

Minutes  
Village of Orchard Park  
Zoning Board of Appeals  
July 28, 2021

The Village of Orchard Park Zoning Board of Appeals held a meeting on Wednesday, July 28, 2021 at the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

Chairman Steve Snyder called the meeting to order at 4:00 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  
Scott Schuler  
Gary Phillips  
Mark Gerwitz

Others present:

Lauren Kaczor, Trustee  
John Gullo, Code Enforcement  
Christine Hanavan, Secretary

Members absent:

William Riter  
Peter Freyer

The Chairman asked that approval of the minutes of the previous meeting held on May 26, 2021 and June 23, 2021. Steve Snyder made the motion to approve the minutes of the meeting held on May 26, 2021 and the meeting held on June 23, 2021 seconded by Gary Phillips. On the question:

		STEVE	YES
MARK GERWITZ	YES		
GARY PHILLIPS	YES	GARY	YES
		MARK	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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GARY PHILLIPS	YES
MARK GERWITZ	YES
SCOTT SHULER	YES
STEVE SNYDER	YES

**ZBA Application**

**Holly Lawson-Keister**  
**4744 S. Buffalo St.**  
**Orchard Park, NY 14127**  
**SBL #172.16-1-21**

*Applicant is requesting permission to construct a covered porch at 4744 S. Buffalo St. in a required yard. The code stipulates that every part of a required yard must be open to the sky unobstructed.*

APPEARANCE: Holly Lawson-Keister

DISCUSSION: Holly indicated her intentions for a covered porch will stay within the character of the Village. The porch will never be enclosed.

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.

Gary Phillips made a motion, seconded by Mark Gerwitz in favor of granting permission to construct a covered porch at 4744 S. Buffalo St. SBL #172.16-1-21 with the stipulation that the porch will never be enclosed.

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On the question:

**THE VOTE ON THE MOTION BEING:**

MARK GERWITZ	YES
GARY PHILLIPS	YES
SCOTT SCHULER	YES
STEVE SNYDER	YES

**THE MOTION WAS PASSED.**

Moved by Steve Snyder seconded by Mark Gerwitz to adjourn at 4:35 p.m.

On the question:

**THE VOTE ON THE MOTION BEING:**

MARK GERWITZ	YES
GARY PHILLIPS	YES
SCOTT SCHULER	YES
STEVE SNYDER	YES

**THE MOTION WAS PASSED.**

Respectfully submitted,

Christine M. Hanavan  
Secretary

Chairman's Approval:

Date: \_\_\_\_\_