

Minutes
Village of Orchard Park
Planning Board
July 8, 2023

The Village of Orchard Park Planning Board held a meeting on Wednesday, July 8, 2023 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Gunner Tronolone at 7:03 p.m.

Members present:

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

Others Present:

Dale Pyne, Trustee
Christine Hanavan, Secretary
John Gullo, Code Enforcement Officer

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 Krista Ehlert seconded by Steve Bray to approve the minutes from the June 6, 2023 meeting.

The vote on the motion being:

Steve Bray	Yes
Krista Ehlert	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
Myrna Woodard	Yes
Gunner Tronolone	Yes

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ZBA Referral

Scott and Mary Weltjen
9 Rainbow Terrace
Orchard Park, NY 14127
SBL #162.17-5-8

*Applicant is requesting a variance to Municipal Code Section 225-11 (C) 1 (A)
Lot, Height, Yard and maximum coverage requirements.*

*Applicant is requesting permission to erect a 6 ft. high fence in a side yard. The code
stipulated not higher than 3 ft. in any front or side yard.*

Discussion: Appearance: Applicant did not show.

Steve Bray made a motion, seconded by Gunner Tronolone to table the ZBA Referral for 9 Rainbow Terrace SBL #162.17-5-8 until the August 1, 2023 Planning Board 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.

ZBA Referral

Elisabeth Britton
49 Potter Avenue
Orchard Pdark, NY 14127
SBL #173.05-3-28

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Applicant is requesting a variance to Municipal Code Section 225.12(F) 1(C) 1(A)

Applicant is requesting permission to extend the existing garage .5 ft. from the side lot line. The code stipulates a resident can build no closer than 8 feet from the side lot line.

Applicant is also requesting permission to increase the garage structure to 880 square feet. The code stipulates not more than 600 square feet in an R1 zone.

Discussion: Appearance: Heather Nemec and Elizabeth Britton

Applicant indicated that the neighbors have not been notified of the changes she would like to make to her property. Family is living local and would like to move their mother here. The current conditions are in bad shape thus the reason for the variance requests.

Moved by Steve Bray, seconded by Myrna Woodard to make a positive referral to the Zoning Board of Appeals to grant permission to extend the existing garage .5 ft. from the side lot line.

Moved by Steve Bray, seconded by Myrna Woodard to make a positive referral to the Zoning Board of Appeals to grant permission to increase the garage structure to 880 sq. ft.

Moved by Steve Bray, seconded by Myrna Woodard to make a positive referral to the Zoning Board of Appeals to permanently extend the existing apartment to match the rear lot line.

The vote on the motions being:

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

The motions were carried

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Sign Permit Application

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

Applicant is requesting permission to change a building face sign for Cork & Vine located at 4211 N Buffalo St. SBL #162.17-2-18.1

Discussion: Appearance: Applicant did not show.

Moved by Steve Bray, seconded by Gunner Tronolone to table the Sign Permit Application for Orchard Square Equity Enterprises LLC located at 4211 N Buffalo St. SBL #162.17-2-18.1 until the August 1, 2023 Planning Board 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.

Village Board Referral

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

Applicant is requesting permission for a Special Use Permit at 4211 North Buffalo for Cork and Vine as an eating and drinking establishment. SBL #162.17-2-18.1

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Discussion: Appearance: Applicant did not show.

Moved by Steve Bray, seconded by Gunner Tronolone to table the Village Board Referral for Orchard Square Equity Enterprises LLC located at 4211 N Buffalo St. SBL #162.17-2-18.1 until the August 1, 2023 Planning Board 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.

Sign Permit Application

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

Applicant is requesting permission to install a new sign for An Nails & Spa located at 4211 North Buffalo St. SBL #162.17-2-18.1

Discussion: Appearance: Andrew Warne

The Board Chairman explained the sign code and their current issues of non-compliance. You are allowed only one sandwich board and it must be brought in at night. The new sign will not be illuminated or lit.

Moved by Myrna Woodard, seconded by Steve Bray to grant permission to install a new sign for An Nails & Spa located at 4211 North Buffalo St. SBL #162.17-2-18.1 with the

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stipulation that the tenant comply with the sign code ordinance for all other signs.

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.

Other Business

Next regular meeting is August 1, 2023

Moved by Krista Ehlert, seconded by Steve Bray to adjourn at 7:28 p.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 _____