

Minutes
Village of Orchard Park
Planning Board
July 11, 2017

The Village of Orchard Park Planning Board held a meeting on Tuesday July 11, 2017 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Tronolone at 7:17 p.m.

Members present:

Gunner Tronolone Chairman
Steve Bray
Myrna Woodard
Dale Pyne

Others Present:

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

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 Steve Bray to approve the minutes of the June 6, 2017 meeting,

The vote on the motion being:

Dale Pyne	Yes
Steve Bray	Yes
Myrna Woodard	Yes

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

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

1. **Building Permit Application**

Orchard Park Square LLC
4391 South Buffalo St.
Orchard Park, NY 14127
SBL #173.05-5-22.1

Applicant is requesting permission to erect a building consisting of four (4) townhouses.

Discussion: Kevin Walsh presented for Orchard Square LLC the concepts for the project stating the net effect would be the addition of three (3) townhouses.

Moved by Dale Pyne, seconded by Steve Bray to make a motion to table the building permit application to erect a building consisting of four (4) townhouses for Orchard Park Square LLC located at 4391 South Buffalo St., SBL #173.05-5-22.1

The vote on the motion being:

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

The motion was carried.

2. **Building Permit Application**

Orchard Park Square LLC
4403 South Buffalo St.
Orchard Park, NY 14127
SBL #173.05-5-21.1

Applicant is requesting permission to build a structure with business offices on the first floor and a dwelling unit on the 2nd floor.

Discussion: Kevin Walsh stated the net effect would be an office and a second floor apartment.

Moved by Dale Pyne, seconded by Steve Bray to make a motion to table the building permit application to build a structure with business offices on the first floor and a dwelling unit on the 2nd floor for Orchard Park Square LLC located at 4403 South Buffalo St., SBL #173.05-5-21.1

The vote on the motion being:

Steve Bray	Yes
Dale Pyne	Yes
Myrna Woodard	Yes

Gunner Tronolone Yes

The motion was carried

3. **ZBA Referral**
Orchard Park Square LLC
4391 South Buffalo St.
Orchard Park, NY 14127
SBL #173.05-5-2

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

Applicant is requesting permission to build four (4) dwelling units for a total of twenty-nine (29) dwelling units on a parcel of 99,974 square feet. The code stipulates a minimum of 4,000 square feet of lot area per dwelling unit thus permitting a maximum of twenty-six (26) units on this parcel.

Applicant is requesting permission to build four (4) townhouses with a height of three (3) stories. The code stipulates that the maximum height of townhouses is two and one-half stories.

Applicant is requesting permission to build four (4) townhouses with a side yard setback of 9.50 feet. The code stipulates that a minimum side yard setback of 15 square feet is required for townhouse dwellings in an R-4 zone.

Discussion: No discussion.

Moved by Gunner Tronolone, seconded by Dale Pyne to make a motion to make a positive referral to the Zoning Board of Appeals to grant permission to build four dwelling units for a total of twenty-nine dwelling units on a parcel of 99,974 square feet located at 4391 South Buffalo St. SBL #173.05-5-22.1

The vote on the motion being:

Steve Bray	No
Dale Pyne	No
Myrna Woodard	No
Gunner Tronolone	No

The motion was denied.

Moved by Dale Pyne, seconded by Gunner Tronolone to make a motion to make a positive referral to the Zoning Board of Appeals to grant permission to build four townhouses with a height of three stories located at 4391 South Buffalo St. SBL#173.05-5-22.1.

The vote on the motion being:

Steve Bray	No
Dale Pyne	No
Myrna Woodard	No
Gunner Tronolone	No

The motion was denied.

Moved by Myrna Woodard, seconded by Steve Bray to make a motion to make a positive referral to the Zoning Board of Appeals to grant permission to build four townhouses with a side yard setback of 9.50 feet located at 4391 South Buffalo St. SBL #173.05-5-22.1

The vote on the motion being:

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

The motion was denied.

4. **ZBA Referral**
Orchard Park Square LLC
4403 South Buffalo St.
Orchard Park, NY 14127
SBL #173.05-5-21.1

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

Applicant is requesting permission to build a structure with a side yard setback of 6.00 feet. The code stipulates that the minimum side yard setback of a non-residential special use is 8 feet in an R-4 zone.

Applicant is requesting permission to build a building with a parking area with a lot coverage of 58 percent. The code stipulates a maximum lot coverage of 35% for a non-residential special use in an R-4 zone.

Discussion: No discussion

Moved by Gunner Tronolone, seconded by Dale Pyne to make a motion to make a positive referral to the Zoning Board of Appeals to grant permission to build a structure with a side yard setback of 6.00 feet located at 4403 South Buffalo St. SBL #173.05-5-21.1

The vote on the motion being:

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

The motion was denied.

Moved by Steve Bray, seconded by Myrna Woodard to make a motion to make a positive referral to the Zoning Board of Appeals to grant permission to build a building with a parking area with a lot coverage of 58 percent located at 4403 South Buffalo St. SBL #173.05-5-21.1

The vote on the motion being:

Steve Bray	No
Dale Pyne	No
Myrna Woodard	No
Gunner Tronolone	No

The motion was denied.

5. Village Board Referral

Orchard Park Square LLC
4391 South Buffalo St.
Orchard Park, NY 14127
SBL #173.05-5-22.1

Applicant is requesting a Special Use permit to demolish an existing single family dwelling and to erect four (4) townhouses in a single structure.

This parcel is currently permitted to have twenty-six (26) dwellings. This request will result in a revised permitted total of twenty-nine (29) dwellings on this parcel.

Discussion: No discussion.

Moved by Myrna Woodard, seconded by Gunner Tronolone to make a motion to make a positive referral to the Village Board to grant permission to demolish an existing single family

dwelling and to erect four townhouses in a single structure located at 4391 South Buffalo St. SBL #173.05-5-22.1

The vote on the motion being:

Steve Bray	No
Dale Pyne	No
Myrna Woodard	No
Gunner Tronolone	No

The motion was denied.

- 6. Village Board Referral**
Orchard Park Square LLC
4403 South Buffalo St.
Orchard Park, NY 14127
SBL #173.05-5-21.1

Applicant is requesting a Special Use permit to demolish an existing single family dwelling and to erect a new structure with a financial planning business on the first floor and a single family dwelling on the second floor.

Discussion: No discussion.

Moved by Dale Pyne, seconded by Myrna Woodard to make a motion to make a positive referral to the Village Board to grant permission to demolish an existing single family dwelling and to erect a new structure with a financial planning business on the first floor and a single family dwelling on the second floor located at 4403 South Buffalo St. SBL #173.05-5-21.1

The vote on the motion being:

Steve Bray	No
Dale Pyne	No
Myrna Woodard	No
Gunner Tronolone	No

The motion was denied.

7. Other Business
8. Next Regular Meeting – August 1, 2017
9. Moved by Steve Bray, seconded by Myrna Woodard to adjourn at 8:10 p.m.

The vote on the motion being:

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

The motion was carried.

Respectively submitted

Acting Chairman's Approval

Christine Hanavan
Secretary

Date_____