

Minutes
Village of Orchard Park
Planning Board
May 4, 2021

The Village of Orchard Park Planning Board held a meeting on Tuesday May 4, 2021 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Tronolone at 6:59 p.m.

Members present:

Gunner Tronolone, Chairman
Steve Bray
Krista Ehlert
Dale Pyne
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 Myrna Woodard, seconded by Gunner Tronolone to approve the minutes from the March 30, 2021 meeting.

The vote on the motion being:

Steve Bray	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
Krista Ehlert	Yes
Dale Pyne	Yes
Myrna Woodard	Yes
Gunner Tronolone	Yes

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Village Board Special Use Referral

Orchard Square Equity Enterprises LLC
4221 N Buffalo St.
Orchard Park, NY 14127
SBL #162.17-2-18.1

Applicant is requesting permission to change the use of an existing building to an eating and drinking establishment for Fatty Eats LLC at 4211 N Buffalo St. SBL #162.17-2-18.1

Discussion: Appearance: Nicholas Fatty

The applicant is remodeling Home Grown Bistro and the restaurant will become a Taco establishment serving alcohol.

Moved by Dale Pyne seconded by Krista Ehlert to make a positive referral to the Village Board to approve the change of use of an existing building to an eating and drinking establishment for Fatty Eats LLC at 4211 N Buffalo St. SBL #162.17-2-18.1

The vote on the motion being:

Steve Bray	Yes
Krista Ehlert	Yes
Dale Pyne	Yes
Myrna Woodard	Yes
Gunner Tronolone	Yes

The motion was carried.

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Building Permit Application

Woodview Holdings, LLC
4 Lancaster Lane
Orchard Park, NY 14127
SBL #173.09-1-13

Applicant is requesting permission to install and replace a new wooden fence at 4493 S Buffalo St. SBL #173.09-1-13

Discussion: Appearance: Joe Deck

The applicant explained he would entertain building a 6, 7, or 8 foot fence. He feels it would significantly improve his property. The fence would cover the dumpster and will not be visible from S. Buffalo St. The Board advised him to move the fence 2” in so there is no question it is on his property. He has good, constructive conversation with his adjacent neighbor who has no objection.

Moved by Steve Bray, seconded by Dale Pyne to approve the building permit application to install and replace a new wooden fence for Woodview Holdings, LLC located at 4493 S Buffalo St. SBL #173.09-1-13 subject to the Zoning Board of Appeals approval of the variance to allow for a seven (7) foot fence as requested.

The vote on the motion being:

Steve Bray	Yes
Krista Ehlert	Yes
Dale Pyne	Yes
Myrna Woodard	Yes
Gunner Tronolone	Yes

The motion was carried.

ZBA Referral

Woodview Holdings, LLC
4 Lancaster Lane
Orchard Park, NY 14127
SBL #173.09-1-13

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Applicant is requesting a variance to Section 225-11(c)1(B) Non-Residential

Applicant is requesting permission to construct an 8 ft fence in a side yard. The code stipulates that the maximum height of a fence in a side yard is 6 feet.

Discussion: Appearance: Joe Deck

Same as previous building permit discussion.

Moved by Krista Ehlert, seconded by Myrna Woodard to make a positive referral to the Zoning Board of Appeals to grant permission to construct and 7 ft fence in a side yard at for Woodview Holdings LLC located at 4493 S Buffalo St.SBL #173.09-1-13.

The vote on the motion being:

Steve Bray	Yes
Krista Ehlert	Yes
Dale Pyne	Yes
Myrna Woodard	Yes
Gunner Tronolone	Yes

The motion was carried.

ZBA Referral

Carolyn M. Rosier
31 Harvard Place
Orchard Park, NY 14127
SBL #161.20-5-10

Applicant is requesting Zoning Interpretation regarding the lighting ordinance.

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Discussion: Appearance: Carolyn M. Rosier

She read her mission statement to the Planning Board and provided quite an extensive presentation regarding her interpretation of the lighting ordinance. She explained all of the contents of the package provided to all Board members.

Moved by Steve Bray, seconded by Gunner Tronolone to make a positive referral to the Zoning Board of Appeals to request Zoning Interpretation regarding the lighting ordinance.

The vote on the motion being:

Steve Bray	Yes
Krista Ehlert	Yes
Dale Pyne	No
Myrna Woodard	No
Gunner Tronolone	No

The motion was denied.

Next regular meeting is June 1, 2021.

Moved by Krista Ehlert, seconded by Dale Pyne to adjourn at 7:32 p.m.

The vote on the motion being:

Steve Bray	Yes
Krista Ehlert	Yes
Dale Pyne	Yes
Myrna Woodard	Yes
Gunner Tronolone	Yes

The motion was carried.

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Respectively submitted

Chairman's Approval

Christine M. Hanavan
Secretary

Date _____