

Minutes
Village of Orchard Park
Planning Board
October 2, 2018

The Village of Orchard Park Planning Board held a meeting on Tuesday October 2, 2018 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Tronolone at 7:00 p.m.

Members present:

Gunner Tronolone, Chairman
Steve Bray
Robert Newton
Dale Pyne

Others Present:

Matt Hartung, Deputy Mayor
John Gullo, Code Enforcement Officer
Christine Hanavan, Secretary

Chairman Gunner Tronolone stated, "If anyone appearing before this Board is related thru family, financial or business relationship with any member of the Board, it is incumbent upon him to make it known under New York State Law and the Village Code of Ethics."

Moved by Bob Newton seconded by Dale Pyne to approve the minutes of the August 7, 2018 meeting.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Robert Newton	Yes
Dale Pyne	Yes

The motion was carried.

Gunner Tronolone asked if site inspections for all applications presented were made by all board members.

Gunner Tronolone	Yes
Steve Bray	Yes
Robert Newton	Yes
Dale Pyne	Yes

[Type text]

Village Referral to Planning Board

George Khang
4906 S. Buffalo St.
Orchard Park, NY 14127
SBL #172.16-4-20

Applicant is requesting approval to a change in the Village Zoning Map parcel 172.16-4-19 to B1 and upon annexation into the Village, parcel 172.20-1-24 to B1.

Discussion: Mike Lukaszewski of Bammel Architects discussed and explained the annexation and rezoning of the properties as presented to the Village Board.

Moved by Steve Bray, seconded by Dale Pyne to make a motion to approve the change in the Village Zoning Map parcel 172.16-4-19 to B1 and upon annexation into the Village, parcel 172.20-1-24 to B1.

The vote on the motion being:
Gunner Tronolone Yes
Steve Bray Yes
Bob Newton Yes
Dale Pyne Yes

The motion was carried.

Building Permit Applicatin

George Khang
4906 S. Buffalo St.
Orchard Park, NY 14127
SBL #172.16-4-20

Applicant if requesting permission to build a 20 x 20 storage room at 4906 S. Buffalo St. subject to the approval of the merging of the two properties 172.16-4-20 and 172.16-4-19.

Discussion: None

[Type text]

Moved by Gunner Tronolone, seconded by Bob Newton to make a motion to approve the building permit application to build a 20 x 20 storage room at 4906 S. Buffalo St. subject to the approval of the merging of the two properties 172.16-4-20 and 172.16-4-19.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Bob Newton	Yes
Dale Pyne	Yes

The motion was carried.

Sign Permit Application

Hunt Real Estate Corporation
430 Dick Road
Depew, NY 14043
SBL #162.17-7-26

Applicant is requesting permission to install two awnings at 4283 S. Buffalo St. for Hunt Real Estate.

Discussion: The Board questioned the height of the awning as it relates to snow removal in the area.

Moved by Bob Newton, seconded by Steve Bray to make a motion to approve the sign permit application to install two awnings at 4283 S. Buffalo St. for Hunt Real Estate Corporation SBL #162.17-7-26 subject to height verification that is sufficient for sidewalk plow clearance and after confirmation by Michael Murphy, Director of the DPW.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Bob Newton	Yes
Dale Pyne	Yes

The motion was carried.

[Type text]

ZBA Referral

Shannon S. Fuhrman
105 Princeton Place
Orchard Park, NY 14127
SBL #161.20-4-1

Applicant is requesting a variance to Section 225-Attachment 2, Schedule II R-2 Residential.

Applicant is requesting permission to construct a covered porch with a 28.3' front yard setback. The code stipulates that the minimum front yard setback must be 35'.

Applicant is requesting a variance to Section 225-11, C1 Open Space.

Applicant is requesting permission to construct an addition in a required yard. The code stipulates that every part of a required yard must be open to the sky unobstructed.

Discussion: None

Moved by Dale Pyne, seconded by Gunner Tronolone to make a positive referral to the Zoning Board of Appeals to grant permission to construct a covered porch with a 28.3' front yard setback and construct an addition in a required yard open to the sky unobstructed.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Bob Newton	Yes
Dale Pyne	Yes

The motion was carried.

Other Business

Next Regular Meeting November 6, 2018.

Moved by Bob Newton seconded by Dale Pyne to adjourn at 7:17 p.m.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Bob Newton	Yes
Dale Pyne	Yes

The motion was carried.

Respectively submitted

Chairman's Approval

Christine Hanavan
Secretary

Date _____