

Minutes  
Village of Orchard Park  
Planning Board  
February 4, 2020

The Village of Orchard Park Planning Board held a meeting on Tuesday February 4, 2020 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Tronolone at 7:06 p.m.

Members present:

Gunner Tronolone, Chairman  
Dale Pyne  
Myrna Woodard  
Alternate Monica Bruce

Others Present:

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

Members Absent:

Steve Bray  
Krista Ehlert

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 Dale Pyne, seconded by Monica Bruce to approve the minutes from the January 7, 2020 meeting.

The vote on the motion being:

Dale Pyne	Yes
Gunner Tronolone	Yes
Myrna Woodard	Yes

**The motion was carried.**

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

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

[Type text]

**Sign Permit Application**

Thomas J. Sapio  
4230 N Buffalo Road  
Orchard Park, NY 14127  
SBL #162.17-1-10

*Applicant is requesting permission to retain the signage they constructed without a prior permit at 4230 N Buffalo St. for New York State Realty*

**Discussion:** Appearance: Tom Mazzone

The applicant explained why he erected a sign without a proper permit. The sign company told him a permit was not required. He is asking for forgiveness.

Moved by Myrna Woodard, seconded by Dale Pyne to approve the sign permit application to retain the signage constructed without a prior permit at 4230 N Buffalo St. for New York State Realty SBL #162.17-1-10

The vote on the motion being:

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

**Building Permit Application**

Brian J. Teft  
6413 W. Quaker St.  
Orchard Park, NY 14127  
SBL #173.05-1-2

*Applicant is requesting permission to convert an existing structure into an Ice Cream Stand at 6413 W Quaker St.*

**Discussion:** Appearance: Brian Teft

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Chairman Tronolone expressed concerns regarding the traffic pattern and the stability in the back of the main structures. He requested the applicant delineate a walking space for foot traffic. Brian explained that the tenants parking would be moved to the back which would open up more spaces in the area around the Ice Cream Stand. He noted the hours of operation would be 11:00 a.m. – 9:00 p.m. and Saturday 11:00 a.m. – 10:00 p.m. There would be a sign placed indicating no thru traffic. Landscaping equipment would be moved to another location. The Board indicated that Mr. Teft would need to apply for a Special Use Permit and there was also discussion regarding application for a sign permit as well.

Moved by Gunner Tronolone, seconded by Monica Bruce to approve the conversion of an existing structure into an Ice Cream Stand at 6413 W Quaker St. for Brian Teft SBL #173.05-1-2 with the following conditions:

1. A Special Use Permit must be applied for and permission granted from the Village Board.
2. Place a no thru traffic sign on the west parking lot
3. Adjust walkway for pedestrians
4. No more than one year to grade and pave the back lot

The vote on the motion being

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

**The motion was carried.**

**Building Permit Application**

39 North Buffalo Street Inc.  
4226 N Buffalo St.  
Orchard Park, NY 14127  
SBL #162.17-1-9

*Applicant is requesting permission to renovate the interior of an existing building to an eating and drinking establishment.*

**Discussion:** Appearance: Nick Fattey

It was clear and evident from the submittal that everything was in order. The Board had no questions.

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Moved by Dale Pyne and seconded by Myrna Woodard to approve the renovation of the interior of an existing building to an eating and drinking establishment at 4226 N Buffalo St. for 39 North Buffalo Street Inc. SBL #162.17-1-9 subject to Village Board approval.

The vote on the motion being

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

**Village Board Special Use Referral**

39 North Buffalo Street Inc.

4226 N Buffalo St.

Orchard Park, NY 14127

SBL #162.17-1-9

*Applicant is requesting permission to change the use of an existing building to an eating and drinking establishment.*

**Discussion:** None

Moved by Gunner Tronolone and seconded by Dale Pyne to make a positive referral to the Village Board to grant permission to change the use of an existing building to an eating and drinking establishment.

The vote on the motion being

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

**The motion was carried.**

Other Business

Next Regular Meeting March 3, 2020.

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Moved by Monica Bruce seconded by Myrna Woodard to adjourn at 7:35 p.m.

The vote on the motion being

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

**The motion was carried.**

Respectively submitted

Chairman's Approval

Christine Hanavan  
Secretary

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Date \_\_\_\_\_