

Minutes  
Village of Orchard Park  
Planning Board  
August 6, 2019

The Village of Orchard Park Planning Board held a meeting on Tuesday August 6, 2019 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Tronolone at 7:05 p.m.

Members present:

Gunner Tronolone, Chairman  
Steve Bray  
Myrna Woodard  
Alternate Monica Bruce  
Alternate Krista Ehlert

Others Present:

Matt Hartung, Deputy Mayor  
  
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 Steve Bray to postpone the approval of the minutes from the July 2, 2019 meeting.

The vote on the motion being:

|                  |     |
|------------------|-----|
| Gunner Tronolone | Yes |
| Steve Bray       | Yes |
| Myrna Woodard    | Yes |
| Krista Ehlert    | 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 |
| Myrna Woodard    | Yes |
| Monica Bruce     | Yes |
| Krista Ehlert    | Yes |

[Type text]

**ZBA Referral**

Dorothy and Kenneth Grajek  
6267 Armor Duells Road  
Orchard Park, NY 14127  
SBL #172.16-4-4

*Applicant is requesting permission to build an attached 2 car garage with a side yard setback of 8.5 feet and a front yard setback of 32 feet. The code stipulates that a 10 foot side yard is required and a 35 foot front setback is required.*

**Discussion:** Kenneth Grajek, the applicant, explained that the existing driveway will be removed. The current garage would be used for equipment storage. It is the only location to build a two car garage and he will go right up against the house.

Moved by Gunner Tronolone, seconded by Monica Bruce to make a positive referral to the Zoning Board of Appeals to grant permission to build a two car garage with a side yard setback of 8.5 feet and a front yard setback of 32 feet at 6267 Armor Duells Rd. SBL #172.16-4-4.

The vote on the motion being:

|                  |     |
|------------------|-----|
| Gunner Tronolone | Yes |
| Steve Bray       | Yes |
| Myrna Woodard    | Yes |
| Monica Bruce     | Yes |
| Krista Ehlert    | Yes |

**The motion was carried.**

**Village Board Referral**

Cambria Property Group LLC  
282 Linwood Avenue  
Buffalo, NY 14209  
SBL #162.17-4-17

*Applicant is requesting a Special Use Permit to allow a Bed & Breakfast at 6728 E Quaker St. in the Village of Orchard Park.*

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**Discussion:** Joe and Mary Canna stated that 85% of their guests are associated with Orchard Park residents. They have a full-time tenant in the back of the house. They advertise with Airbnb and offer a two bedroom facility with a pull out sofa. Air-conditioning is provided. They live close by and constantly monitor their guests. Ample parking is provided.

Moved by Steve Bray, seconded by Krista Ehlert to make a positive referral to the Village Board to approve a Special Use permit allowing a Bed & Breakfast at 6728 E. Quaker St. SBL # 162.17-4-17 in the Village of Orchard Park.

The vote on the motion being:

|                  |     |
|------------------|-----|
| Gunner Tronolone | Yes |
| Steve Bray       | Yes |
| Myrna Woodard    | Yes |
| Monica Bruce     | Yes |
| Krista Ehlert    | Yes |

Other Business

Next Regular Meeting September 3, 2019

Moved by Myrna Woodard, seconded by Krista Ehlert to adjourn at 7:18 p.m.

The vote on the motion being:

|                  |     |
|------------------|-----|
| Gunner Tronolone | Yes |
| Steve Bray       | Yes |
| Myrna Woodard    | Yes |
| Monica Bruce     | Yes |
| Krista Ehlert    | Yes |

**The motion was carried.**

Respectively submitted

Chairman's Approval

Christine Hanavan  
Secretary

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Date \_\_\_\_\_

[Type text]