

Minutes
Village of Orchard Park
Planning Board
September 1, 2026

The Village of Orchard Park Planning Board held a meeting on Tuesday, September 1, 2026 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Gunner Tronolone at 7:03 p.m.

Members Present:

Gunner Tronolone

Monica Bruce

Krista Ehlert

Mark Gerwitz

Myrna Woodard

Others Present:

Dale Pyne, Trustee

John Gullo, Building Inspector

Christine Hanavan, Secretary

Chairman Gunner Tronolone stated, "If anyone appearing before this Board is related through 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 Mark Gerwitz, seconded by Gunner Tronolone to approve the minutes of the August 4, 2026 meeting.

The vote on the motion being:

Gunner Tronolone	Yes
------------------	-----

Krista Ehlert	Yes
---------------	-----

Mark Gerwitz	Yes
--------------	-----

Monica Bruce	Yes
--------------	-----

The motion was carried.

Chairman Gunner Tronolone asked Building Inspector John Gullo, if he had anything to announce. John Gullo stated that both applicants will be receiving referrals from their respective Boards.

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

Gunner Tronolone	Yes
------------------	-----

Monica Bruce	Yes
--------------	-----

Krista Ehlert	Yes
---------------	-----

Mark Gerwitz	Yes
--------------	-----

Myrna Woodard	Yes
---------------	-----

Village Board Referral

Nichole Garrison
6935 E Quaker St.
Orchard Park, NY 14127
SBL #162.18-1-33

Applicant is requesting a special Use Permit to establish a short- term rental unit at 6935 E Quaker St. SBL #162.18-1-35

Appearance: Nichole Garrison

Discussion: The Board asked the applicant if she had a local person to host. They suggested that she submit the information to the Village Board. John Gullo reminds the applicant that her neighbor's will be notified via the 200' list and invitation to a scheduled Public hearing. The applicant indicated there is a capacity for 6-8 people in the unit and that she is listing the rent very high to attract a higher caliber client. She stated that her driveway can accommodate 4 cars.

Moved by Mark Gerwitz, seconded by Gunner Tronolone to make a positive referral to the Village Board to approve a Special Use Permit to establish a short-term rental unit at 6933 E Quaker St. SBL #162.18-1-35

The vote on the motion being:

Gunner Tronolone	Yes
Monica Bruce	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes

ZBA Referral

Andrew Atkinson
4956 Ellicott Rd.
Orchard Park, NY 14127
SBL #173.69-1-16

Applicant is requesting a Variance in Municipal Code Section 225-12(F)1

Applicant is requesting a Variance to erect an Accessory structure closer to the rear lot line – 8 ft. minimum setback required – 3 ft. requested.

Appearance: Andrew Atkinson

Discussion: Applicant explained that the contractor as well as himself did not realize the code specification as it related to placement of the shed. He had a permit but did not understand the need for placement approval. The Building Inspector issued concerns regarding snow from the neighbor due to the proximity to the neighbor.

Moved by Gunner Tronolone, seconded by Myrna Woodard to make a positive referral to the Zoning Board of Appeals to erect an Accessory structure closer to the rear lot line with a 3 ft. setback located 4956 Ellicott Rd. SBL #173.69-1-16

The vote on the motion being:

Gunner Tronolone	No
Monica Bruce	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	No

The next regular meeting is October 6, 2026

Moved by Krista Ehlert, seconded by Monica Bruce to adjourn at 7:30 p.m.

The vote on the motion being:

Gunner Tronolone	Yes
Monica Bruce	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes

Respectfully submitted,

Chriatine Hanavan
Secretary, Planning Board
Village of Orchard Park

Chairman's Approval

(Signature) _____

(Date) _____