

Minutes  
Village of Orchard Park  
Planning Board  
August 1, 2023

The Village of Orchard Park Planning Board held a meeting on Tuesday, August 1, 2023 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Gunner Tronolone at 7:00 p.m.

Members present:

Gunner Tronolone, Chairman  
Steve Bray  
Mariely Downey  
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 Myrna Woodard seconded by Steve Bray to approve the minutes from the July 8, 2023 meeting.

The vote on the motion being:

Steve Bray	Yes
Gunner Tronolone	Yes
Myrna Woodard	Yes
Chris Reichert	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
Mariely Downey	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 4 ft. in any front or side yard.*

**Discussion: Appearance: Scott Weltjen**

The Board discussed the applicant's options: a six foot fence would be allowed in the back yard or remove two feet from the top of the current fence to reduce to four feet in front or side yard.

Moved by Chris Reichert, seconded by Steve Bray to make a positive referral to the Zoning Board of Appeals granting permission to erect a 6 ft. high fence in a side yard at 9 Rainbow Terrace SBL #162.17-5-8

The vote on the motion being:

Steve Bray	No
Mariely Downey	No
Chris Reichert	No
Myrna Woodard	No
Gunner Tronolone	No

**The motion was denied.**

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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:** Mark and Christene Szematowicz

The replaced lettering will be stud mounted to the black backer panel.

Moved by Mariely Downey, seconded by Steve Bray to approve the sign permit application to change the building face sign for Cork & Vine located at 4211 N Buffalo St. SBL #162.17-2-18.1

The vote on the motion being:

Steve Bray	Yes
Mariely Downey	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:** Mark and Christene Szematowicz

No discussion.

Moved by Gunner Tronolone, seconded by Steve Bray to make a positive referral to the Village Board for a Special Use permit at 4211 N Buffalo St. for Cork & Vine as an eating and drinking establishment SBL #162.17-2-18.1

The vote on the motion being:

Steve Bray	Yes
Mariely Downey	Yes
Chris Reichert	Yes
Myrna Woodard	Yes
Gunner Tronolone	Yes

**The motion was carried.**

**Sign Permit Application**

Moana Properties LLC  
6562 E Quaker St.  
Orchard Park, NY 14127  
SBL #162.17-2-6

*Applicant is requesting permission to add window graphics to an existing window for Reform Fitness LLC located at 6562 E Quaker St. SBL #162.17-2-6*

**Discussion: Appearance:** Brittany Waggenes

Reason for the signage in the window is to make it look less vacant.

Moved by Chris Reichert, seconded by Steve Bray to approve the Sign Permit application to add window graphics to an existing window for Reform Fitness LLC located at 6562 E Quaker St. SBL #162.17-2-6

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The vote on the motion being:

Steve Bray	Yes
Mariely Downey	Yes
Chris Reichert	Yes
Myrna Woodard	Yes
Gunner Tronolone	Yes

**The motion was carried.**

**ZBA Referral**

Paragon Acquisition LLC  
273 Thorn Avenue  
Orchard Park, NY 14127  
SBL #172.12-1-1

*Applicant is requesting a variance to Municipal Code Section 225-12(F)1(c)*

*Applicant is requesting a side yard setback of 2 feet for an addition to a structure.  
The code stipulates an 8' side yard setback is required.*

**Discussion: Appearance:** Bill Alico

Applicant explained the need for personal storage. The addition will run contiguously down the side of the current building. A man door will be installed at the entrance in the back of the building. Sky lights will be installed and construction will start as soon as the contractors are available.

Moved by Mariely Downey, seconded by Steve Bray to make a positive referral to the Zoning Board of Appeals to grant a side yard setback of 2 feet for an addition to a structure for Paragon Acquisition LLC located at 273 Thorn Avenue SBL #172.12-1-1

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The vote on the motion being:

Steve Bray	Yes
Mariely Downey	Yes
Chris Reichert	Yes
Myrna Woodard	Yes
Gunner Tronolone	Yes

**The motion was carried.**

**Other Business**

Next regular meeting is September 5, 2023

Moved by Steve Bray, seconded by Myrna Woodard to adjourn at 7:50 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

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Date \_\_\_\_\_