

West Seneca Community Center
1300 Union Road
West Seneca, NY 14224

Planning Board Proceedings
Minutes #2026-08
August 13, 2026

Call To Order

A motion was made by Margaret Bebak to open the public meeting at 6:00 PM, which was seconded by William Wise and approved. The meeting began with the Pledge of Allegiance.

Roll Call

Present:

- Joe Sherman, Board Member
- Margaret Bebak, Chairperson
- James Frick, Board Member
- Eric Sailer, Board Member
- Tim Hayes, Board Member
- William Wise, Board Member

Absent:

Excused absence for Mark Beeler noted by the Chair

Approval of Proofs of Publication

A motion was made by Chairperson Bebak to approve the proofs of publication. The motion was seconded Eric Sailor.

- **Ayes:** All
- **Noes:** 0
- **Abstain:** 0
- **Motion carried**

Approval of Minutes

A motion was made by Chairperson Bebak to approve the minutes from meeting #2026-07. The motion was seconded by Joseph Sherman.

- **Ayes:** All
- **Noes:** 0
- **Abstain:** 0
- **Motion carried**

Old Businesses

SPR 2026-003 Request of Home Leasing for site plan approval for property located at 2544 Clinton Street to permit a three-story multi-unit residential building with associated site work.

- **Business Speakers:**
 - Angela Eichholz (applicant representative)
 - Dave Johnson (Lovella)
 - **Applicant Statements:**
 - Submitted wetland delineation report; no wetlands found on site.
 - Believe remaining town engineer items are minor; seeking conditional site plan approval.
 - Architectural colors/elevations still under review; not finalized.
 - Operations/maintenance plans for rooftop heat pumps are standard across managed properties and require investor/state funder approval; access will be provided, specifics to be finalized.
 - Claims outreach to school superintendent (Ms. Kruger) occurred; has emails and policy information from school transportation regarding walking/busing; district has capacity for projected students.
- **Board Questions and Answers:**
 - **Margaret Bebak** inquired about prior elevation/material coordination concerns.
 - **Applicant Response:** Color coordination still in progress.
 - **William Wise** inquired about physical access, snow drifting, and snow clearing procedures.
 - **Applicant Response:** Access will be included in the O&M plan; specifics are being refined, with 24-hour maintenance on call.
 - **Joe Sherman** raised several concerns:
 - **Blizzard contingency:** Asked about capacity and logistics for relocating residents to the White Mansion community room, including food and duration plans.
 - **Applicant Response:** Believes it was addressed previously; specifics were not on hand.
 - **Broader life safety:** Voiced concern about the reliability of heat during prolonged storms and the need for timely rooftop maintenance.
 - **Fire protection/water supply:** Observed only one hydrant across Clinton Street; concerned about 720 ft hose lays and PSI requirements.
 - **School coordination:** Questioned contact with West Seneca CSD transportation (reported call with Associate Supervisor Josh Torres stating no contact received) and the superintendent regarding student impact.
 - **Applicant Response:** Asserted superintendent contact occurred and documentation exists; characterized some comments as outside Planning Board purview.
 - **Fire apparatus access:** Concerned about access to rear building areas, ladder reach/rescue times for second/third floors (especially for elderly/disabled residents), and response/setup times.
 - **Dave Johnson Response:** Noted that fire apparatus access, hydrant spacing, ladder reach, and life safety components are typically reviewed by the fire

department and during building permit review, characterizing them as building code issues rather than site plan items. Indicated fire department comments should address these concerns.

- **Additional Board Exchange:** Joseph Sherman expressed dissatisfaction with repeated “we’ll get back” responses. Discussion acknowledged the boundary between building vs. site plan review.
- **Public Comments:**
 - **George Heidi (former volunteer firefighter):**
 - Questioned rooftop heat pump access and timely snow clearing due to heavy drifting.
 - Asked about elevators for handicapped residents and ensuring accessibility, feeling these should have been addressed earlier.
- **Motion:** A motion was made to approve the site plan as outlined in submitted drawings. An amendment was added by the Chair.
 - **Recommendation:** Approve site plan subject to the completion of the items enumerated in the letter from the Engineering Department.
 - **Motion by:** Margaret Bebak
 - **Seconded by:** James Frick
 - **Ayes:** Majority (voice vote "Aye")
 - **Noes:** Joseph Sherman & William Wise
 - **Abstain:** None stated
 - **Motion carried**

New Businesses

SPR 2026-007 Request of Benchmark Streamline LLC for site plan approval for property located at 325 Orchard Park Road for a multi-building mixed-use development (Costco anchor) and associated site work.

- **Business Speakers:**
 - Ralph Lorigo (attorney, on behalf of Benchmark Streamline LLC)
 - Martin Dellebovi (Benchmark Group)
 - Chris Wood (Carmina Wood Design) – civil engineering lead
 - Mark Marchisano (Costco Director of Development)
 - Kimberly Masiuk (Project Manager, BL Companies (on behalf of Costco))
 - Kevin Kilguss, (Project Manager, BL Companies (on behalf of Costco))
 - **Applicant Statements:**
 - **Project Overview:** Seeking approval for a 56-acre development, including the Costco site and main infrastructure (interior roads, stormwater, utilities). The Costco building will be ~158,000 sq ft (~187,000 sq ft total with MDO) with gas pumps on an 18-acre parcel. The project is framed as a major tax base expansion.
 - **Tenant Strategy:** A mix of services, restaurants, and retail is planned to ensure a complementary tenant mix and high occupancy. Retailer interest reportedly exceeds available space.

- **Parcel/Site Details:** The Tops store remains; Tops Express, Community Bank, and Lorigo Law Offices are not part of the development. The rear of the Costco site abuts a railroad.
- **Traffic Improvements:** The developer will fund significant off-site improvements, including replacing two traffic lights, adding a third on Slade Avenue, widening Slade Avenue with a center turn lane and sidewalks, and reconfiguring the Ridge Road/Slade Avenue/US-219 off-ramp. A right-in only driveway from Slade Avenue will serve Costco.
- **Stormwater & Sewer:** A sewer capacity analysis was approved by the Town. Stormwater will discharge via a 6 ft x 6 ft NYSDOT-owned pipe that crosses Orchard Park Road through the Wegmans lot to a creek. This pipe was televised for inspection. All private sewer mains on the property will be replaced to eliminate I&I, and an I&I fee will be paid to the Town.
- **Geotechnical:** A large on-site soil pile will be used to surcharge (compress) the soil under the Costco and fuel facility pads for structural stability. This process is expected to take 4-12 months. The soil will be redistributed on-site afterward.
- **Costco Specifics:** The building includes a main retail area and a Market Delivery Option (MDO) area for local delivery. It will have a Tire Center (sales/installation only). The fuel facility will have 16 pumps (32 stations) with long hoses, ~145 feet of queuing space, an attendant, and digital signage. Truck circulation is designed to keep delivery vehicles away from the main customer entrance. Seven new fire hydrants and a fire protection loop are proposed.
- **Utilities & Landscaping:** The site will have separate utility services. Landscaping will exceed town standards with native species and full-site irrigation. Lighting will be modern, dark-sky compliant LED.
- **Timeline:** The team is targeting a Q2 2027 start for site work, with pad delivery to Costco by end of 2027/early 2028. Once Costco begins, development is expected to accelerate. Offsite traffic is part of the initial phase.
- **Board Questions and Answers:**
 - **Joseph Sherman** asked if equipment could accelerate soil compression.
 - **Response:** Surcharging was deemed most effective; will take 4-12 months.
 - **James Frick** asked about the discharge pipe ownership.
 - **Response:** It's owned by NYSDOT and crosses the Wegmans lot to the creek. If over 5 ft, the state must inspect it every six years.
 - **Tim Hayes** asked about the timeline.
 - **Response:** Surcharging can occur in winter (~4 months); target site work start Q2 2027.
 - **Margaret Bebak** asked for specifics on Slade Avenue improvements.
 - **Response:** Widening, center turn lane, sidewalks, and new/upgraded signals, all paid by the developer. The traffic consultant performed analysis, and the design was iterated per County/DOT reviews, who are comfortable with it.

- **Eric Sailor** questioned about an entrance driveway leading directly into parking.
- **Response:** Widening, center turn lane, sidewalks, and new/upgraded signals, all paid by the developer.
- **Tim Hayes** asked about the "surcharge" concept.
 - **Response:** It refers to placing a weight of soil to consolidate subsurface soils, not related to stormwater or environmental issues.
- **Margaret Bebak** asked about the status of the traffic study with NYSDOT.
 - **Response:** The County is satisfied; awaiting DOT feedback on the latest version. A DOT work permit is required before off-site work can begin.
- **Public Comments:**
 - **Unnamed Resident:** Concerned about existing traffic congestion and requested clarity on the traffic study's effectiveness.
 - **Response (Board/Engineer):** The study is extensive and coordinated with Erie County/NYS DOT. The proposed improvements at every surrounding intersection are expected to address current issues.
 - **Jeff Quain:** 1) Recommended alignment with the town's comprehensive plan. 2) Asked for certainty on Costco as the tenant, citing a news article. 3) Requested communications with the West Seneca School District be made public to understand impacts, especially regarding planned work near an elementary school.
 - **Evelyn Hicks (Seneca Creek Road):** 1) Asked for clarification on "surcharge." 2) Requested the Board delay voting to allow residents more time for review. 3) Asked about the integrity of the 40-50+ year old discharge pipe. 4) Asked about potential soil contamination from the former mall.
 - **Peter Spilsbury (Fire Commissioner, West Seneca Fire District No. 5):** Expressed strong support, citing benefits to the district's budget.
 - **Joseph O'Donnell:** Asked about traffic mitigation coverage, agency responses, legal prerequisites, and project phasing.
 - **Mary Sherman (Caldwell Drive):** Asked about improvements near the Route 400/Seneca Street exit.
- **Motions:**
 - **Motion to close the public hearing.**
 - **Motion by:** Chairperson Margaret Bebak
 - **Seconded by:** Joseph Sherman
 - **Ayes:** All
 - **Noes:** None
 - **Abstain:** None
 - **Motion carried**
 - **Motion to approve the site plan for both the overall site and Costco.**
 - **Recommendation:** Approval subject to: 1) Completion of requirements in the letter from the Town Engineering Department; and 2) NYSDOT approval and issuance of the DOT work permit prior to off-site work.
 - **Motion by:** Chairperson Margaret Bebak
 - **Seconded by:** Joseph Sherman
 - **Ayes:** All
 - **Noes:** None

- **Abstain:** None
- **Motion carried**

Adjourn

- **Motion by:** Margaret Bebak
- **Seconded by:** James Frick
- **Time:** 7:17 pm