

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

Planning Board Proceedings
DRAFT Minutes #2026-10
October 8, 2026

Call to Order

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

Roll Call

Present:

- Mark Beehler, Board Member
- Joseph Sherman, Board Member
- Margaret Bebak, Chairperson
- James Frick, Board Member
- Eric Sailer, Board Member
- Timothy Hayes, Board Member
- William Wise, Board Member

Absent:

- None noted.

Approval of Proofs of Publication

- A motion to approve proof of publication was made by Margaret Bebak and seconded by James Frick; Noes: none; Motion carried.

Approval of Minutes

- Motion to approve minutes from 2026-09 was made by Margaret Bebak and seconded by James Frick; Noes: none; Motion carried.

Old Business

- **SPR 2026-009** — Visone Enterprises Inc, Site Plan Approval for 2806 Seneca Street
 - Motion to table by Margaret Bebak and seconded by Joseph Sherman
Noes: none; Motion carried.
 - Public comments: None recorded.

New Business

- **2026-006** — Home Away from Home Kennels, 1585 Orchard Park Road

Request: Recommendation to rezone to C-2(S) to permit the existing dog kennel and a small expansion.

- Recusal: Chairperson Margaret Bebak recused due to conflict; Joe Sherman presided.

- Applicant/Business Representatives:
 - Hayley Welshans (Owner; resides adjacent at 1589 Orchard Park Road)
 - Breanna Andrews (Manager; resident within 1 mile)
- Applicant Presentation:
 - Existing use: Dog boarding, daycare, grooming; no change to services proposed.
 - Purpose of expansion: Add interior area for extra kennels and indoor play space; no changes to hours (7:00 AM–6:00 PM).
 - Current capacity: Typically, 40 dogs (combination of daycare and boarding; daycare 20/day; grooming strictly indoors).
 - Proposed addition: 10–12 interior kennels; would increase total boarding capacity to 50–52, but outdoor group sizes and rotation practices remain consistent.
 - Operations:
 - Daycare starts at 8:00 AM; grooming 8:00 AM–6:00 PM; boarding dogs are let out beginning at 7:00 AM for bathroom breaks in compliance with noise guidelines (7:00 AM–11:00 PM).
 - Play groups rotated; largest group 10 dogs; small-dog groups 5–8 dogs.
 - Staffing: Owner + 5 kennel staff + 2 groomers; may extend hours for part-time staff rather than hire new staff.
 - Community engagement: Obtained letters from close neighbors indicating support for expansion; submitted to the Board.
- Board Questions and Applicant Responses:
 - Capacity impact (Tim Hayes): Applicant confirmed indoor kennel increase would raise total overnight capacity; outdoor rotations remain controlled with similar sizes to minimize noise.
 - Outdoor group size and rotation (Tim Hayes): Applicant stated the largest group 10; dogs are rotated and not all outside simultaneously.
 - If changing zoning to R 100A (with a special permit) would allow the expansion but keep the zoning as residential rather than converting it to a commercial zoning which might have future adverse consequences. (Tim Hayes): Applicant open to reasonable conditions

set by the Board; noted an architectural recommendation letter and willingness to abide by Board-imposed restrictions.

- General operations (Mark Beehler/James Frick): Applicant Clarified daycare/boarding balance; typical capacity 40–44 with sibling dogs sharing kennels; proposed capacity 50–52 with new kennels.
- Earliest outdoor times (Eric Sailer): Applicant stated Boarding dogs let out ~7:00 AM for bathroom; daycares begin at 8:00 AM; late outdoor activity not past 11:00 PM per noise guidance.
- Staffing (William Wise): Applicant stated current number of staff is sufficient; potential shift from Part time to full-time.
- Zoning and Legal Context (Joseph Sherman) answered by (Jeffrey Schieber, Code Enforcement)
 - Property is tax-assessed as commercial; rezoning is a zoning compliance matter and does not affect surrounding residential tax assessments.
 - R-100A district permits veterinarians, small animal hospitals, or kennels by special permit (Section 120-17, item 3).
 - C-2 district would also allow kennel use; both R-100A (with special permit) or C-2 rezoning could make the use compliant and permit expansion if all code requirements (setbacks, parking, heights) are met.
 - Noted that C-2 allows other commercial use; future changes would follow notification and approval processes.
 - Town will notify adjoining property owners (within 200 feet) for relevant meetings.
- Public Comments:
 - Vince Binder (1597 Orchard Park Road; adjacent): Asked whether rezoning impacts residential tax assessments; noted kennel pre-existed for decades; acknowledged morning barking is longstanding. Town Code Enforcement (Jeff Schieber) clarified rezoning does not change surrounding tax assessments.
 - Breanna Andrews (Manager): Described strong demand, long waiting lists (30–200), and controlled operations; referenced second location in Hamburg with similar pre-existing use and growth; emphasized efforts to minimize noise and maintain neighborhood compatibility.

Motions

- Motion to recommend rezoning to R-100A(S) subject to code compliance by Joseph Sherman and seconded by Eric Sailor: Noes: none.
- Motion carried

Adjourn

- Motion to adjourn meeting by Joseph Sherman and seconded by Timothy Hayes:
Ayes:5, Noes:0
- Motion carried
- Time 6:24pm.