

Minutes
Village of Orchard Park
Planning Board
April 4, 2023

The Village of Orchard Park Planning Board held a meeting on Tuesday April 4, 2023 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Gunner Tronolone at 6:58 p.m.

Members present:

Gunner Tronolone, Chairman
Steve Bray
Krista Ehlert
Chris Reichert
Myrna Woodard

Others Present:

Jo Ann Litwin Clinton, Mayor
Christine Hanavan, Secretary
John Gullo, Code Enforcement Officer

Mariely Downey, Alternate

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 Steve Bray to approve the minutes from the February 7, 2023 meeting.

The vote on the motion being:

Steve Bray	Yes
Krista Ehlert	Yes
Chris Reichert	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
Chris Reichert	Yes

Planning Board
Village of Orchard Park
April 4, 2023

Myrna Woodard	Yes
Gunner Tronolone	Yes

Sign Permit Application

6524 E Quaker St. LLC
6524 E Quaker St.
Orchard Park, NY 14127
SBL #162.17-2-11

Applicant is requesting permission to add a new 24" x 36" Welcome Sign to an existing sign post for the Orchard Park Chamber of Commerce located at 6524 E Quaker St. SBL #162.17-2-11

Discussion: Appearance: Don Lorenz, Executive Director, Chamber of Commerce

Applicant explained the purpose of the sign. The Chamber wants to improve the Village making them more visible. The sign requested is two-sided.

Moved by Krista Ehlert, seconded by Myrna Woodard to grant permission to add a Welcome Sign to an existing sign post for the Orchard Park Chamber of Commerce located at 6524 E Quaker St. SBL #162.17-2-11.

The vote on the motion being:

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

The motion was carried.

Planning Board
Village of Orchard Park
April 4, 2023

ZBA Referral

1700 Union Rd. LLC
75 Bank St.
Orchard Park, NY 14127
SBL #172.12-1-25.1

Applicant is requesting a variance to Municipal Code Section 225 Schedule II Height Lot, Yard and Bulk Regulations

Applicant is requesting permission to reduce the rear yard setback to 5' at 75 Bank Street. The code stipulates that a 30' rear yard setback is required.

Discussion: Appearance: Chris Wood, Architect

The applicant explained that the building will back up to the Rails to Trails but no activity will affect the Rails to Trails project. There will be no rear exit. All means of exit are located in the front of the building. The color of the building will match the surrounding buildings.

Moved by Gunner Tronolone, seconded by Chris Reichert to make a positive referral to the Zoning Board of Appeals to grant permission to reduce the rear yard setback to 5' at 75 Bank Street SBL #172.12-1-25.1.

A second motion: moved by Gunner Tronolone, seconded by Chris Reichert moved it will not be necessary for the applicant to return to the Planning Board for site plan approval subject to receiving the Zoning Board of Appeals approving the requested variance.

The vote on both motions being:

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

The motion was carried.

Planning Board
Village of Orchard Park
April 4, 2023

ZBA Referral

6506 E Quaker RE,LLC
6506 E Quaker St.
Orchard Park, NY 14127
SBL #162.17-2-12

Applicant is requesting a variance to Municipal Code Section 225 Section 5 Definitions

*Applicant is requesting permission to have a drive-up lane for customers to pick up take-out food from OP Social Tap & Grille located at 4247 N Buffalo Rd. The code stipulates **Drive-Through Facility** is defined as an establishment which includes provision for a customer to conduct business at a financial institution while remaining within a motor vehicle.*

Discussion: Appearance: Jillian Avery, General Manager of OP Social Tap & Grille
Alan Incorvaia

The applicant presented the reasons for the requested variance. They are asking for 2-3 dedicated parking spaces in front of their building. The Board had no questions.

The Village of Orchard Park is in receipt of two letters of correspondence regarding the variance. One from the New York Department of Transportation dated January 30, 2023. The other from the Orchard Park Public Safety Committee dated February 23, 2023.

Moved by Steve Bray, seconded by Krista Ehlert to make a positive referral to the Zoning Board of Appeals granting permission to have a drive-up lane for customers to pick up take-out food from OP Social Tap & Grille located at 4247 N Buffalo Rd. SBL #162.17-2-12

The vote on the motion being:

Steve Bray	No
Krista Ehlert	No
Chris Reichert	No
Myrna Woodard	No
Gunner Tronolone	No

Planning Board
Village of Orchard Park
April 4, 2023

The motion was denied.

Other Business

Next regular meeting is May 2, 2023.

Moved by Myrna Woodard, seconded by Gunner Tronolone to adjourn at 7:18p.m.

The vote on the motion being:

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

The motion was carried.

Respectively submitted

Chairman's Approval

Christine M. Hanavan
Secretary

Date _____