

Minutes
Village of Orchard Park
Planning Board
March 30, 2021

The Village of Orchard Park Planning Board held a meeting on Tuesday March 30, 2021 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

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

Members present:

Gunner Tronolone, Chairman
Steve Bray
Monica Bruce
Myrna Woodard

Others Present:

Matthew Hartung, Deputy Mayor
John Gullo, Code Enforcement Officer
Christine Hanavan, 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 March 2, 2021 meeting.

The vote on the motion being:

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

The motion was carried.

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

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

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Sign Permit Application

6556 East Quaker LLC
6556 E Quaker St.
Orchard Park, NY 14127
SBL #162.17-2-7

Applicant is requesting permission to retain signage they constructed without a prior permit at 6556 E. Quaker St. for Private Counseling and Evaluation Services.

Discussion: Appearance: Krista Ford

No discussion or questions from the Planning Board.

Moved by Steve Bray seconded by Gunner Tronolone to approve the sign permit application for Private Counseling and Evaluation Services located at 6556 E. Quaker St. SBL #162.17-2-7

The vote on the motion being:

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

The motion was carried.

Sign Permit Application

Jay Coles Properties, LLC
120 Stoughton Lane
Orchard Park, NY 14127
SBL #162.17-1-7

Applicant is requesting permission to display a new sign, in the form of a window decal at 4218 N Buffalo St. for Identity. SBL #162.17-1-7.

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Discussion: Appearance: Stephanie Melski Haux

No discussion or questions from the Planning Board.

Moved by Myrna Woodard seconded by Monica Bruce to approve the sign permit application for Identity located at 4218 N Buffalo St. SBL #162.17-1-7

The vote on the motion being:

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

The motion was carried.

Sign Permit Application

Anthony A. and Sheila M. Tarquini
1737 Orchard Park Rd.
West Seneca, NY 14224
SBL #162.17-1-1

Applicant is requesting permission to erect a sign over the front of the building and a privacy window cling at 4110 N Buffalo St. for Medlab SBL #162.17-1-1

Discussion: Appearance: Terry Courtney

The applicant explained that you will be able to see out but not in and the current sign in the window will be moved up onto the building front.

Moved by Gunner Tronolone seconded by Steve Bray to approve the building face sign over the store front and the privacy window cling for Medlab located at 4110 N Buffalo St. SBL #162.17-1-1.

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The vote on the motion being:
Steve Bray Yes
Monica Bruce Yes
Myrna Woodard Yes
Gunner Tronolone Yes

The motion was carried.

ZBA Referral

Andy Gernold
6390 W Quaker St.
Orchard Park, NY 14127
SBL #161.20-5-22

Applicant is requesting variances to Section 225 Schedule II of the Village of Orchard Park Municipal Code (see attached for code stipulation as it pertains to the following requests):

Applicant is requesting permission to create a non-conforming lot with an existing structure.

Applicant is requesting permission to create a building lot for a single-family dwelling on N. Lincoln.

Discussion: Appearance: Andy Gernold

The process for this request was started seven years ago. Mr. Gernold would now like to begin the project again. There are no additional alterations from the original project, it will have the same setback requirements as well as the same lot sizes.

Moved by Monica Bruce seconded by Myrna Woodard to make a positive referral to the Zoning Board of Appeals to grant permission to create a non-conforming lot with an

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existing structure on N Lincoln Ave.

Moved by Steve Bray seconded by Gunner Tronolone to make a positive referral to the Zoning Board of Appeals to grant permission to create a building lot for a single- family dwelling on N Lincoln Ave.

The vote on the motion being:
Steve Bray Yes
Monica Bruce Yes
Myrna Woodard Yes
Gunner Tronolone Yes

The motion was carried.

ZBA Referral

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

Applicant is requesting a variance to Section 225-12F(1)(c). Accessory structures in R-Districts.

Applicant is requesting permission to construct a 600 sq. ft. carport to an existing 21 x 20 garage (400 sq. ft.) The code stipulates a maximum of 600 sq. ft. for an Accessory structure in an R-2 zone.

Discussion: Appearance: Tom and Misty Heusinger

John Gullo explained the error in quoting the square footage allowed for this accessory structure when the applicant originally applied for the building permit. The applicant indicated that he has no intentions of ever closing in the carport. Chairman Gunner Tronolone explained the purpose of the Planning Board as it relates to the recommendation to the Zoning Board of Appeals.

Moved by Steve Bray seconded by Myrna Woodard to make a positive referral to the Zoning Board of Appeals to grant permission to construct a 600 sq ft carport to an

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existing 21 x 20 garage (400 sq. ft.)

The vote on the motion being:

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

The motion was denied.

ZBA Referral

Carolyn M. Rosier
31 Harvard Place
Orchard Park, NY 14127
SBL #161.20

Applicant is requesting Zoning Interpretation regarding the lighting ordinance.

Discussion: Appearance: The applicant did not appear.

Moved by Gunner Tronolone, seconded by Monica Bruce to table the request.

The vote on the motion being:

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

The motion was carried.

Next regular meeting is May 4, 2021.

Moved by Myrna Woodard, seconded by Monica Bruce to adjourn at 7:25 p.m.

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The vote on the motion being:
Steve Bray Yes
Monica Bruce Yes
Myrna Woodard Yes
Gunner Tronolone Yes

The motion was carried.

Respectively submitted

Chairman's Approval

Christine M. Hanavan
Secretary

Date_____