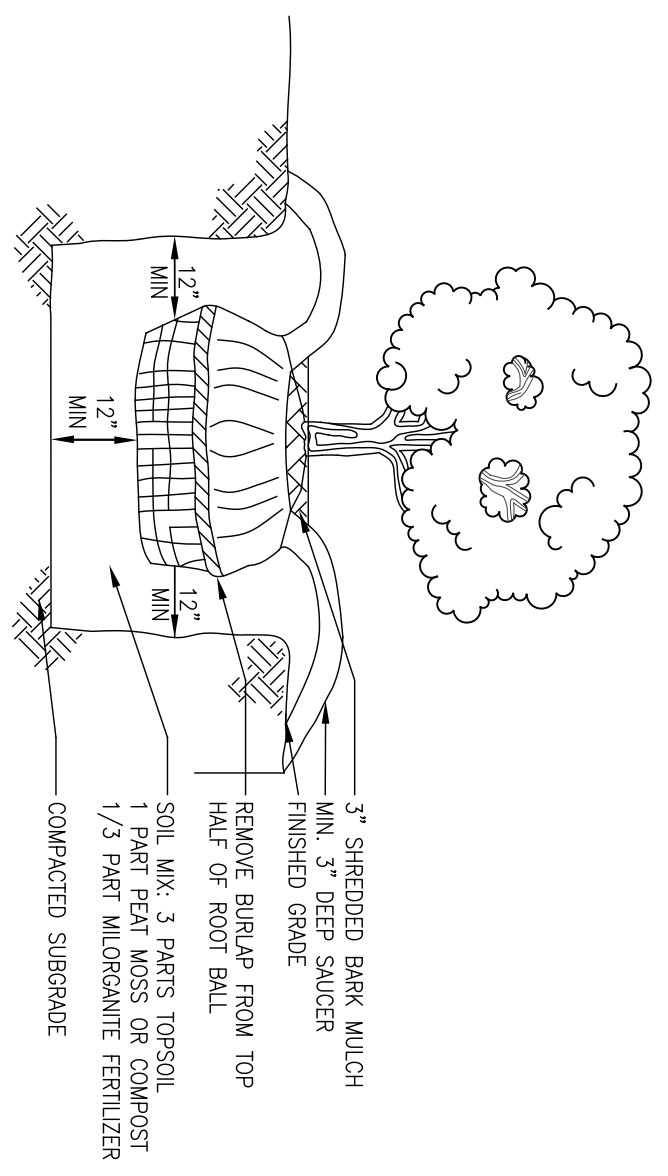
LP-1

SHEET 6

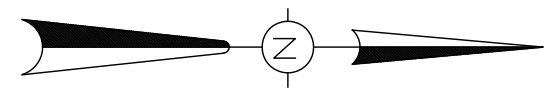
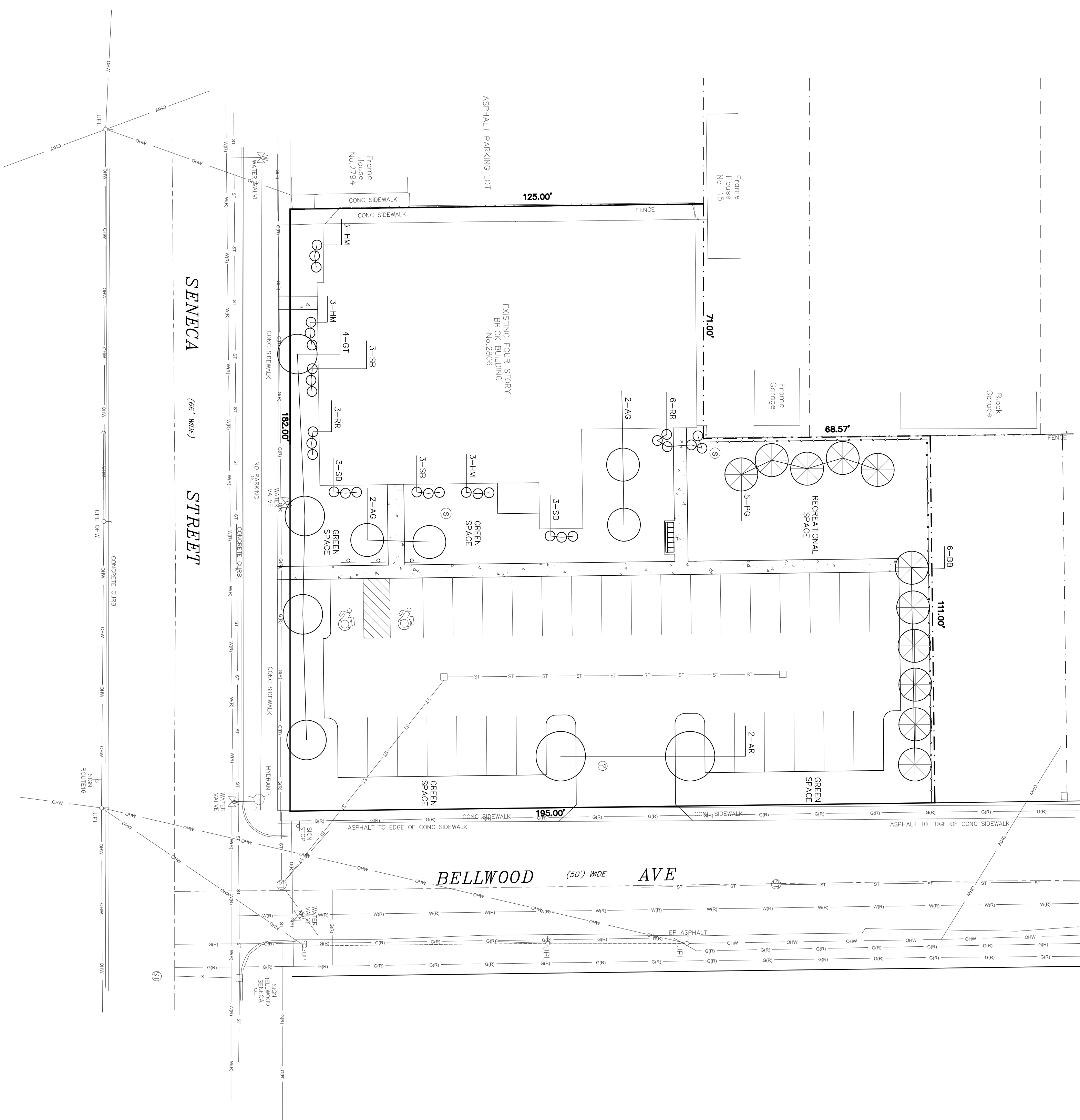
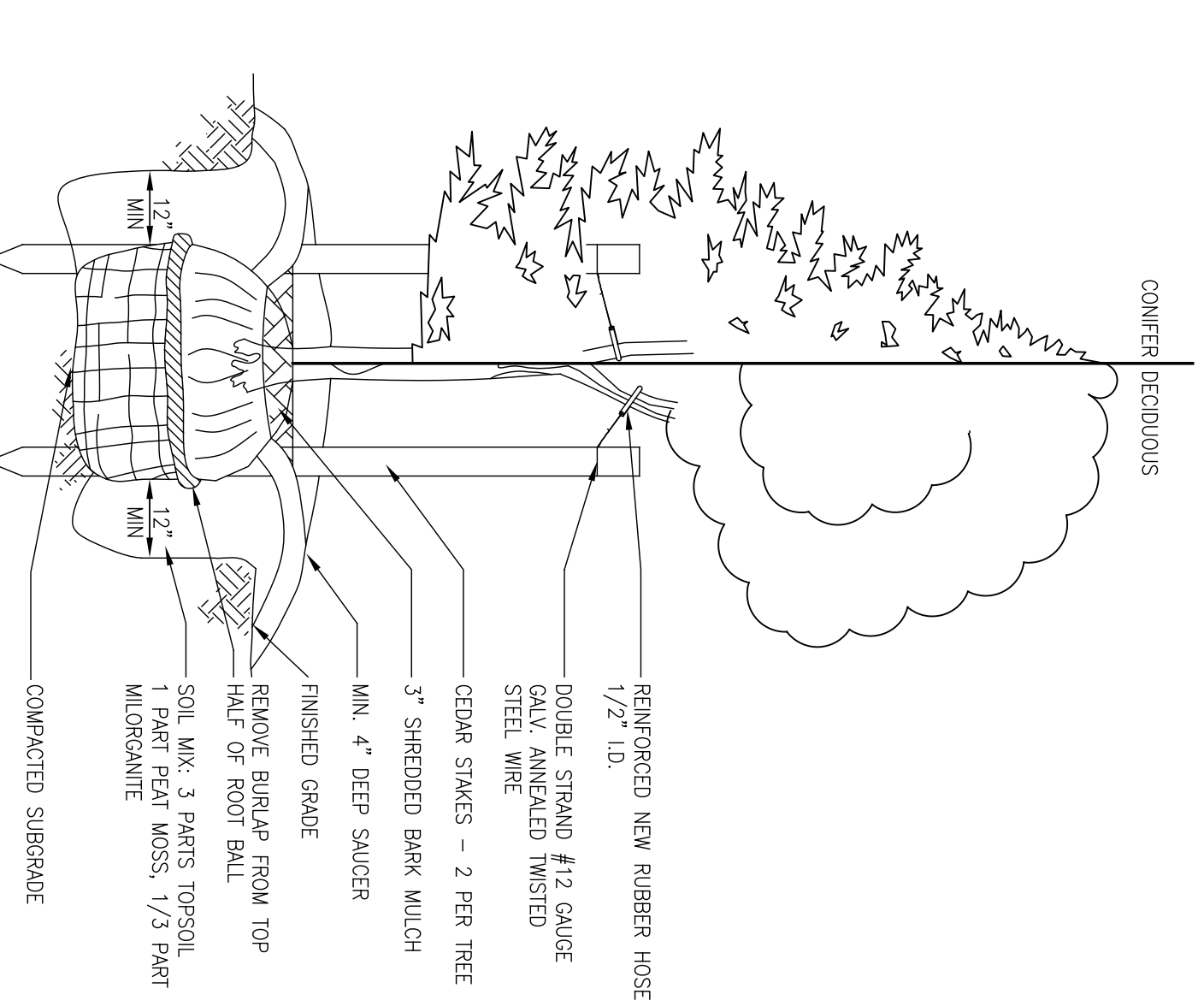
- LANDSCAPE NOTES
1. FURNISH TOPSOIL FROM THE SITE. IF INSUFFICIENT QUANTITY IS AVAILABLE, CONTRACTOR TO SUPPLY TOPSOIL FROM OFF SITE. AT CONTRACTORS EXPENSE, TOPSOIL SHALL BE NATURAL, FINE-GRANULAR SOIL, UNIFORM IN COMPOSITION AND TEXTURE, CLEAN FROM SUBSOIL, CLAY LUMPS, STONES, WEEDS, STUMPS, ROOTS, TOXIC SUBSTANCES AND OTHER DEBRIS.
 2. TOPSOIL SHALL HAVE LESS THAN 10% CLAY WITH A pH BETWEEN 5.0-7.0 WITH 5%-20% ORGANIC MATTER.
 3. THE SEED MUST BE SOWN AND FERTILIZED USING APPLICATION RATES AS DIRECTED BY THE SEED SUPPLIER AND COVERED WITH SMALL GRAIN STRAW MULCH WITHIN 7 DAYS OF SEEDING.
 4. LAWN GRASS MIXTURE SHALL BE COMPOSED OF 45% KENTUCKY BLUEGRASS, 35% CREEPING FESCUE AND 15% PERENNIAL RYEGRASS.
 5. ALL TREES AND PLANTING BEDS SHALL RECEIVE A 3-INCH LAYER OF SHREDED HARDWOOD BARK MULCH, EXCEPT WHERE OTHERWISE NOTED.
 6. ALL PLANT MATERIALS SHALL BE INSPECTED TWICE ANNUALLY, ONCE IN THE SPRING AND AGAIN IN THE FALL. TREES AND SHRUBS THAT ARE DEAD OR DISEASED SHALL BE REMOVED AND REPLACED WITHIN 90 DAYS OF INSPECTION. DEAD TREES SHALL BE PRUNED AT THE TIME OF INSPECTION TO REMOVE DEAD TWIGS AND BRANCHES THAT DO NOT EXHIBIT THE CONDITIONS FOR REPLACEMENT SHALL BE PRUNED AT THE TIME OF INSPECTION TO REMOVE DEAD TWIGS AND BRANCHES.
 7. ALL TREES ARE RECOMMENDED TO BE EQUIPPED WITH 15-GALLON OR LARGER TREECUTOR (OR EQUIVA.) IRRIGATION BAGS SHOULD BE FILLED ONE TO TWO TIMES PER WEEK DURING GROWING SEASONS TO ASSIST WITH THE ESTABLISHMENT OF THEIR ROOT SYSTEMS. IRRIGATION BAGS SHOULD BE FILLED ONE TO TWO TIMES PER WEEK DURING GROWING SEASONS TO ASSIST WITH THE ESTABLISHMENT OF THEIR ROOT SYSTEMS. IRRIGATION BAGS SHOULD BE FILLED ONE TO TWO TIMES PER WEEK DURING GROWING SEASONS TO ASSIST WITH THE ESTABLISHMENT OF THEIR ROOT SYSTEMS.
 8. THE SPRING OR SUMMER / ORNAMENTAL GRASS PLANTINGS ARE RECOMMENDED TO HAVE SOMMER HOSES FOR THE FIRST 60 DAYS AFTER PLANTING IF PLANTED IN THE SPRING OR SUMMER.
 9. NO STUMPS, ROOT BALLS OR DEBRISIOUS MATERIALS SHALL BE BURIED WITHIN THE TOWN OF WEST SENeca.

PLANT LIST		COMMON NAME		SIZE		NOTES	
SYMBOL	QTY	BOTANICAL NAME					
DECIDUOUS TREES							
DT	4	ACER RUBRUM 'FRANK' 40"	REDBOAT MAPLE	2.5" - 3" CAL.		BAR: GROWS TO 45' HIGH; 20" WIDE	
		QUERCUS PRINCEPS 'NEMOS TORRES'	STREETKEEPER HONEYLOCUST	2.5" - 3" CAL.		BAR: GROWS TO 40' HIGH; 20" WIDE	
SMALL / ORNAMENTAL TREES							
AG	4	AMELANCHIER GRANDIFLORA 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	1.75" - 2" CAL.		BAR: GROWS TO 20' HIGH; 12" WIDE	
EVERGREEN TREES							
BB	5	PIGEA PUMPERNS 'BABY BLUE'	BABY BLUE SPRUCE	5" HIGH MIN.		BAR: FULL TO GROUND; GROWS TO 15' HIGH; 10" WIDE	
PG	6	PIGEA GLAUCA	WHITE SPRUCE	5" HIGH MIN.		BAR: FULL TO GROUND	
SHRUBS							
HM	9	HEDERA MACROPHYLLA X SEROTINA 'SUNSHINE'	LET'S DANCE CAN DO HYDRANGEA	NO. 3 CONT.		GROWS 3-4' HIGH; 3" WIDE	
RR	9	ROSA RUOSSA	RUOSSA ROSE	NO. 3 CONT.		MIN. 2' HIGH	
SB	12	SPIRAEA X BUNAUDE 'GOLDFLAME'	GOLDFLAME SPIREA	NO. 3 CONT.		GROWS TO 3' HIGH AND WIDE	

SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



METZGER CIVIL ENGINEERING, PLLC

September 10, 2026

Town of West Seneca Planning Board
c/o Jeffrey Schieber - CEO
Town of West Seneca Building Department
1250 Union Road
West Seneca, NY 14224

Re: Site Plan Application
Multi-Family Apartment Building
2806 Seneca Street

Distinguished Board Members:

The applicant is proposing to renovate the existing 4-story building at 2806 Seneca Street to provide 18 upscale apartment units. Additional proposed site improvements include rebuilding the existing parking lot and restoration of existing impervious areas to green space. Included herewith in support of the site plan application are the following materials:

- 12 copies of the Site Plans dated 08.28.26 prepared by Metzger Civil Engineering (MCE).
- 12 copies of the photometric plan prepared by QLS, Inc.
- 12 copies of the Application for Site Plan Review Approval.
- 3 copies of the Engineer's Report dated 08.28.26.
- \$850 application review fee
- \$5,000 engineering retainer fee

Please note this project has already received a negative declaration under SEQR law during the area variance application that was approved by the ZBA, as per the Town CEO.

Should you have any questions or require additional information please don't hesitate to contact our office via email at meteng@roadrunner.com or by phone at 716-633-2601. We ask that this request be placed on the scheduled October 8, 2026 Planning Board agenda for consideration.

Yours truly,



Jacob Metzger, PE.

CC: Jacob Baumeister [via email]
Tom Celik [via email]
Brody Kennedy [via email]

TOWN OF WEST SENECA

APPLICATION FOR SITE PLAN REVIEW APPROVAL

TO BE COMPLETED BY APPLICANT

DATE 8/24/26

FILE # _____

PROJECT NAME Multi-Family Apartment Building

PROJECT LOCATION (Include address and distance to nearest intersection)
2806 Seneca Street - Corner of Seneca Street and Bellwood Ave

APPLICANT Visione Enterprises, Inc. PH/FAX 716.759.1715

ADDRESS 9829 Main Street - Clarence, NY 14031

PROPERTY OWNER Same as applicant PH/FAX _____

ADDRESS _____

ENGINEER/ ARCHITECT Metzger Civil Engineer, PLLC PH/FAX 716.633.2601

ADDRESS 8245 Sheridan Drive - Williamsville, NY 14221

PROJECT DESCRIPTION (Include all uses and any required construction)
Redevelopment of an existing 4-story building to be converted into an apartment building.
Additional improvements include reconstruction of the parking lot and landscaping. No new utilities.

SIZE OF LOT (acres) 0.70 ± ACREAGE TO BE REZONED n/a

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

182.00' - Seneca Street

195.00' - Bellwood Avenue

EXISTING ZONING C-1 (S) PROPOSED ZONING C-1 (S)

EXISTING USE(S) ON PROPERTY vacant - unused

PROPOSED USE(S) ON PROPERTY multi-family apartment

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

Residential single family dwellings = R-50; Commercial gas station = C-2; Park n Ride = C-2;

Religious Facility = C-1; Fire Department = C-1 (S); Small commercial business = C-2

PUBLIC SEWER YES ☒ NO _____

PUBLIC WATER YES ☒ NO _____

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

Area variances granted on 3-25-26 for reduced parking and number of units (density)

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 _____

TOWN OF WEST SENECA

APPLICANT CHECKLIST FOR SITE PLAN REVIEW

PLEASE REFER TO APPENDICES A, B, & C AND THE TOWN OF WEST SENECA ZONING ORDINANCE FOR ADDITIONAL DESIGN INFORMATION. THE APPLICANT/ AGENT MUST INITIAL EACH ELEMENT AS PROOF THAT ALL REQUIREMENTS HAVE BEEN MET.

I. SITE PLAN All site plan drawings shall be prepared, signed, and sealed by an architect, landscape architect, engineer, or surveyor licensed in the State of New York, drawn to scale, and must include the following elements (also see checklist in Appendix A) :

- ☒ Title of drawing.
- ☒ Name, address, and telephone number of applicant, owner of record, and person who prepared the drawing. If owner of record is different from applicant, a letter of authorization from the owner or a contract of sale is required.
- ☒ North arrow, scale, revisions block and date.
- ☒ Site location map.
- ☒ Name, location, width, and jurisdiction of existing roads and sidewalks.
- ☒ Location of curb cuts on project site and on adjacent properties (including properties across the street).
- ☒ Location of all existing and proposed buildings and structures, paving, curbs, and pedestrian and bicycle facilities with those to be removed clearly identified.
- ☒ Show all zoning district boundaries, zoning classifications for all adjacent properties (including across the street), and zoning setback dimensions. If a portion of the site is proposed to be rezoned, the new zoning district boundaries should be shown.
- ☒ Zoning data block comparing existing and proposed requirements, including greenspace and parking calculations.
- ☒ N/A Location of any areas proposed for outdoor display and sale of merchandise, if applicable.
- ☒ Layout of all off-street parking areas showing access drives, aisles, parking spaces, handicapped accessible spaces, and loading areas (conforming to all requirements of the Town of West Seneca Zoning Ordinance). A cross-section of proposed pavement must be provided.
- ☒ Existing and proposed rights-of-way and easements and location of areas to be in common ownership or to be offered for dedication.
- ☒ N/A Existing and proposed watercourses including wetlands, floodways, and floodplains (this information should also appear in the drainage plan and grading plan).
- ☒ Location of all proposed signage (conforming to all requirements of the Town of West Seneca Zoning Ordinance).
- ☒ Any other information as might be required by the Planning Board.

II. BOUNDARY SURVEY

☒ A topographic boundary survey and a written legal (metes and bounds) description.

III. UTILITY PLAN – to include the following elements (also see checklist in Appendix A)

☒ Location of existing water mains, showing main size and material type, on-site and off-site fire hydrant locations, and on-site main line valve locations.

N/A Location of proposed water service showing material type and diameter of water main.

N/A Location of existing and proposed gas and electric service.

N/A Sanitary service showing location, proposed line, and existing main size. Include all manhole rim and invert elevations, pipe slope, and construction materials, if appropriate

☒ The estimated daily sanitary sewage flow calculations must be included in the site plan Engineering Report.

☒ Written confirmation that the process has been initiated with County or State Highway Departments for sanitary sewer connection, curb cuts, work permits, etc. (Applicant must furnish a letter from the appropriate County or State agency indicating their approval of the proposal prior to issuance of a Building Permit)(if necessary).

IV. GRADING PLAN – To include the following elements (also see checklist in Appendix A).

☒ Existing and proposed grade elevation with contour lines at 1-foot intervals.

☒ Finished floor elevations for all proposed and adjacent structures.

V. DRAINAGE PLAN – to include the following elements(also see checklist in Appendix A):

☒ All catch basins, line size, and proposed construction materials. No stormwater shall drain onto adjoining properties. All downspouts shall be connected to the stormwater collection system.

N/A Systems shall be designed for a minimum 10-year storm. Detention basins shall be designed for a minimum 25-year storm (see Appendix B).

N/A Stormwater calculations, prepared by a person licensed to design a storm drainage system in New York State.

☒ Site plan Engineering Report (refer to requirements in Appendices A & B).

N/A Any proposed project that will involve one or more acres of soil disturbance is required to comply with NYSDEC SPDES General Permit requirements for stormwater discharges. A copy of the Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (WPPP) must be provided with the site plan Engineering Report..

VI. LANDSCAPING PLAN – to include the following elements (also see Appendix C).

N/A All existing and proposed tree lines.

✓ All proposed trees, shrubs, and other plantings with appropriate labeling.

✓ Planting schedule data block with legend key, species name (botanical and common names), quantity, size, and spacing.

✓ Planting details for trees and evergreens must illustrate the crown of root ball at six (6) inches above finished grade; three (3) inches for shrubs.

✓ Refer to the Town of West Seneca Zoning Ordinance for applicable landscaping and screening requirements.

VII. CLEARING 7 SOIL EROSION CONTROL PLAN - to include the following elements:

✓ Site preparation and clearing shall be designed to fit with the vegetation, topography, and other natural features of the site and shall preserve as many of these features of the site and shall preserve as many of these features as possible.

✓ Show clearing limits, stock pile area, and all temporary and permanent drainage facilities. Erosion and sediment control facilities must be shown.

✓ A time schedule that is keyed to the operation must be provided.

✓ Include a note on the plan to indicate that stumps and brush may not be buried in the Town and that topsoil may not be removed from the work site without a permit.

VII. LIGHTING PLAN – to include the following elements:

N/A Location of all lighting fixtures and standards on the property and structures, including a fixture schedule.

N/A Photometric data for site illumination.

IX. BUILDING HEIGHT AND DESIGN

✓ Building elevations and floor plans of all non – residential structures and all residential structures containing three (3) or more dwelling units (including net floor area calculations).

I, Jacob Motzger ^{representative} as owner/applicant of DLV Properties, LLC, located at 9829 Main St - Clarence, Town of West Seneca, to the best of my knowledge have submitted a complete application package for a site plan for review.

TOWN OF WEST SENECA

APPENDIX A-SITE PLAN APPLICATION CHECKLIST

I. GENERAL

✓ All elevations must reference the actual elevation of the site and proposed building (utilize Town of West Seneca data). Setting a base elevation at the centerline of the road to use as reference is not acceptable.

N/A All profiles provided must be drawn so that the horizontal scale is no more than 1" = 10' horizontal, and 1" = 5' vertical.

N/A Profiles be provided for utility crossings, the sanitary sewer system, and storm sewer system.

N/A Profiles for any utilities as deemed necessary by the engineer for construction.

II. UTILITY PLAN

N/A Add a note to the plan that states: "A minimum of 10 feet of horizontal and 18 inches of vertical separation must be maintained between all sanitary sewer and water services".

N/A Add a note to the plan that states: "The Erie County Water Authority is to be notified a minimum of 48-hours prior to starting the connection to the new water service.

N/A Add a note to the plan that states: "Select backfill is required for all utilities (gas, water, storm, sanitary) that cross through any pavement area." The limits of the select backfill must be shown on the utility plan.

N/A The plans must clearly state the type of proposed connection to the existing waterline to be made. Will it saddle with corporation stop or tapping sleeve and valve.

✓ All existing utilities, grading, etc. must be shown as a grey line type.

N/A All proposed utilities, grading, etc. must be shown as a black line type.

N/A Provide a trench detail for the proposed waterline installation. The detail must show the depth of cover, stone bedding, and indicate the use of underground waterline marker tape.

N/A Provide a trench detail for the proposed sanitary sewer lateral. The detail must show the depth of cover, stone bedding, and indicate the use of underground waterline marker tape. /when connecting the Erie County Sewer District No. 1 or No. 3 system, their details must be provided.

N/A Provide a profile for the proposed sanitary sewer service showing the connection to the existing system and connection at the facility.

III. PAVEMENT

✓ Asphalt pavement grades should be at least 1.5%, preferably 2.0% to drain properly, minimize public safety concerns, and avoid liability issues. These grades must be shown on the drainage plan with flow arrows showing the direction of water flow.

✓ Show on the plans a cross-section of the proposed sidewalk.

✓ Show on the plans a cross-section of the proposed asphalt pavement. It is suggested that a thicker asphalt section be used for high traffic travel areas, where the dumpster is located, or where the deliveries will occur.

✓ On the asphalt pavement cross-section, show the use of filter fabric (Mirafi 140N, or equal) under the pavement sub-base.

N/A If connections to cross –access driveways are being made with adjacent sites, a detail must be shown on the plans for the proposed connection. The pavement transition detail must include a V-shaped saw cut into the existing pavement and tack coat.

IV. DRAINAGE/GRADING

✓ The stockpile area for topsoil and fill must be shown on the design plans.

✓ Spot elevations for adjacent properties must be provided on the grading plan.

✓ A minimum of 6-inches of cover are required for all storm sewer pipes in grass area. A minimum of 12-inches of cover are required for all storm sewer pipes in pavement. Storm sewer pipe located within the sub-base of the pavement is not allowed.

N/A Invert elevations must be shown for all culverts under driveways.

N/A Provide stone rip rap at the pipe outlets from the detention pond.

N/A Provide emergency overflow for the detention pond for the 100-year storm elevation.

N/A All culverts under driveways must be shown with galvanized end sections.

N/A Diameter, material type, and inverts of all roof leader downspouts must be shown.

✓ Diameter, material type, and inverts of all storm sewer pipes must be shown on the plans.

N/A For sites with less than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm.

N/A For sites with greater than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm, **AND** comply with all NYSDEC Stormwater Phase 2 regulations and design guidance.

V. SITE PLAN ENGINEERING REPORT

✓ The applicant must provide three (3) copies of the site plan Engineering Report. This report will contain (at a minimum), the following sections:

- General Project Description.
- Project Location Map.
- Water System Calculations.
- Sanitary Sewer System Calculations.
- Stormwater Calculations

✓ Provide the following information related to the proposed waterline for the facility in the design report. This would include the following:

- Domestic water demand (include calculations).
- Static waterline pressure (at the water right-of way).

✓ Anticipated pressure at the facility (include head loss calculations through the water service and backflow preventer/RPZ and meter); the design engineer must comment on the need to provide a sprinkler system for the facility. Provide fire flow calculations for the facility (if applicable). Provide the following information related to the proposed sanitary sewer system for the facility in the design report. This would include the following:

- Number of employees at the facility.
- Sanitary sewer demand and lateral pipe sizing (include calculations).

✓ Provide the following information related to the stormwater calculations for the facility in the design report. This would include the following:
Soil types of the site.

- Permeability and depth of water table of the soil.
- Description/dialogue on existing grading and stormwater runoff.
- Description/dialogue on proposed grading and stormwater runoff.
- Comment on the presence and show location of any NYSDEC or Federal Wetlands or 100-year Floodplain boundary.
- For sites with less than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm. Calculations must be provided
- For sites with greater than one (1) acre of disturbance, the design engineer is required to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm AND comply with all NYSDEC Stormwater Phase 2 regulations. Calculations must be provided.
- Calculations to be provided must include all assumptions, time of concentration, and detention pond sizing, and stormwater pipe sizing.
- All existing headwater and tailwater conditions must be considered for the design calculations.

Refer to APPENDIX B "Design of Stormwater Detention Facilities" for design guidance.

APPENDIX B-DESIGN OF STORMWATER DETENTION FACILITIES

The following method of determining the size of stormwater detention and retention facilities is presented as a guide for engineers, architects, and developers involved with construction projects in the Town of West Seneca.

Detention facilities are those facilities that detain the flow of stormwater runoff and discharge it at a reduced rate from the detention area. /this type of system operates by gravity with a large inlet and a small inlet. Retention facilities retain stormwater runoff, and it is necessary to pump the collected water into the downstream drainage system after peak flows have passed. Normally, detention facilities are installed much more frequently than retention facilities.

The Town of West Seneca requires that the stormwater detention system be designed in accordance with the following documents:

1. NYS Stormwater Design Manual
2. NYSDEC:SPDES General Permit for Stormwater Discharges from Construction Activity (GP-02-01)
3. NYSDEC: Standards and Specifications for Erosion and Sediment Control

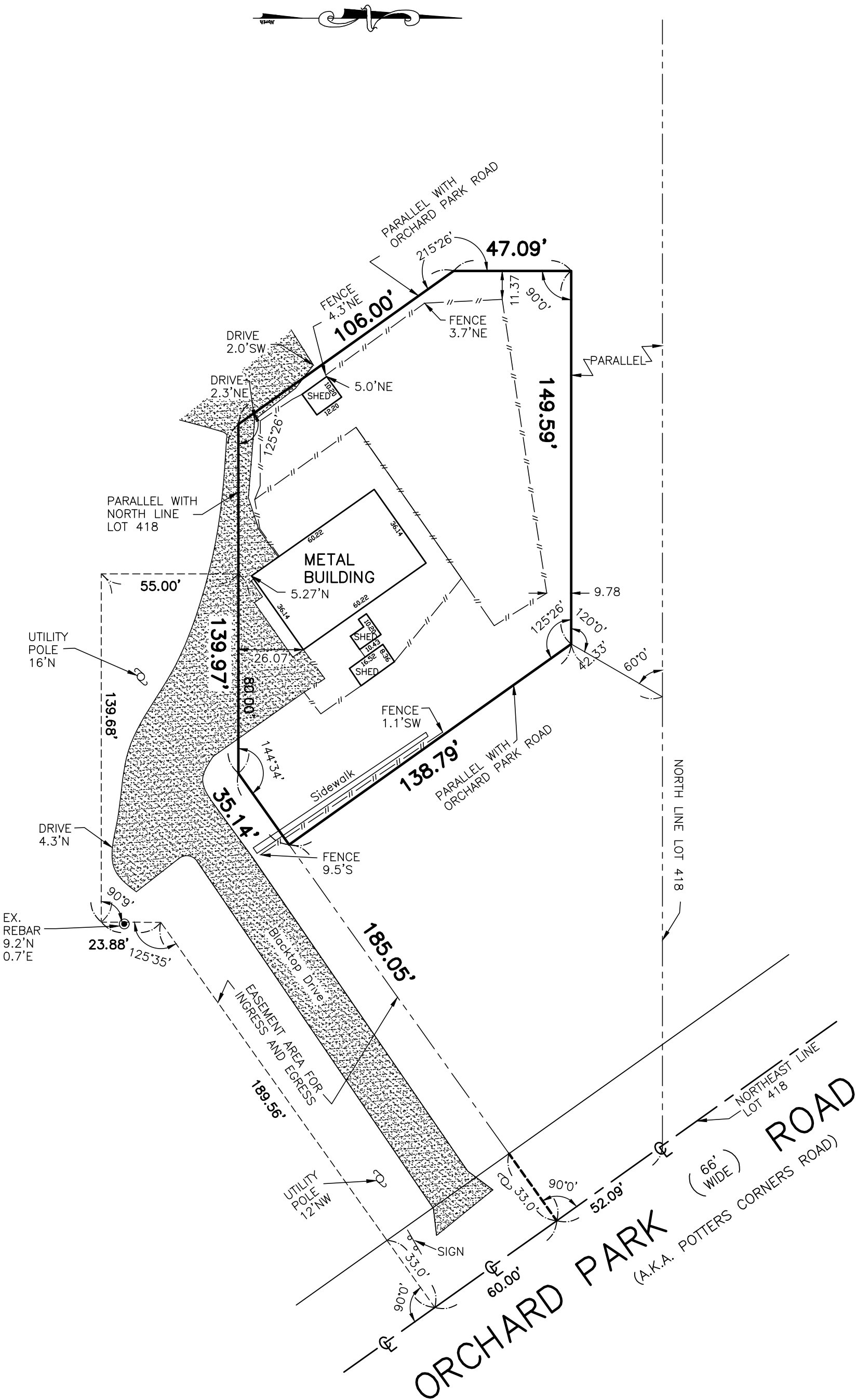
A copy of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan(SWPPP) as required by the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity (Permit No.GP-02-01) must be filled with the Town prior to issuance of a building permit for construction. Per the NYSDEC regulations, construction cannot begin until the required time period for NYSDEC review has passed.

- For projects conforming to the NYSDEC's recommended standards, construction cannot begin until:
 - * Five (5) business days from the date the NYSDEC receives a copy of the NOI; or the applicant receives an Acknowledgement Letter from the NYSDEC.
- For projects that deviate from the NYSDEC recommended standard, construction cannot begin until::
 - *Sixty (60) days from the date the NYSDEC receives a copy of the NOI; or\ the applicant receives an Acknowledgement Letter from the NYSDEC.

In addition, the stormwater detention facilities must be designed to detain the difference between the 10-year pre-developed storm and the 25-year post-developed storm.

The engineer must provide all calculation and mappings, and state all assumptions necessary for review by the Town of West Seneca.

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.



PART OF L 418 S 10 T 7 R 7 OF THE BUFFALO CREEK RESERVATION
VILLAGE OF _____; TOWN OF WEST SENECA; COUNTY OF ERIE; STATE OF NEW YORK

REVISION		
DATE	JOB	DESCRIPTION
SBL No. <u>152.07-3-8</u>		

KHEOPS
ARCHITECTURE, ENGINEERING
& SURVEY, DPC

300 Pearl Street, Suite 100
Buffalo, New York 14202
P. 716.849.8739
F. 716.856.0981
WWW.KHEOPSDPC.COM

DRAWN BY BEW SCALE 1"=40' JOB NO. 14NY44.36

CHECKED BY DRH FIELD DATE 9/9/14

CAD FILE 62462 OFFICE DATE 9/23/14

BOOK 410 PAGE 12 MAP 62462

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9/21/2026 9:18 AM

TOTAL SITE:23,087 SQUARE FEET0.53 ACRES

ZONE:
EXISTING = R-60A
RE-ZONING TO C-2

EXISTING BUILDING AND FENCES TO REMAIN
PROPOSED ADDITION TO BUILDING (1 STORY 1,102± SQ FT)

OFF-STREET PARKING -
EXISTING PARKING SPACES: 7± SPACES

ZONING:
TOWN OF WEST SENeca
R-60A RESIDENTIAL (CURRENT)
RE-ZONE TO C-2 (KENNEL)

SMALL ANIMAL HOSPITAL, VETERINARIAN OR KENNEL, PROVIDED THAT BUILDINGS, PENS OR RUNWAYS USED FOR THE TREATMENT, KEEPING OR EXERCISE OF ANIMALS SHALL BE AT LEAST 50 FEET FROM ANY R DISTRICT BOUNDARY.

R-60A (CURRENT) SETBACKS:
FRONT = 40'
REAR = 30'
SIDE = 5' (10' TOTAL)

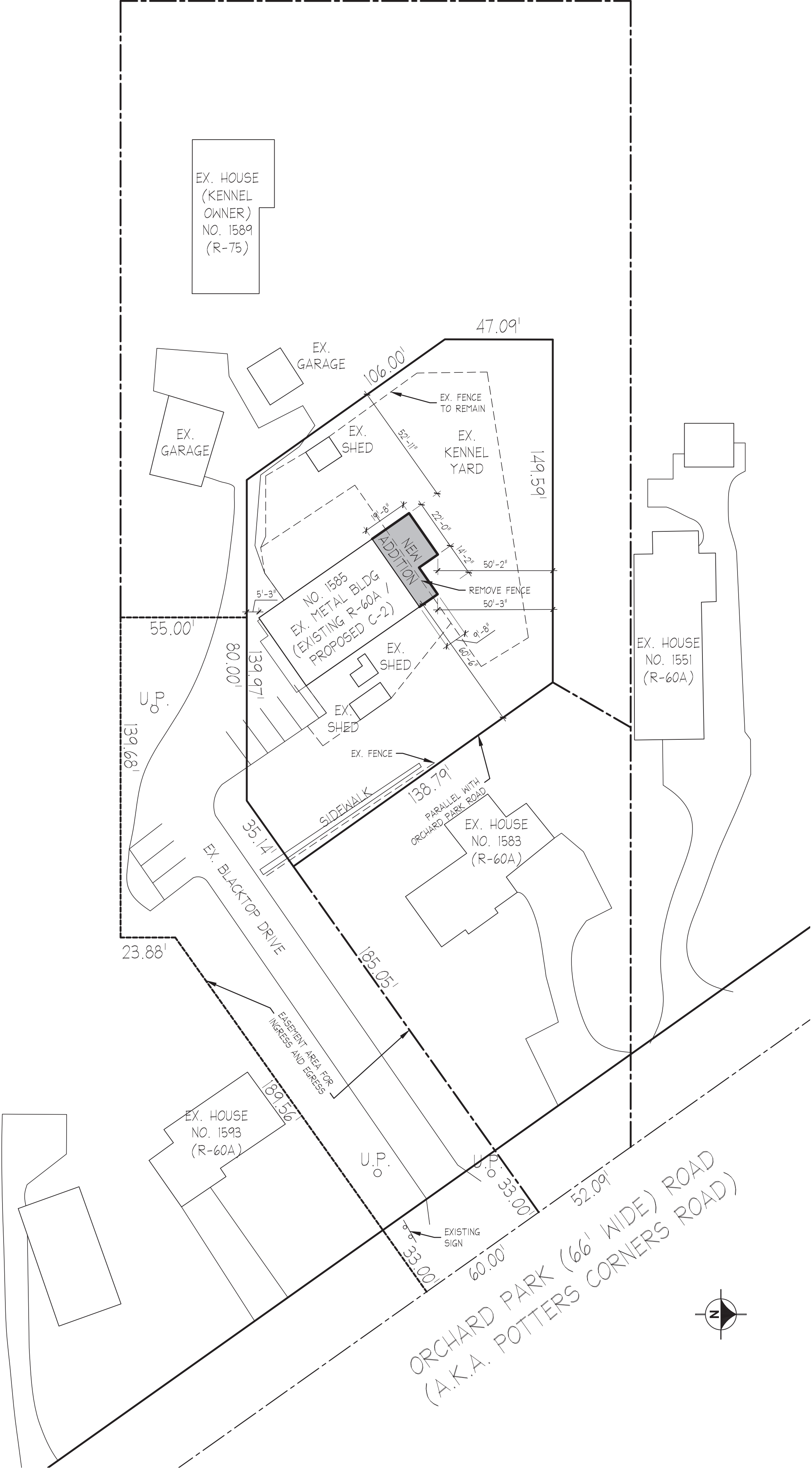
C-2 SETBACKS:
FRONT = 40'

REAR = 10', EXCEPT WHERE A REAR YARD ABUTS AN R DISTRICT BOUNDARY, THE REAR YARD SHALL BE 30 FEET OR A DISTANCE EQUAL TO THE HEIGHT OF THE PRINCIPAL BUILDING, WHICHEVER IS GREATER.

SIDE = NONE; EXCEPT (B) WHERE A SIDE YARD ABUTS AN R DISTRICT BOUNDARY, ITS WIDTH SHALL BE NOT LESS THAN THAT REQUIRED FOR SIDE YARDS FOR MULTIFAMILY DWELLINGS OR BUILDINGS OF MIXED OCCUPANCY IN SUCH ABUTTING R DISTRICT.
(C) WHERE A SIDE YARD IS USED FOR EITHER VEHICULAR INGRESS OR EGRESS, IT SHALL BE NOT LESS THAN 12 FEET IN WIDTH.

HEIGHT
30' MAX RESIDENTIAL, 40' MAX COMMERCIAL

1 PLOT PLAN
1" = 30'-0"



6264 WEST QUAKER STREET
ORCHARD PARK, NY 14127
phone (716) 662-2482
fax (716) 662-2487

DOCUMENT STATUS

☐ NOT FOR CONSTRUCTION
☐ PROGRESS PRINT
☐ PRELIMINARY (APPROVAL)
☐ FINAL (APPROVAL)
☒ FINAL DISTRIBUTION

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SEAL:



ADDITION FOR :
HOME AWAY FROM HOME KENNEL
1585 ORCHARD PARK ROAD
BUFFALO, NY 14224

ISSUE		
ISSUE DATE: 09/21/2026		
PROJECT NUMBER: 26.127		
SCALE: AS NOTED		
DRAWN BY: AG		
CHECKED BY: ALL		

SHEET TITLE:
PLOT PLAN

DRAWING NO:
SP-100

TOWN OF WEST SENECA

APPLICATION FOR REZONING – SPECIAL PERMIT

TO BE COMPLETED BY APPLICANT

DATE 9-21-26

FILE # 2026-006

PROJECT NAME HOME AWAY FROM HOME KENNEL

PROJECT LOCATION (Include address and distance to nearest intersection)

1585 ORCHARD PARK RD, BUFFALO, NY 14224

APPLICANT HAYLEY WELSHANS

PH/FAX 716 930 9989

ADDRESS 1589 ORCHARD PARK RD, WEST SENECA, NY 14224

PROPERTY OWNER HAYLEY WELSHANS

PH/FAX 716 930 9989

ADDRESS 1589 ORCHARD PARK RD, WEST SENECA, NY 14224

ENGINEER/ ARCHITECT BAMMEL ARCHITECTS

PH/FAX 716 662 2482

ADDRESS 6264 W. QUAKER ST, ORCHARD PARK, NY 14127

SBL # 152.07-3-8.2

PROJECT DESCRIPTION (Include all uses and any required construction)

PREVIOUS OWNER BUILT AND OPERATED A KENNEL IN A RESIDENTIAL ZONE.

CURRENT OWNERS NEED TO REZONE IN ORDER TO ADD AN ADDITION.

SIZE OF LOT (acres) .53

ACREAGE TO BE REZONED .53

ADJACENT ROAD NAMES AND AMOUNT OF FRONTAGE ON EACH

NA

EXISTING ZONING R-60A PROPOSED ZONING C-2(S)

EXISTING USE(S) ON PROPERTY KENNEL

PROPOSED USE(S) ON PROPERTY KENNEL

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

RESIDENTIAL R-60A

PUBLIC SEWER YES ☒ NO ☐

PUBLIC WATER YES ☒ NO ☐

VARIANCES AND OTHER APPROVALS OR PERMITS REQUIRED

SPECIAL USE PERMIT FOR USE AS A KENNEL.

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

TO BE COMPLETED BY THE TOWN OF WEST SENECA

DATE RECEIVED 9/22/26 BY IRS

PLANNING BOARD MEETING DATE OCTOBER 8 2026

TOWN BOARD MEETING DATE TBD

TOWN BOARD RESOLUTION DATE _____

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

REC'D MS TOWN CLERK
"26 SEP 22 AM 10:05

26 SEP 22 4:21Z
\$175.00

ERIE COUNTY CLERK'S OFFICE



County Clerk's Recording Page

Return to:
BOX 126

Party 1:
REUKAUF JANE ANN

Party 2:
WELSHANS NIKOLAS

Book Type: D Book: 11373 Page: 6508

Page Count: 3
Doc Type: DEED
Rec Date: 01/29/2021
Rec Time: 02:47:50 PM
Control #: 2021017838
UserID: Eileen
Trans #: 21014830
Document Sequence Number
TT2020013744

Recording Fees:

RECORDING	\$35.00
COE CO \$1 RET	\$1.00
COE STATE \$14.25 GEN	\$14.25
COE STATE \$4.75 RM	\$4.75
RP5217 CNTY \$9	\$9.00
RP5217 ST-NON RES \$241	\$241.00
TP584	\$10.00

Consideration Amount: 1.00

BASIC MT	\$0.00
SONYMA MT	\$0.00
ADDL MT/NFTA	\$0.00
SP MT/M-RAIL	\$0.00
NY STATE TT	\$0.00
ROAD FUND TT	\$0.00

Total: \$315.00

STATE OF NEW YORK
ERIE COUNTY CLERK'S OFFICE

WARNING – THIS SHEET CONSTITUTES THE CLERK'S ENDORSEMENT REQUIRED BY SECTION 319&316-a (5) OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH. THIS IS NOT A BILL.

Michael P. Kearns
Erie County Clerk

Box 126

THIS INDENTURE

Made the 29 day of December, 2020

Between JANE ANN REUKAUF

residing at 15 Hillside Drive, Orchard Park NY 14127

Grantor(s), and

NIKOLAS WELSHANS and HAYLEY WELSHANS, husband and wife

residing at 1589 Orchard Park Road, West Seneca NY 14224

Grantee(s)

Witnesseth, that the Grantor(s) in consideration of One and more Dollars (\$ 1.00 & ^{No} more) lawful money of the United States, paid by the Grantee(s) does hereby grant and release unto the Grantee(s), their distributees and assigns forever,

All that Tract or Parcel of Land,

See attached "Schedule "A"

TOGETHER with the rights and subject to the burdens of easements, restrictions and rights-of-way of record, if any.

Together with the appurtenances and the estate and rights of the Grantor(s) in and to the premises;

To have and to hold the above granted premises unto the Grantee(s); and the Grantor(s) covenant with the Grantees that the Grantees shall quietly enjoy the premises and that the Grantor(s) will forever warrant the title to the premises. This grant is made subject to the trust fund provisions of Section 13 of the Lien Law.

In Witness Whereof the hand and seal of the undersigned is affixed as of the day and year first above written.

_____[Seal] Jane Ann Reukauf [Seal]
JANE ANN REUKAUF

STATE OF NEW YORK, Erie COUNTY }ss:

On this 29 day of December, 2020, before me, the undersigned, a notary public in and for said State, personally appeared JANE ANN REUKAUF, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity (ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.

RALPH C. LORIGO
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Nov. 30, 2024

Notary Public

17838 WSP
Deed-2

SCHEDULE A

ALL THAT TRACTOR PARCEL OF LAND situate in the Town of West Seneca, County of Erie and State of New York, being part of Lot No. 418, Township 10, Range 7 of the Buffalo Creek Reservation, described as follows:

BEGINNING in the centerline of Orchard Park Road, at its intersection with the north line of Lot No. 418;

Thence southwesterly along the centerline (the northeast line of Lot 418) 52.09 feet;

Thence southwesterly at right angles 185.05 feet to the PRINCIPAL POINT OF BEGINNING;

Thence continuing southwesterly at right angles to Orchard Park Road 35.14 feet;

Thence westerly at an included $144^{\circ} 34'$ angle (parallel to the north line of Lot 418) 139.97 feet;

Thence northwesterly at a $125^{\circ} 26'$ angle (parallel with Orchard park Road) 106.00 feet;

Thence northerly at a $215^{\circ} 26'$ exterior angle 47.09 feet;

Thence easterly at right angles (parallel with the north line of Lot 418) 149.59 feet;

Thence southeasterly at an included angle of $125^{\circ} 26'$ (parallel with Orchard Park Road) 138.79 feet to the PRINCIPAL POINT OF BEGINNING.

Together with a non-exclusive easement for ingress of pedestrian and vehicular traffic over property more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of West Seneca, County of Erie and State of New York, being part of Lot 418, Township 10, Range 7 of the Buffalo Creek Reservation, described as follows:

BEGINNING in the centerline of Orchard Park Road at its intersection with the north line of Lot 418;

Thence southeasterly along the centerline (the northeast line of Lot 418) 52.09 feet to the PRINCIPAL POINT OF BEGINNING;

Thence southwesterly at right angles 220.19 feet;

Thence westerly at $144^{\circ} 34'$ angle (parallel to the north line of Lot 118) 80.00 feet;

Thence southerly at right angle 55.00 feet;

Thence easterly parallel to the north line of Lot 418 139.68 feet

Thence northerly at right angles 23.88 feet;

Thence easterly at $125^{\circ} 35'$ exterior angle at right angles to the centerline of Orchard Park Road) 189.56 feet to the centerline of Orchard Park Road;

Thence northwesterly along the centerline 60.00 feet to the PRINCIPAL POINT OF BEGINNING.



Michael P. Kearns
Erie County Clerk
92 Franklin Street
Buffalo, New York 14202

To: Jane Ann Reukauf
15 Hillside Drive
Orchard Park, NY 14127

NOTICE

From
County Clerk Michael P. Kearns
regarding a change in ownership
of your property

NOTICE OF SALE OR TRANSFER OF OWNERSHIP OF YOUR RESIDENTIAL PROPERTY

To: Jane Ann Reukauf
(name of owner of record)

Our records show that you are listed as the current owner of record for residential property:

Section: 152.07 Block: 3 Lot: 8.2

Located At: 1585 Orchard Park West Seneca, County of Erie, New York.
(street address) (city/town)

On Jan 31, 2021, documents were filed at this office to change ownership and transfer title of your property.
(date)

To: Nikolas & Hayley Welshans
(name of new owner)

If you have any questions regarding the validity of the documents, and wish to dispute the recording of the transfer, you should obtain legal counsel. If you believe you are a victim of a crime related to this recording, contact your local law enforcement agency or, if in the City of New York, the office of the sheriff.

FOR COUNTY USE ONLY

C1. SWIS Code

146800

C2. Date Deed Recorded

1/29/2021

C3. Book

11373

C4. Page

6508

New York State Department of
Taxation and Finance

Office of Real Property Tax Services

RP- 5217-PDF

Real Property Transfer Report (8/10)



PROPERTY INFORMATION

1. Property
Location

1585

Orchard Park Road

* STREET NUMBER

* STREET NAME

West Seneca

14224

* CITY OR TOWN

VILLAGE

* ZIP CODE

2. Buyer
Name

Welshans

Nikolas

* LAST NAME/COMPANY

FIRST NAME

Welshans

Hayley

* LAST NAME/COMPANY

FIRST NAME

3. Tax
Billing
AddressIndicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment
Roll parcels transferred on the deed

1

of Parcels

OR

☒ Part of a Parcel

(Only if Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐5. Deed
Property
Size

* FRONT FEET

X

* DEPTH

OR

.49

* ACRES

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller
Name

Reukauf

Jane Ann

* LAST NAME/COMPANY

FIRST NAME

* LAST NAME/COMPANY

FIRST NAME

*7. Select the description which most accurately describes the
use of the property at the time of sale:

F. Commercial

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an
Agricultural District☐

SALE INFORMATION

11. Sale Contract Date

1/4/2021

* 12. Date of Sale/Transfer

* 13. Full Sale Price

1.00

(Full Sale Price is the total amount paid for the property including personal property.
This payment may be in the form of cash, other property or goods, or the assumption of
mortgages or other obligations.) Please round to the nearest whole dollar amount.

15. Check one or more of these conditions as applicable to transfer:

- ☒ A. Sale Between Relatives or Former Relatives
☐ B. Sale between Related Companies or Partners in Business.
☐ C. One of the Buyers is also a Seller
☐ D. Buyer or Seller is Government Agency or Lending Institution
☐ E. Deed Type not Warranty or Bargain and Sale (Specify Below)
☐ F. Sale of Fractional or Less than Fee Interest (Specify Below)
☐ G. Significant Change in Property Between Taxable Status and Sale Dates
☐ H. Sale of Business is Included in Sale Price
☐ I. Other Unusual Factors Affecting Sale Price (Specify Below)
☐ J. None

Comment(s) on Condition:

14. Indicate the value of personal
property included in the sale

.00

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken(YY) 20

* 17. Total Assessed Value 94,500

* 18. Property Class 472

* 19. School District Name West Seneca Central

* 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

152.07-3-8.2

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

[Signature] 12-29-20
 SELLER SIGNATURE DATE

BUYER SIGNATURE

[Signature] 12-30-20
 BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or
entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible
party who can answer questions regarding the transfer must be entered. Type or print clearly.)

Welshans

Nikolas/Hayley

* LAST NAME

FIRST NAME

* AREA CODE

* TELEPHONE NUMBER (Ex: 9999999)

1589

Orchard Park Road

* STREET NUMBER

* STREET NAME

West Seneca

NY

14224

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Lorigo

Ralph

LAST NAME

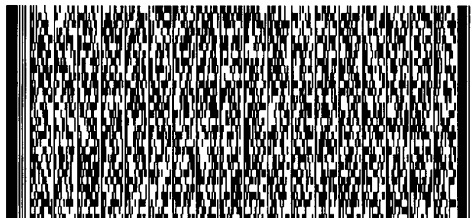
FIRST NAME

(716)

824-7200

AREA CODE

TELEPHONE NUMBER (Ex: 9999999)





Bammel Architects, P.C.

6264 West Quaker Street, Orchard Park, NY 14127
phone (716) 662-2482 fax (716) 662-2487

September 21, 2026

Town of West Seneca
1250 Union Rd
West Seneca, NY 14224

Letter of Intent for:

Hayley Welshans
1589 Orchard Park Rd
West Seneca, NY 14224

We are submitting this letter of intent to request approval for the proposed rezoning and special permit of a 0.53-acre parcel located at 1585 Orchard Park Road, Buffalo, NY 14224 (SBL: 152.07-3-8.2). The property is currently zoned R-60A Residential where the previous owner built and operated a dog day care and kennel business. We would like to request the property to be rezoned to C-2.

Hours of operation will remain the same:

M	8am-12pm	3pm-6pm
T	8am-12pm	3pm-6pm
W	8am-12pm	3pm-6pm
Th	8am-12pm	3pm-6pm
F	8am-12pm	3pm-6pm
Sa	8am-12pm	3pm-4pm
Su	8am-10am	3pm-4pm

We look forward to working with the Planning Board to complete this project in full compliance with West Seneca's standards and zoning regulations. Thank you for your time and consideration.

Sincerely,

James R. Bammel, R.A.

Bammel Architects, P.C.

Jeffrey Schieber

From: ECDEP Document Submission <webmaster@erie.gov>
Sent: Tuesday, September 22, 2026 1:17 PM
To: Jeffrey Schieber
Subject: 1585 Orchard Park Rd

Your GML 239 Referral for 1585 Orchard Park Rd / 152.07-3-8.2 was/were submitted on Tue, 09/22/2026 - 1:16 pm

We will reply via email within 30 days (except for reports of final action) to:

This submission is primarily a
GML 239 Referral

Address of property
1585 Orchard Park Rd

SBL of property
152.07-3-8.2

Action is within 500' of existing or proposed County right of way
No

Action is in a County Sewer District
No

Project components requiring referral to ECDOH
None of the above

Contact Person
jeffrey schieber

Contact Email
jschieber@westseneca.gov

Referral

[zr-1-form.pdf](#)

Additional File 1
[letter-of-intent.pdf](#)

Additional File 2
[26.127-home-away-from-home-sp-100-stamped.pdf](#)

Additional File 3

[rezoning-application-filled-out.pdf](#)

Contact us at 716-858-8390 for any urgent issues.

Thank you,
ECDEP

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, N.Y.
AND REPLY TO MUNICIPALITY**

Submit this form with full statement of proposed action (as described in GML 239-m(c)) at www.Erie.gov/IRonline, OR mail a hard copy (retain a copy for your files) to: Erie County Division of Planning, 95 Franklin Street, Room 1053, Buffalo, N.Y., 14202

DO NOT WRITE IN THIS SPACE

Case No.: _____

Postmark/Delivery Date: _____

The proposed action described herein is referred in accordance with the provisions of NYS General Municipal Law §239 l - nn
A Municipal Referral Map is available to help determine whether an applicable action is subject to referral.

Description of Proposed Action

1. Name of Municipality: Town of West Seneca

§239-m(4)(b) provides that the county shall have 30 days after receipt of a full statement of the proposed action to reply.
If the county fails to reply within such period, the referring body may take final action.
However, any county reply received after 30 days but 2 or more days prior to final action by the referring body shall be subject to §239-m(5)
The referring body shall file a report of its final action with the county within 30 days per §239-m(6).

2. Hearing Schedule: Date October 8, 2026 Time 6:00pm Location 1300 Union Rd. West Seneca, NY 14224

3. Action is before: ☐ Legislative Body ☐ Board of Appeals ☐ Planning Board

4. Action consists of: ☐ New Ordinance ☒ Rezone/Map Change ☐ Ordinance Amendment

☐ Site Plan ☐ Variance ☐ Special Use Permit ☐ Other: _____

5. Location of Property: ☐ Entire Municipality ☐ Address: 1585 Orchard Park Rd

5a. S.B.L. of Property: 152.07-3-8.2

6. Referral required as site is within 500' of: ☐ State or County Property/Institution ☐ Municipal Boundary ☐ Farm Operation located in an Agricultural District
☐ Expressway ☐ County Road ☒ State Highway ☐ Proposed State or County Road, Property, Building/Institution, Drainageway

7. Proposed change or use: existing dog kennel business. attempting to rezone to make this zoning
(specify the action, such as the scope of variances or site plans) complaint. then a small addition is proposed.

8. Other remarks: pre-existing-nonconforming property

9. Submitted by: jeffrey schieber Email: jschieber@westseneca.gov

10. Return Address: 1250 Union Rd. West Seneca NY 14224

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on _____. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. ☐ The proposed action is not subject to review under the law.
2. ☐ Comment on proposed action is attached hereto.
3. ☐ The proposed action is subject to review; Recommendation on Proposed Action is attached hereto.
4. ☐ No Recommendation; proposed action has been reviewed and determined to be of local concern.

By the Division of Planning: _____ **Date:** _____