

Minutes
Village of Orchard Park
Zoning Board of Appeals
March 27, 2024

The Village of Orchard Park Zoning Board of Appeals held a meeting on Wednesday, March 27, 2024 at the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

Chairman Steve Snyder called the meeting to order at 7:00 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
Peter Freyer
Scott Hartung
Gary Phillips
William Riter
Mark Gerwitz, Alternate
Scott Shular, Alternate

Others present:

Matthew Hartung, Trustee
John Gullo, Code Enforcement Officer
Heather Tucciarone-Richeal, Acting Secretary

The Chairman asked for the approval of the minutes of the previous meeting held on September 27, 2023. William Riter made the motion to approve the minutes of the meeting held on September 27, 2023 seconded Gary Phillips. On the question:

PETER FREYER	Yes
MARK GERWITZ	Yes
GARY PHILLIPS	Yes
WILLIAM RITER	Yes
SCOTT SCHULER	Yes
STEVE SNYDER	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:

PETER FRYER	Yes
SCOTT HARTUNG	Yes
GARY PHILLIPS	Yes
WILLIAM RITER	Yes
STEVE SNYDER	Yes

ZBA Application

**William and Megan Greenberg
18 Larned Lane
Orchard Park, NY 14127
SBL #161.20-2-21**

*Applicant is requesting a variance to Municipal Code Section 225 Schedule I
Use Controls*

Applicant is requesting permission to erect a single-story addition closer to the side and front property lines with a front yard setback of 30 ft. and side yard setback of 6 ft. The code stipulates a 35 ft. front yard setback is required and an 8 ft. side yard setback is required.

APPEARANCE: Megan Greenberg

DISCUSSION: Megan stated that they are trying to maximize space without getting too close to the street. Their architect is still working on final renderings. They want to keep the face of the house and landscaping the same. Drainage will go toward the street and not neighboring houses.

The Chairman asked three times if there was anyone in the audience who would like to speak in favor of granting the variance.

Suzanne Panara of 21 Larned Ln. spoke on the importance of keeping good neighbors and was in support of the variance requested.

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. The Village Office also received correspondence from Martin Munson of 6300 W. Quaker St. in favor of granting the variance.

William Riter made a motion, seconded by Gary Phillips to approve the request for permission to erect a single-story addition closer to the side and front property lines with a front yard setback of 30 ft. and side yard setback of 6 ft. at 18 Larned Lane SBL #161.20-2-21 with the stipulation that the front yard must remain grass and receive final approval from the Village Building and Code Enforcement Officer.

On the question:

THE VOTE ON THE MOTIONS BEING:

PETER FRYER	APPROVE
SCOTT HARTUNG	APPROVE
GARY PHILLIPS	APPROVE
WILLIAM RITER	APPROVE
STEVE SNYDER	APPROVE

THE MOTION WAS PASSED.

Moved by, Gary Phillips seconded by Scott Hartung to adjourn at 7:12 p.m.

On the question:

THE VOTE ON THE MOTION BEING:

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

THE MOTION WAS PASSED.

Respectfully submitted,

Heather Tucciarone-Richeal
Acting Secretary

Chairman's Approval:

Date: _____