

**VILLAGE OF ORCHARD PARK  
PLANNING BOARD AGENDA**

**May 3, 2022**

7:00 p.m.

MUNICIPAL CENTER

4295 South Buffalo Street  
Orchard Park, NY 14127

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1. Call to order
  
2. Approval of minutes – March 1, 2022, and April 5, 2022

3. **Sign Permit Application**

George Khang  
4906 S Buffalo St.  
Orchard Park, NY 14127  
SBL #172.16-4-19.1

*Applicant is requesting permission to erect a building face sign  
for First Line Brewing located at 4906 S Buffalo St. SBL #172.16-4-19.1*

4. Other Business
  
5. Next Regular Meeting – June 7, 2022
  
6. Adjourn

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***EVERY PRESENTATION MUST BE ACCOMPANIED BY THE  
PETITIONER OR AN AUTHORIZED REPRESENTATIVE***

Ronald “Gunner” Tronolone  
Planning Board Chairman

Date: 4/29/2022

Minutes  
Village of Orchard Park  
Planning Board  
May 3, 2022

The Village of Orchard Park Planning Board held a meeting on Tuesday May 3, 2022 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  
Krista Ehlert  
Chris Reichert  
Myrna Woodard  
Mariely Downey Alternate

Others Present:

Matt Hartung, Trustee  
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 Chris Reichert to approve the minutes from the March 1, 2022 meeting.

The vote on the motion being:

Steve Bray	Yes
Krista Ehlert	Yes
Chris Reichert	Yes
Myrna Woodard	Yes
Gunner Tronolone	Yes

Moved by Krista Ehlert, seconded by Steve Bray to approve the minutes from the April 5, 2022 meeting.

The vote on the motion being:

Steve Bray	Yes
Mariely Downey	Yes
Krista Ehlert	Yes
Myrna Woodard	Yes
Gunner Tronolone	Yes

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April 5, 2022

**The motion was carried.**

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

Gunner Tronolone	Yes
Steve Bray	Yes
Mariely Downey	Yes
Krista Ehlert	Yes
Chris Reichert	Yes
Myrna Woodard	Yes

**Sign Permit Application**

George Khang  
4906 S Buffalo St.  
Orchard Park, NY 14127  
SBL #172.16-4-19.1

*Applicant is requesting permission to erect a building face sign for First Line Brewing located at 4906 S Buffalo St. SBL #172.16-4-19.1*

**Discussion:** Appearance: Michael Maiorona – First Line Brewing

The sign will be back lit – same as First Brewing sign.

Moved by Steve Bray, seconded by Gunner Tronolone to approve the sign permit application to erect a building face sign for First Line Brewing located at 4906 S Buffalo St. SBL #172.16-4-19.1

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Krista Ehlert	Yes

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April 5, 2022

Chris Reichert            Yes  
Myrna Woodard            Yes

**The motion was carried.**

**Other Business**

**ZBA Referral**

John Ruh  
124 Meadow Road  
Orchard Park, NY 14127  
SBL #173.06-1-4

*Applicant is requesting a variance to Section 225-12 F(1)(a)(e), Accessory structures in R-Districts*

*Applicant is requesting permission to build an Accessory Structure in an R-1 zone. The resulting structure will have an area of 900 square feet. The code stipulates that any structure exceeding 600 square feet in an R-1 zone must be considered a principle structure. The code further stipulates that an accessory building shall not exceed one story or 18 feet in height and that only one principle building is permitted on a lot of record in an R-1 zone.*

Moved by Steve Bray, seconded by Myrna Woodard to make a positive referral to the Zoning Board of Appeals to grant permission to build an Accessory Structure in an R-1 zone with an area of 900 square feet for John Ruh located at 125 Meadow Rd. SBL #173.06-1-4

The vote on the motion being:  
Gunner Tronolone            Yes  
Steve Bray                      Yes  
Krista Ehlert                    Yes  
Chris Reichert                 Yes  
Myrna Woodard                 Yes

**The motion was carried.**

Planning Board  
Village of Orchard Park  
April 5, 2022

**Sign Permit Application**

Orchard Square Equity Enterprises LLC  
4211 N Buffalo  
Orchard Park, NY 14127  
SBL #162.17-2-18.1

*Applicant provided a sample of the lettering that would be used in the building face sign for Fattey Easts LLC. This was the final requirement before the sign permit could be issued. The sign must be completed 30 days from issue of the permit and the sign must be maintained cosmetically to eliminate deterioration.*

*Moved by Steve Bray, seconded by Gunner Tronolone to approve the lettering for the sign for Fattey Eats LLC (FLACO) located at 4211 N Buffalo St. SBL #162.17-2-18.1*

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Krista Ehlert	Yes
Chris Reichert	Yes
Myrna Woodard	Yes

**The motion was carried.**

Next regular meeting is June 7, 2022.

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
Krista Ehlert	Yes
Chris Reichert	Yes
Myrna Woodard	Yes

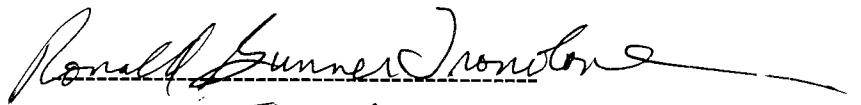
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Village of Orchard Park  
April 5, 2022

**The motion was carried.**

Respectively submitted

Chairman's Approval

Christine M. Hanavan  
Secretary

A handwritten signature in cursive script that reads "Ronald Gunner Ironstone". The signature is written over a horizontal dashed line.

Date 5/19/22

# PLEASE SIGN IN

VILLAGE OF ORCHARD PARK  
PLANNING BOARD

7:00 P.M.

DATE: 5-3-22

Please Print Legibly

NAME

ADDRESS

Jim Bammel

6242 W QUAKER

Michael Maroona

3727 Seneca St