

Minutes
Village of Orchard Park
Planning Board
September 6, 2022

The Village of Orchard Park Planning Board held a meeting on Tuesday September 6, 2022 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

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

Members present:

Mariely Downey
Krista Ehlert
Chris Reichert
Myrna Woodard
Gunner Tronolone, Chairman

Others Present:

John Gullo, Code Enforcement Officer
Matthew 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 Chris Reichert, seconded by Mariely Downey to approve the minutes from the August 2, 2022 meeting.

The vote on the motion being:

Krista Ehlert	Yes
Mariely Downey	Yes
Chris Reichert	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.

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

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Sign Permit Application

Thomas J. Johnson
4513 S Buffalo St.
Orchard Park, NY 14127
SBL #173.09-1-14

Applicant is requesting permission to erect/alter a stand-alone sign for The Schroeder Law firm located at 4513 S Buffalo St. SBL #173.09-1-14

Discussion: Appearance: Michael Schroeder

Applicant apologized for preempting his firm's sign before Planning Board approval. The Board asked about the painting of the sign post and feels it takes away from the sign. Applicant indicated he would look into it with the property owner.

Moved by Krista Ehlert, seconded by Myrna Woodard to approve the sign permit application to erect/alter a stand-alone sign for The Schroeder Law firm located at 4513 S Buffalo St. SBL #173.09-1-14

The vote on the motion being:

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

The motion was carried.

ZBA Referral

Gerald and Jodie Cappelli
6655 E Quaker St.
Orchard Park, NY 14127
SBL #172.16-1-19

1. *Applicant is requesting a variance to Municipal Code Section 225-11, C1*

Applicant is requesting permission to construct a covered rear porch at 6655 E Quaker St. in a required yard. The code stipulates that every part of a required yard must be open to the sky unobstructed.

2. *Applicant is requesting a variance to Municipal Code Section 225-12(F)1(a,c,e). Accessory Structures in R-Districts.*

- a. *Applicant is requesting permission to construct an Accessory Structure in an R-1 zone. The resulting structure will have an area of 720 sq. ft. The code stipulates that an structure exceeding 600 square feet in an R-1 zone must be considered a principal structure.*

- b. *Applicant is requesting permission to construct an Accessory Structure with a structure height of 26 ft. and have two (2) stories. The code stipulates that an accessory building shall not exceed one story and 14 feet in height and that only one principal building is permitted on a lot of record in an R-1 zone.*

- c. *Applicant is requesting a side yard setback of 2'6" and 4'6" for the Accessory Structure. The code stipulates an 8' side yard setback is required.*

3. *Applicant is requesting a variance to Municipal Code Section 225 Schedule II*

Applicant is requesting a 2'3" side yard setback to erect a covered porch off the rear of the house. The code stipulates an 8' side yard setback is required.

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Discussion: Appearance: Gerard Cappelli
Daryl Martin, Architect

Applicant indicated he would eventually like to expand the sewer for the property. The Accessory Structure would never be used as a living space and will not block the neighbor's view.

Moved by Mariely Downey, seconded by Krista Ehlert to make a positive referral to the Zoning Board of Appeals to grant permission to erect an Accessory Structure and covered rear porch at 6655 E Quaker St. SBL 172.16-1-19 with the stipulation that the second floor garage will never be used as residential living space.

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

The motion was carried.

ZBA Referral

Steven J. Ruppel
4527 S Buffalo St.
Orchard Park, NY 14127
SBL #173.09-1-16

Applicant is requesting a variance to Municipal Code Section 225-11(C)1(a)

Applicant is requesting permission to install a 6' fence in a side yard at 4527 S Buffalo St. The code stipulates that the maximum height of a fence in a side yard is 3 feet.

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Discussion: Appearance: Steven and Mrs. Ruppel

The applicants discussed the need for safety for their animals. The Board Chairman liked the lattice work shown for the fence.

Moved by Myrna Woodard, seconded by Chris Reichert to make a positive referral to the Zoning Board of Appeals granting permission to install a 6' fence in a side yard at 4527 S Buffalo St. SBL #173.09-1-16.

The vote on the motion being:

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

The motion was carried.

Other Business

Next regular meeting is October 4, 2022.

Moved by Gunner Tronolone, seconded by Mariely Downey to adjourn at 7:22 p.m.

The vote on the motion being:

Mariely Downey
Krista Ehlert
Chris Reichert
Myrna Woodard
Gunner Tronolone

The motion was carried.

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Respectively submitted

Chairman's Approval

Christine M. Hanavan
Secretary

Date_____