

Minutes
Village of Orchard Park
Zoning Board of Appeals
May 25, 2022

The Village of Orchard Park Zoning Board of Appeals held a meeting on Wednesday, May 25, 2022 at the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

Chairman Steve Snyder called the meeting to order at _____ p.m. and stated, "If anyone appearing before the Board is related thru family, financial or business relationship with any member of the Board, it is incumbent upon him to make it known under the New York State Law and the Village Code of Ethics."

Members present:

Chairman, Steve Snyder
Scott Hartung
William Riter
Gary Phillips
Peter Freyer
Scott Schuler, Alternate

Others present:

Matthew Hartung, Trustee
John Gullo, Code Enforcement
Christine Hanavan, Secretary

The Chairman asked for the approval of the minutes of the previous meeting held on October 27, 2021. Steve Snyder made the motion to approve the minutes of the meeting held on October 27, 2021 seconded by Gary Phillips. On the question:

STEVE SNYDER	YES
PETER FREYER	YES
SCOTT HARTUNG	YES
SCOTT SCHULER	YES
WILLIAM RITER	YES

Chairman Snyder then stated, "All persons making an appeal before this Board will be heard in accordance with the applicable laws of the State of New York and the Village of Orchard Park. Any person aggrieved by any decision of the Board of Appeals may present to a court of record a petition, duly verified, setting forth that such decision is illegal, specifying the grounds of the illegality. Such petition must be presented to the court within 30 days after filing of the decision in the office of the Village Clerk."

Chairman Snyder asked if site inspections for all cases presented were made by all Board members: On the question:

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PETER FREYER	YES
SCOTT HARTUNG	YES
GARY PHILLIPS	YES
WILLIAM RITER	YES
STEVE SNYDER	YES

ZBA Application

John Ruh

124 Meadow Rd.

Orchard Park, NY 14127

SBL #173.06-1-4

Applicant is requesting permission to build an Accessory Structure in an R-1 zone at 124 Meadow Road SBL #173.06-1-4. The resulting structure will have an area of 900 square feet.

APPEARANCE: James Bammel, Bammel Architects
John Ruh, Applicant

DISCUSSION: Jim Bammel presented a site plan and explained the increase in height to 22' and the increase of square footage to 900 square feet would look like it has always been there because of the current size of the lot at 124 Meadow. He further explained the carriage house style and indicated it would never be used as a dwelling to live in.

The Chairman asked three times if there was anyone in the audience who would like to speak in favor of granting the variance. There were none.

The Chairman asked three times if there was anyone in the audience who would like to speak against granting the variance. There were none.

The Chairman then asked if the Secretary had received any communications either for, or against granting the variance. The Planning Board gave a positive referral to grant the variance.

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Gary Phillips made a motion, seconded by Scott Hartung in favor of granting permission to build an Accessory Structure in an R-1 zone with an area of 900 square feet at 124 Meadow Road SBL #173.06-1-4 with the stipulation that it would never be used as a dwelling.
On the question:

THE VOTE ON THE MOTION BEING:

PETER FREYER	YES
SCOTT HARTUNG	YES
GARY PHILLIPS	YES
WILLIAM RITER	YES
STEVE SNYDER	YES

THE MOTION WAS PASSED.

Moved by Steve Snyder seconded by Scott Hartung to adjourn at 7:15 p.m.

On the question:

THE VOTE ON THE MOTION BEING:

PETER FREYER	YES
SCOTT HARTUNG	YES
GARY PHILLIPS	YES
WILLIAM RITER	YES
STEVE SNYDER	YES

THE MOTION WAS PASSED.

Respectfully submitted,

Christine M. Hanavan
Secretary

Chairman's Approval:

Date: _____