

Minutes  
Village of Orchard Park  
Planning Board  
June 4, 2019

The Village of Orchard Park Planning Board held a meeting on Tuesday June 4, 2019 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

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

Members present:

Gunner Tronolone, Chairman  
Steve Bray  
Dale Pyne  
Myrna Woodard  
Alternate Monica Bruce

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 Myrna Woodard seconded by Dale Pyne to approve the minutes of the May 7, 2019 meeting.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Monica Bruce	Yes
Dale Pyne	Yes
Myrna Woodard	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
Monica Bruce	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

[Type text]

**ZBA Referral**

Jonathan and Jessica Petrie  
114 Woodview Drive  
Orchard Park, NY 14127  
SBL #173.09-1-37

*Applicant is requesting a variance to Section 225-11 C (1) Lot, Height, Yard and Bulk Regulations.*

*Applicant is requesting permission to construct a six (6) foot wooden fence in a side yard at 114 Woodview Drive. The code stipulates it must be three (3) feet in any side or front yard.*

**Discussion:** Mr. Petrie explained he has an odd shaped lot and wants to construct a privacy fence. He believes he is being called on a technicality and is being penalized.

Moved by Steve Bray, seconded by Gunner Tronolone to make a positive referral to the Zoning Board of Appeals to construct a six (6) foot wooden fence in a side yard at 114 Woodview Drive SBL #173.09-1-37.

The vote on the motion being:

Gunner Tronolone	No
Steve Bray	No
Monica Bruce	No
Dale Pyne	Yes
Myrna Woodard	No

**The motion was denied.**

**Building Permit Application**

George Khang  
4906 S Bufalo St.  
Orchard Park, NY 14127  
SBL #172.164-20

[Type text]

*Applicant is requesting permission to renovate the interior of an existing building to an eating and drinking establishment at 4906 S Buffalo St. for First Line Brewing.*

**Discussion:** Shane Stewart represented First Line Brewing Co. He explained they would be staying within the confines of the building for now. Their equipment fits perfectly (3 50 gallon kettles) with no open flame. They are intending a “giving back” theme to their business – that is to support local police, fire, first responders and veterans of the village.

Moved by Dale Pyne, seconded by Monica Bruce to approve the renovation of the interior of an existing building to an eating and drinking establishment at 4906 S Buffalo St. for First Line Brewing.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Monica Bruce	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

**The motion was carried.**

**Village Board Referral**

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

*Applicant is requesting permission to change the use of an existing building from a dry cleaning business to an eating and drinking establishment.*

**Discussion:**

Moved by Steve Bray, seconded by Myrna Woodard to make a positive referral to the Village Board to change the use of the southern space of an existing building from a dry cleaning business to an eating and drinking establishment.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Monica Bruce	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

[Type text]

**The motion was carried.**

Other Business

Next Regular Meeting July 2, 2019.

Moved by Dale Pyne seconded by Monica Bruce to adjourn at 7:27p.m.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Monica Bruce	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

**The motion was carried.**

Respectively submitted

Chairman's Approval

Christine Hanavan  
Secretary

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Date\_\_\_\_\_