

ROLL CALL: Present: Chairperson Margaret Bebak
Planning Board Member Eric Sailer
Planning Board Member Jim Frick
Planning Board Member Joseph Sherman
Planning Board Member Tim Hayes
Planning Board Member Mark Beehler
Planning Board Member William Wise

Absent:

CALL TO ORDER

APPROVAL OF PROOFS OF PUBLICATION

APPROVAL OF MINUTES

1. Minutes of Meeting #2026-02

OLD BUSINESS

SPR2026-001

A request from Julius Aebly for property located at 1465 Union Rd. to permit the construction of a +/- 2,500 SF bank with drive-thru.

Motion by Chairperson Bebak, seconded by Planning Board Member Frick,

Ayes: 7 Noes: 0 Abstain: 0 Motion Carried

Anthony Pandolfe the project manager with Carmina Wood Design, stated

- We revised the plan on the corridor overlay and added a bench to the site that is located next to the flagpole.
- The last meeting we were asked to check on the code regarding ATMs. When we looked into it, the code that was brought up was only for freestanding machines. Our machine will be against the wall in the drive-through lane, which is not considered a freestanding machine.
- Engineered plans were submitted to Clark Patterson Lee and given an initial comment letter.
- a sewer profile and minor landscape revisions were done.
- confirmation from the town engineer that the SWIP from the previously approved office building next door, that SWIP is still in place and will resume SWIP inspections until finished.
- Clark Peterson Lee issued an approval letter with a couple recommendations for contingencies of approval
- One of them is the water service. We have submitted it to the water authority, and it is under review.
- questioned if National Fuel was being used or NYSEG. NYSEG would be the provider.
- A ZBA meeting was attended last month for a variance requirement for the drive-through stacking. That variance was granted for 8 cars.

-A letter from Erie County DPW requesting a queuing analysis be done.

-Our traffic engineer consultant will work on that and, if the board sees fit, we will make that a contingency of approval.

Mr. Sherman questioned the environmental assessment comprehensive plan being identified as LOS "E" which F is the highest in volume, and would like another traffic study done.

Mr. Scheiber stated this was approved when a restaurant was going in this location which would have a heavier traffic volume, but we will continue with a traffic study by the county.

Mr. Sherman wants to see another study done by the Department of Public Works in regard to the traffic before he signs off on this.

Mr. Pandolfe mentioned if there were more than 8 vehicles in the drive-thru, they could stack into the parking lot rather than on Union Rd.

Mr. Schieber recapped the landscaping on the plans, with shrubs small enough that will not obstruct the view of the traffic lines.

Mr. Sherman wanted to amend the zoning from a C to an S since this was originally approved for a restaurant, and now it is a bank.

Mr. Scheiber stated it will remain as is.

Mr. Hayes asked if the name of the bank could be disclosed.

Mr. Scheiber announced the name of the bank was Canal Bank.

Mr. Beehler states there is a location in Williamsville on Main St.

Mr. Sherman questioned who the proposed tenant or owner of the building was.

Mrs. Bebak stated it is on the building owner.

The public question by Eric Meinder was why does it matter if it is a bank or restaurant?

Mrs. Bebak answered that it was originally approved to be a restaurant with a drive-thru and now is a bank with a drive-thru.

NEW BUSINESS

ADJOURN

Motion by Chairperson Bebak, seconded by Planning Board Member Beehler, to table conditions such as, a letter from the engineers' application from the Water Authority for approval of proposed water services, to coordinate with NYSEG during construction, for final approval of the proposed planting locations and the requirement of the Erie County Department of Public Works approval on the traffic.

Ayes: 0

Noes: 0

Abstain: 0

Motion Carried