

Minutes
Village of Orchard Park
Planning Board
February 6, 2018

The Village of Orchard Park Planning Board held a meeting on Tuesday February 6, 2018 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Tronolone at 7:02 p.m.

Members present:

Gunner Tronolone, Chairman
Steve Bray
Robert Newton
Myrna Woodard

Others Present:

Jim Larivey, 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 January 2, 2018 meeting.

The vote on the motion being:

Gunner Tronolone	Yes
Steve Bray	Yes
Robert Newton	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
Myrna Woodard	Yes

[Type text]

Building Permit Application

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

Applicant is requesting permission to remodel an existing home.

Discussion: Jim Bammel of Bammel Architects presented for Orchard Park Square. The renovation would be to create two apartments and flip some of the parking to accommodate the addition. The green space will not change and the character of the building will remain the same.

Moved by Gunner Tronolone seconded by Steve Bray to make a motion to approve the building permit application to remodel an existing home for property owner Orchard Park Square LLC located at 4391 S Buffalo St. SBL #173.05-5-22.1 subject to the approval of the Zoning Board of Appeals application and the Village Board approval of the Special Use permit.

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

The motion was carried.

ZBA Referral

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

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

Applicant is requesting permission to construct an addition with a side yard setback of 3.57'. The code stipulates a minimum side yard setback of 15'.

[Type text]

Applicant is requesting a variance to Chapter 225 Article 225-11, C1, Open Space.

Applicant is requesting permission to construct an addition in a required side yard. The code stipulates that every part of a required yard must be open to the sky unobstructed.

Discussion: No discussion.

Moved by Robert Newton, seconded by Myrna Woodard

To make a positive referral to the Zoning Board of Appeals to grant permission to construct an addition with a side yard setback of 3.57' and permission to construct an addition in a required side yard located at 4391 S Buffalo St. SBL #173.05-5-22.1.

The vote on the motion being:

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

The motion was carried.

Village Board Referral

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

Applicant is requesting a Special Use permit to convert a single family dwelling into a two unit multi-family dwelling. The code stipulates a maximum of 26 dwelling units for this property. This will increase the total number of dwelling units to 28.

Discussion: Jim Bammel of Bammel Architects clarified and explained the creation of a two unit multi-family dwelling.

[Type text]

Moved by Myrna Woodard, seconded by Steve Bray to make a positive referral to the Village Board to grant permission for a Special Use permit to convert a single family dwelling into a two unit multi-family dwelling at 4391 S. Buffalo St. SBL #17305-5-22.1

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

The motion was carried.

Building Permit Application

OP 4200, LLC
4200 North Buffalo St.
Orchard Park, NY 14127
SBL #162.17-1-5

Applicant is requesting permission to add a 9' by 14' entrance addition.

Discussion: Jim Bammel of Bammel Architects explained that the property owner wanted to create an airlocked vestibule. They would retain two curb cuts on Princeton.

Moved by Gunner Tronolone, seconded by Robert Newton
To make a motion to approve the building permit application to add a 9' by 14' entrance addition located at 4200 N Buffalo St. SBL #162.17-1-5.

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

The motion was carried.

Other Business

Next Regular Meeting March 6, 2018.

[Type text]

Moved by Steve Bray seconded by Myrna Woodard to adjourn at 7:25 p.m.

The vote on the motion being:

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

The motion was carried.

Respectively submitted

Chairman's Approval

Christine Hanavan
Secretary

Date _____