

Minutes  
Village of Orchard Park  
Zoning Board of Appeals  
March 28, 2018

The Village of Orchard Park Zoning Board of Appeals held a meeting on Wednesday, March 28, 2018 at the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

Chairman Steve Snyder called the meeting to order at 7:00 p.m. and stated, "If anyone appearing before the 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 the New York State Law and the Village Code of Ethics."

Members present:

Chairman, Steve Snyder  
Gary Phillips  
William Riter  
Alternate Scott Hartung

Others present:

Matthew Hartung, Trustee  
Jonathan McNatty, Trustee  
James Larivey, Code Enforcement Officer  
Christine Hanavan, Secretary

Members absent:

David Obrochta

The Chairman asked for approval of the minutes of the previous meeting held on February 28, 2018. William Riter made the motion to approve the minutes of the previous meeting seconded by Gary Phillips. On the question:

SCOTT HARTUNG	YES
GARY PHILLIPS	YES
WILLIAM RITER	YES
STEVE SNYDER	YES

Chairman Snyder then stated, "All persons making an appeal before this Board will be heard in accordance with the applicable laws of the State of New York and the Village of Orchard Park. Any person aggrieved by any decision of the Board of Appeals may present to a court of record a petition, duly verified, setting forth that such decision is illegal, specifying the grounds of the illegality. Such petition must be presented to the court within 30 days after filing of the decision in the office of the Village Clerk."

Chairman Snyder asked if site inspections for all cases presented were made by all Board members:

SCOTT HARTUNG	YES
GARY PHILLIPS	YES
WILLIAM RITER	YES
STEVE SNYDER	YES

**ZBA Referral**  
**OP 4200, LLC**  
**4200 North Buffalo St.**  
**Orchard Park, NY 14127**  
**SBL #162.17-1-5**

*Applicant is requesting a variance to Municipal Code Section 225-18-F2(b) Freestanding Signs.*

*Applicant is requesting permission to erect a freestanding sign with a display surface of twenty-five (25) square feet. The code stipulates that the display surface shall not exceed twenty (20) square feet.*

**APPEARANCE:** Jim Bammel, Bammel Architects  
Ray Hammel, Buffalo Rehab Group

**DISCUSSION:** Jim Bammel presented the sign criteria for the free-standing sign. The owner already owns the sign and is repurposing it. The style and proportion of the sign fit the site and neighborhood well while maintaining village character.

The Chairman asked three times if there was anyone in the audience who would like to speak in favor of granting the variance. There were none.

The Chairman asked three times if there was anyone in the audience who would like to speak against granting the variance. There were none.

The Chairman then asked if the Secretary had received any communications either for, or against, granting the variance. The Secretary stated the Village Planning Board voted in favor of granting of this variance.

Scott Hartung made a motion, seconded by William Riter in favor of granting permission to erect a freestanding sign with a display surface of twenty-five (25) square feet.

**THE VOTE ON THE MOTION BEING:**

SCOTT HARTUNG	YES
GARY PHILLIPS	YES
WILLIAM RITER	YES
STEVE SNYDER	YES

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**THE MOTION WAS PASSED.**

Moved by Steve Snyder, seconded by Gary Phillips to adjourn at 7:15 p.m.

**THE VOTE ON THE MOTION BEING:**

SCOTT HARTUNG	YES
GARY PHILLIPS	YES
WILLIAM RITER	YES
STEVE SNYDER	YES

**THE MOTION WAS PASSED.**

Respectfully submitted,

Christine Hanavan  
Secretary

Chairman's Approval:

\_\_\_\_\_

Date: \_\_\_\_\_