

Minutes
Village of Orchard Park
Zoning Board of Appeals
June 28, 2017

The Village of Orchard Park Zoning Board of Appeals held a meeting on Wednesday, June 28, 2017 at the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

Chairman Mike Borowiak called the meeting to order at 7:08 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, Mike Borowiak
Gary Phillips
Alternate Scott Hartung

Others present:

Jeffrey Sweet, Code Enforcement Officer
Christine Hanavan, Secretary
Matthew Hartung, Trustee

Members absent:

Steve Snyder
Amy Glowczynski
Bill Riter
David Obrochta

The Chairman asked for approval of the minutes of the previous meeting held on April 19, 2017.
On the question:

GARY PHILLIPS	YES
SCOTT HARTUNG	YES
MIKE BOROWIAK	YES

Chairman Borowiak 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 Borowiak asked if site inspections for all cases presented were made by all Board members:

GARY PHILLIPS	YES
SCOTT HARTUNG	YES
MIKE BOROWIAK	YES

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ZBA Referral

Timothy P. Gibbons
6373 Armor Road
Orchard Park, NY 14127
SBL #172.16-4-14

Applicant is requesting a variance to Chapter 225-12 F (1)(e), Accessory structures in R zones.

Applicant is requesting permission to build an Accessory Structure in an R-1 zone. The resulting structure will have an area of 960 square feet. The code stipulates that any structure exceeding 600 square feet in an R-2 zone must be considered a principle structure. The code further stipulates that only one principle building is permitted on a lot of record in an R-1 zone.

APPEARANCE: Timothy Gibbons

DISCUSSION: Applicant made his presentation to the Board. He would like to build a detached garage that would comply with the neighborhood. He discussed the contents he would like to store in the garage and the effort he made to arrive at the size he needed.

The Chairman asked three times if there was anyone in the audience who would like to speak in favor of granting the variance. Matthew Holquist of 6355 Armor Rd. spoke in favor of granting the variance.

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 Secretary stated the Village Planning Board made a positive referral to the Zoning Board of Appeals.

Gary Phillips made a motion, seconded by Scott Hartung in favor of granting permission to build an Accessory Structure in an R-1 zone. The resulting structure will have an area of 960 square feet.

THE VOTE ON THE MOTION BEING:

GARY PHILLIPS	YES
SCOTT HARTUNG	YES
MIKE BOROWIAK	YES

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THE MOTION WAS PASSED.

Moved by Gary Phillips, seconded by Mike Borowiak to adjourn at 7:26 p.m.

THE VOTE ON THE MOTION BEING:

GARY PHILLIPS	YES
SCOTT HARTUNG	YES
MIKE BOROWIAK	YES

THE MOTION WAS PASSED.

Respectfully submitted,

Christine Hanavan
Secretary

Chairman's Approval:

Date: _____