

Minutes
Village of Orchard Park
Planning Board
October 6, 2020

The Village of Orchard Park Planning Board held a meeting on Tuesday October 6, 2020 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Tronolone at 6:57 p.m.

Members present:

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

Others Present:

Matthew Hartung, Deputy Mayor
John Gullo, Code Enforcement Officer
Marcia Nickerson, Acting Secretary

Chairman Gunner Tronolone stated, "If anyone appearing before this Board is related through 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 Monica Bruce, seconded by Myrna Woodard to approve the minutes from the September 1, 2020 meeting.

The vote on the motion being:

| | |
|------------------|-----|
| Gunner Tronolone | Yes |
| Monica Bruce | Yes |
| Krista Ehlert | 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 |
| Krista Ehlert | Yes |
| Dale Pyne | Yes |
| Myrna Woodard | Yes |

Building Permit Application

Tom Heusinger
55 School Street
Orchard Park, NY 14127
SBL #173.05-1-60.1

Applicant is requesting permission to erect a covered porch at 55 School St. SBL #173.05-1-60.1

Discussion: Appearance: Misty and Tom Heusinger

Ms. Heusinger explained the existing porch floor is rotted and needs to be replaced. The proposed covered porch will extend to the end of the house.

Moved by Dale Pyne, seconded by Gunner Tronolone to approve the building permit application to erect a covered porch at 55 School St. SBL #173.05-1-60.1 contingent that the porch can never be enclosed.

The vote on the motion being:

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

The motion was carried.

ZBA Referral

Tom Heusinger
55 School Street
Orchard Park, NY 14127
SBL #173.05-1-60.1

Applicant is requesting permission to construct a covered porch with a 21' front yard setback. The code stipulates that the minimum front yard setback must be 28'.

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:

The current code is 35'.

Moved by Steve Bray, seconded by Krista Ehlert, to make a positive referral to the Zoning Board of Appeals to grant permission to construct a covered porch with a 21' front yard setback with every part of a required yard open to the sky unobstructed.

The vote on the motion being:

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

The motion was carried.

Building Permit Application

OP4200 LLC
2100 Union Rd.
West Seneca, NY 14224
SBL #162.17-1-5

Applicant is requesting to build an addition for OP4200 LLC located at 4200 N Buffalo St. SBL #162.17-1-5.

Discussion: Appearance: Jim Bammel

Buffalo Rehab Group is the current occupant. Need to expand as much as possible on the property. Need more than the 10' set back and will go to 0' set back. The building will be a stand alone building.

Moved by Krista Ehlert, seconded by Monica Bruce, to approve the building permit application to build an addition for OP4200 LLC located at 4200 N Buffalo St. SBL #162.17-1-5 contingent snow would be removed if there was a significant snow event.

The vote on the motion being:

| | |
|------------------|-----|
| Gunner Tronolone | Yes |
| Steve Bray | Yes |
| Monica Bruce | Yes |
| Krista Ehlert | Yes |
| Dale Pyne | Yes |

Myrna Woodard Yes

The motion was carried.

ZBA Referral

OP4200 LLC
2100 Union Rd.
West Seneca, NY 14224
SBL #162.17-1-5

Applicant is requesting a variance to Section 225 – Attachment 2, Schedule 2, B-1 Business.

Applicant is requesting permission to erect a building addition at 4200 N Buffalo St. zero (0) feet from the lot line. The code stipulates a minimum side yard setback of 10 feet is required.

Discussion:

No further discussion.

Moved by Dale Pyne, seconded by Steve Bray to make a positive referral to the Zoning Board of Appeals to grant permission to erect a building addition zero (0) feet from the lot line at 4200 N Buffalo St. for OP4200 LLC SBL #162.17-1-5. It is stipulated that the snow must be hauled away in a snow event.

The vote on the motion being:

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

The motion was carried.

Next regular meeting is November 3, 2020.

Moved by Myrna Woodard, seconded by Gunner Tronolone to adjourn at 7:14 p.m.

The vote on the motion being:

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

The motion was carried.

Respectively submitted

Chairman's Approval

Marcia Nickerson
Acting Secretary

Date _____