

Minutes
Village of Orchard Park
Planning Board
October 3, 2017

The Village of Orchard Park Planning Board held a meeting on Tuesday October 3, 2017 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Tronolone at 7:04 p.m.

Members present:

Gunner Tronolone, Chairman
Steve Bray
Robert Newton
Dale Pyne
Myrna Woodard

Others Present:

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

Chairman Gunner Tronolone stated, "If anyone appearing before this 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 New York State Law and the Village Code of Ethics."

Moved by Myrna Woodard seconded by Robert Newton to approve the minutes of the September 5, 2017 meeting.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Robert Newton	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

The motion was carried.

Gunner Tronolone asked if site inspections for all applications presented were made by all board members.

Gunner Tronolone	Yes
Steve Bray	Yes
Robert Newton	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

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Sign Permit Application

32 & 36 Linwood LLC
7025 Ellicott Rd.
Orchard Park, NY 14127
SBL #162.17-1-12.1

Applicant is requesting permission to install a sign on a new business at 4240 N Buffalo Rd.

Discussion: The Board discussed the pedestal sign and told the applicant it could not be used. The applicant requested further review when John Ricotta's future renovation at 4244 N Buffalo is determined.

Moved by Dale Pyne seconded by Steve Bray to make a motion to approve the sign permit application for 32 & 36 Linwood LLC located at 4240 North Buffalo St. SBL #162.17-1-12.1.

The vote on the motion being:
Gunner Tronolone Yes
Steve Bray Yes
Robert Newton Yes
Dale Pyne Yes
Myrna Woodard Yes

The motion was carried.

ZBA Referral

Estelle Young
6465 New Taylor Road
Orchard Park, NY 14127
SBL #162.17-1-35

Applicant is requesting a variance to Chapter 225, Schedule II, Height, Lot, Yard and Bulk regulations.

Applicant is requesting permission for a building, under construction, to remain in its current location with a front yard setback of twenty-four (24) feet.

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Discussion: Mr. Reina representing Owl Homes presented the review of the appeal. He stated there was a misunderstanding between the subcontractor and Owl Homes as it relates to the placement of the home. He explained the moving of the house would cause hardship for Estelle Young. Chairman Gunner Tronolone explained the Planning Board purpose was for a positive or negative referral only to the Zoning Board of Appeals.

Moved by Steve Bray seconded by Gunner Tronolone to make a motion to make a positive referral to the Zoning Board of Appeals to grant permission for a building, under construction, to remain in its current location with a front yard setback of twenty-four (24) feet.

The vote on the motion being:

Gunner Tronolone	No
Steve Bray	Yes
Robert Newton	No
Dale Pyne	No
Myrna Woodard	No

The motion was denied.

Sign Permit Application

4323-4325 South Buffalo LLC
9 Knob Hill Road
Orchard Park, NY 14127
SBL #173.05-2-26

Applicant is requesting permission to install three (3) signs; an entrance sign, a building face sign and window graphics at 4323 S Buffalo St.

Discussion: Dan Mannia, owner of the building, has a tenant who would like to put signage on the building. VSP Graphics presented their proposal for signage. The Board stated that only 20% graphics would be allowed on the window, not full coverage.

Moved by Bob Newton seconded by Myrna Woodard to approve the sign permit application for 4323-4325 South Buffalo LLC located at 4323 S Buffalo St. SBL #173.05-2-26 with the stipulation that only 20% of the window be used for signage.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes

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Robert Newton	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

The motion was carried.

Building Permit Application

32 & 36 Linwood LLC
c/o John Ricotta
7025 Ellicott Road
Orchard Park, NY 14127
SBL #162.17-1-12.3

Applicant is requesting permission to renovate an existing building located at 4244 N Buffalo St.

Discussion: Mike Lukaszewski, representing Bammel Architects, presented to the Board. He indicated that six suites would be available for lease. The façade would be spruced up, the brick theme would be continued with an introduction of patina copper. There will be wall mounted lighting and glass skylights. The court yard would remain open and sign permit applications will need to be applied for. The parking analysis provided by Bammel Architects indicates that 124 parking spaces are provided and 104 are required.

Moved by Dale Pyne seconded by Bob Newton to grant permission to renovate an existing building located at 4244 N Buffalo Rd. SBL #162.17-1-12.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Robert Newton	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

The motion was carried.

Building Permit Application

Orchard Square
Equity Enterprises LLC
4221 N Buffalo St.
Orchard Park, NY 14127
SBL #162.17-2-18.1

Applicant is requesting permission to remodel existing area into accounting offices

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for National Property Management Associates, Inc. located at 4211-4213 N Buffalo St.

Discussion: National Property Management is improving existing office space to provide for additional employees.

Moved by Myrna Woodard seconded by Gunner Tronolone to grant permission to remodel existing area into accounting offices for National Property Management Associates, Inc. located at 4211-4213 N Buffalo Rd. SBL #162.17-2-18.1.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Robert Newton	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

The motion was carried.

Other Business

Next Regular Meeting November 7, 2017.

Moved by Steve Bray seconded by Dale Pyne to adjourn at 7:36 p.m.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Robert Newton	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

The motion was carried.

Respectively submitted

Chairman's Approval

Christine Hanavan

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Secretary

Date _____