

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

Planning Board Proceedings
Minutes# 2026-06
June 11, 2026

Roll Call Present: Chairperson Margaret Bebak
Planning Board Member Mark Beehler
Planning Board Member Joe Sherman
Planning Board Member James Frick
Planning Board Member Eric Sailer
Planning Board Member Tim Hayes
Planning Board Member William Wise
Code Enforcement Officer Jeffrey Schieber

Absent: n/a

Call To Order

◦A motion to call the meeting to order was made by Margaret Bebak, seconded by Joseph Sherman, and approved by all at 6:00pm.

Approval of Proofs of Publication

- Motion by: Margaret Bebak
- Seconded by: Eric Sailer
- Ayes: All present
- Noes: 0
- Abstain: 0
- Motion carried.

Approval of Minutes

- Motion to approve meeting minutes #2026-03.
- Motion by: Margaret Bebak
- Seconded by: Tim Hayes
- Ayes: All present
- Noes: 0
- Abstain: 0
- Motion carried.

Old Businesses

N/A

New Businesses

SPR 2026-002

A request of New Leaf Energy, Inc. for site plan approval for property located at 705 Orchard Park Road to permit an EV Parking Station and all associated site work.

- Motion by: Margaret Bebak, To Table item
- Seconded by: Joseph Sherman
- Ayes: All present
- Noes: 0
- Abstain: 0
- Motion carried.

2026-002

A request of Held Development and Properties, LLC for rezoning property located at 1475 Orchard Park Road to allow A Custom Sewing Shop in the existing building.

- Ralph Larigo, representing the property owner (Held Development/Helen Development and Properties LLC) stated
 - Use three rooms in the former school building for sewing golf cart canopies/enclosures.
 - Hours: Monday–Friday, 7:00 AM–3:30 PM;
 - 5–8 employees.
 - Property currently residential; request rezoning to C-2 Commercial for sewing shop use.
 - No exterior/interior building changes.
 - Church retains a 15-year rent-free lease for continued use, including a one-hour Sunday service.

Board Member Questions and answers by Ralph Lorigo

Board Member Joseph Sherman asked, are there plans for other businesses to go in there?
--No

Board Member James Frick questioned, Will a dumpster be needed on-site?
--No, just left over materials will be thrown out.

Board Member Timothy Hayes asked if there is a Plan for shipping/delivery/traffic?

--materials transported by an employee using a company box truck between facilities; no manufacturing on-site, only sewing; finished goods shipped from another facility, not a large need to dispose of excess waste.

Public comments: None.

◦Motion by: Margaret Bebak to recommend rezoning to C-2 limited to the rear, brick school building; later amended to identify “the school building in the back, the brick school building,” with a no specific legal description

- Seconded by: William Wise

- Recommendation: Recommend approval to the Town Board with limitations as stated

- Ayes: All present

- Noes: 0

- Abstain: 0

- Motion carried.

SPR 2026-003

A request of Home Leasing, for site plan approval for a property located at 2544 Clinton Street to permit a 3-story residential building with all associated site work.

■Angela Eicholtz (Home Leasing), Shelby Beckner (Lavella Associates), Joe McIntosh (SWBR Architects) present to represent.

Business presentation summary:

- Plans amended based on prior comments; preserve mansion, front wall, and trees; entrance widened for fire access.

- Provide code-required parking with 20 banked spaces to meet ~170 count; full fire access for trucks and buses.

- May 2026 engineering comments addressed; seeking board feedback before finalizing.

Board Member Questions & Answers:

Board Member Joseph Sherman questioned the fire access distance and evacuation route?

- -Fire truck would park at closest access; building fully sprinklered

-- Fire chief has approved; improved rear access; squared-off parking for maneuverability.

Board Member questioned the EV charging requirement (NYS bill S1736) and plan only showing six spots

-- Aware of new regulations; will meet all code requirements including EV-ready spaces.

Board Member Joseph Sherman questioned the school bus pickup logistics and safety/stacking concerns, lack of shelter

-- Will investigate access road for waiting cars; getting a price for a bus shelter; similar to other neighborhoods; hope all students eventually picked up on-site.

Board Member Joseph Sherman questioned the Financial burden on school system for potential services

--Haven't asked; open to discussion; not directly related to site plan; outreach to superintendent per Town Board request.

Board Member Tim Hayes questioned the Backup generator coverage—common areas vs. apartments.

--Generator supports shelter-in-place: common area lighting, HVAC, hot water, and elevators; does not power individual apartments; residents seeking heat during outage must go to common areas.

Board Member Tim Hayes questioned the Maximum occupancy and common area size for shelter-in-place.

--15 sq ft per bedroom per state guidelines; can be met across multiple common spaces; will comply with NYS HCR guidelines.

Board member Margaret Bebak questioned the elevations, design, historic compatibility concerns, and mansion modernization.

--There will be no geometric changes to mansion; only color palette updates; willing to revisit colors to honor mansion.

Board Member Tim Hayes questioned the snow encasing rooftop covering the heat pumps.

- NYSEG approval for all-electric building; no issues flagged to date.

Public comments: None.

◦Motion by: Margaret Bebak to table approval until final plans are submitted, incorporating board comments

- Seconded by: Joseph Sherman

- Ayes: All present

- Noes: 0

- Abstain: 0

- Motion carried.

2026-003

A request of Crafted Concepts, on behalf of the owner, for property located at 5700 Seneca Street for a special permit to permit the service of alcohol and an outdoor mini-golf course.

■Danielle Johnson, Architect (Crafted Concepts Architecture), for Corner Development Company, present to represent

Business presentation summary

- Special permits for sale of alcohol (accessory to recreation) and nine-hole outdoor mini-golf.

- Hours: no later than 9:00 AM–11:00 PM seasonally.

- Site work: close an access road with DOT approval; install fencing; manage stormwater via new drainage tied to existing.

Board Member Questions & Answers:

Board Member Margaret Bebak questioned the fence height along adjacent property and other sides

- Plan for 4-foot board-on-board fence to match patio; flexible to higher/extended fence per board direction on the adjacent property and will comply with board if recommends for a higher fence in other areas were concerned about flying golf balls. Code Enforcement stated Commercial property—no specific code for fence; design at board's discretion.

Board Member William Wise questioned if Alcohol service is in outdoor mini-golf area and indoor at the simulator.

- Liquor license to cover both areas.

Board Member James Frick questioned if there would have Food service.

- Catering kitchen for parties; not full-service kitchen at this time.

Board Member Joseph Sherman questioned the Maximum occupancy and parking adequacy

- 12 residents upstairs; max 150 people first floor (indoor/outdoor combined); 53 parking spaces total—6 for apartments, 30 for primary use, 17 additional for seasonal/overflow.

No traffic impact study done; prior upstairs/downstairs restaurant/bar had higher occupancy (double/triple current), so issues not anticipated; will comply if study required; acknowledged chain-and-pillar precedent on building. Prior SEQRA for proposed apartments engaged NYSDOT and Erie County DOT; NYSDOT previously required closing Transit Road entrance; intent to eliminate curb cuts and restore areas subject to DOT applications; suggested stone pillars with fencing or cost-effective chain-and-pillar alternatives for fencing along are that fronts on Transit Road near mini golf.

Public comments:

Rick a resident, neighboring greenhouse:

Asked for fence between mini-golf and his property.

Agreed a 4-foot fence along the shared side would be acceptable.

- Confirmed current openness between properties at parking lot; requested fencing along his property line to prevent patrons entering and protect from golf balls.

◦Motion by: Margaret Bebak to recommend to the Town Board approval of the special permit for service of alcohol at the mini-golf, with recommendations to:

Approve special permit with fencing recommendations along the north side contiguous to neighboring greenhouse property and more decorative fencing (possibly stone pillars with fencing between pillars along Transit Road).

-Seconded by: Mark Beehler

- Ayes: All present

- Noes: None stated

- Abstain: None stated

- Motion carried.

SPR 2026-005

A request of Zen Nails for property located at 1976 Ridge Road to permit an addition to the existing building and all associated site work.

■Mike Berger, Sutton Architecture; present to represent

- Business presentation summary

Plans to permit an addition and adaptive reuse of existing building into a nail salon;

- Existing building ~1,850 sq ft (formerly rental car/Monroe Muffler; vacant).

- Proposed ~1,700 sq ft addition and full facade remodel.

- Landscaping: New landscaping along perimeter; called out in updated drawings.

- Paving/Parking: Existing pavement to remain; restriping for ~22 parking spaces; designated snow removal areas.

- Pedestrian improvements: New concrete sidewalk to right-of-way and along front of building.

- Lighting: Building-mounted, dark-sky compliant fixtures.

- Utilities: Existing electrical, gas, water at rear to remain.

- Water: Working on flow calculations for next meeting.

- Waste: New dumpster at back, screened; working on agreement with adjacent owners for vehicle egress and dumpster access.

Board Member Questions & Answers:

Board member Joseph Sherman had Parking concerns

--Code requires 66 spaces; variance allows 26; plan shows ~22 spaces; board noted 22 chairs implies many technicians driving; questioned customer parking under appointments.

Board member Eric Sailor had parking lot conditions concerns

--Old bays removed; addition/facade clarified; intent to patch as required; repave if excessive; goal to transform facade away from “muffler shop” look.

Public comments: None

◦Motion by Maragaret Bebak to table the site plan approval until the engineering is complete.

-Seconded by: James Frick

- Ayes: All present

- Noes: 0

- Abstain: 0

- Motion carried.

SPR 2026-004

A request of Clinton Street Industrial Park for site plan approval for property located at 3254 Clinton Street to permit a 50ft by 50ft building addition.

Board Member, Jim Frick recused due to conflict of interest.

▪ Dave Schutt (Williams Schutt Associates) present to represent
Business Plan Summary

-Storage of concrete forms currently in heated bays; new structure unheated cold storage
- Utilities: No new sewer/water; electrical for internal lighting and external security cameras

- Stormwater: Follow existing drainage patterns; no increase in runoff

Board Member Questions & Answers:

Board Member Margaret Bebak asked if addition will coordinate with existing décor.

- Building materials: Will match existing building

Board Member Joseph Sherman questioned if there will be outside lighting.

--Will have Exterior lighting for security.

Public comments: None.

- Motion by: Margaret Bebak to approve the site plan as presented
- Seconded by: Joseph Sherman
- Ayes: All present
- Noes: 0
- Abstain: 0 (with noted recusal by Jim Frick)
- Motion carried.

SPR 2026-006

A request of Carmina Wood Design, on behalf of the owner, for site plan approval for property located at 1425 Orchard Park Road to permit the development of a multi-unit town house development with all associated site work.

- Anthony Pandolfi (Project Engineer, Carmina Wood Design) present to represent
- Request: Site plan approval for 29-unit townhouse development.
- Plan updates due to overturned DEC wetland regulations: three 4-unit buildings replaced with two 6-unit buildings; total units remain 29; reduces costs and impervious surfaces.
 - Amenities: Combined bus shelter and mail kiosk at entrance; stormwater detention at rear.
 - Parking: Code requires 64 spaces; 107 provided (including garages, driveways, and 19 overflow)
 - Cemetery: Aluminum bar-style fence and heavy landscaping for screening; property owner will maintain and clean up.
 - School busing: Will reach out to bus garage; anticipate attracting older residents/empty nesters; will coordinate with school district.
 - Path to adjacent school: Reached without response; willing to add path to playground if school agrees; board requested further outreach.
 - Small driveway near mail kiosk: Intended for mail carrier; residents can pull over for mail

Board Member Questions & Answers:

Board Member Margaret Bebak had parking concerns

- Guest/overflow parking: Consider adding more overflow parking in southern site while avoiding on-site cemetery
- Code Enforcement mentioned to Add “No Parking” signs in grass areas to prevent parking in fire lanes; Pandolfi agreed.

- Public comments: None.

◦ Motion by: Margaret Bebak to table for final site plan approval, pending incorporation of board comments.

-Seconded by: Joseph Sherman

- Ayes: All present

- Noes: 0

- Abstain: 0

- Motion carried.

◦ Motion to Adjourn meeting

- Motion by: Margaret Bebak

- Seconded by: James Frick

- Meeting adjourned 7:10pm