

Minutes
Village of Orchard Park
Planning Board
April 1, 2025

The Village of Orchard Park Planning Board held a meeting on Tuesday, April 1, 2025 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Gunner Tronolone at 7:00 p.m.

Members present:

Gunner Tronolone, Chairman
Krista Ehlert
Mark Gerwitz
Myrna Woodard
Kevin Crane, Alternate
Chris Reichert, Alternate

Others Present:

Jo Ann Litwin Clinton, Mayor
Christine Hanavan, Secretary
John Gullo, Code Enforcement Officer

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 Myrna Woodard, seconded by Gunner Tronolone to approve the minutes of the March 4, 2025 meeting.

The vote on the motion being:

Gunner Tronolone	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Kevin Crane	Yes

The motion was carried.

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

Gunner Tronolone	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Kevin Crane	Yes
Chris Reichert	Yes

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Sign Permit Application

4906 S Buffalo St. LLC
4906 S Buffalo St.
Orchard Park, NY 14127
SBL #172.16-4-19.1

Applicant is requesting permission to replace a sign with a face change on the front and side of 4906 S Buffalo for Beerz (George Khang) SBL 172.16-4-19.1

Appearance: Jim Bammel

Discussion: Jim explained the owner wanted to update the sign, remove the columns and change the color of the sign. He also indicated that the owner wanted to clarify his store's purpose.

Moved by Krista Ehlert, seconded by Myrna Woodard to approve the Sign Permit Application to replace a sign with a face change on the front and side of 4906 S Buffalo for Beerz (George Khang) SBL #172.16-4-19.1

The vote on the motion being:

Gunner Tronolone	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Kevin Crane	Yes

The motion was carried.

Sign Permit Application

4933 ADVENTURE ISLAND
4933 S Buffalo St.
Orchard Park, NY 14127
SBL #172.16-4-22

Applicant is requesting a replacement building face sign on the side of the building and a replacement overhead sign in the front of the building for Lou Lou's Custard

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Delight located at 4933 S Buffalo St. SBL #172.16-4-22

Appearance: Ryan Kiely, Flexume Sign Company

Discussion: The sign will be aluminum with acrylic and illuminated. Gunner reminded the applicant that all lights must be extinguished by 11:00 p.m. The owner is partial to the ice cream cone within a heart.

Moved by Krista Ehlert, seconded by Gunner Tronolone to approve the request for a replacement building face sign on the side of the building and an overhead sign in the front of the building for Lou Lou's Custard Delight located at 4933 S Buffalo St. SBL #172.16-4-22

The vote on the motion being:

Gunner Tronolone	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Kevin Crane	Yes

The motion was carried.

Sign Permit Application

Sheila Murphy Tarquini
4110 N Buffalo St.
Orchard Park, NY 14127
SBL #162.17-1-1

Applicant is requesting a building face sign and hanging pole sign at 4120 N Buffalo St. for Aurora Custom Cabinets SBL #162.17-1-1

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Appearance: Xpress Signs Inc.

Discussion: Requesting to replace the panel in the box that is currently there.

Moved by Mark Gerwitz, seconded by Myrna Woodard to approve the request for a building face sign and hanging pole sign at 4120 N Buffalo St. for Aurora Custom Cabinets SBL 162.17-1-1

The vote on the motion being:

Gunner Tronolone	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Kevin Crane	Yes

The motion was carried.

ZBA Referral

Zack and Ashley Winder
105 Princeton Place
Orchard Park, NY 14127
SBL #161.20-4-1

*Applicant is requesting a variance to Municipal Code Section 225
Schedule II Height, Lot, Yard and Bulk Regulation*

Applicant is requesting permission to erect a new entry/garage with a front yard setback of 15.6 ft. with a 24% lot usage. The code stipulates a front yard setback of 35 ft. is required and a maximum lot coverage of 20% is required.

Appearance: Ashley Winder

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Discussion: Discussed the need for the renovations. They would like to remove the ramp from the front of the house and put the ramp in the garage.

Moved by Gunner Tronolone, seconded by Mark Gerwitz to make a positive referral to the Zoning Board of Appeals granting permission to *erect a new entry/garage with a front yard setback of 1506 ft. with a 24% lot usage.*

Gunner Tronolone	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Kevin Crane	Yes

The motion was carried.

Village Board Referral

32 & 36 Linwood LLC
4260 North Buffalo St.
Orchard Park, NY 14127
SBL #162.17-1-2-12.3

Applicant is requesting a Special Use Permit to change amusement recreation venue at 4244 N Buffalo St. in the Village of Orchard Park SBL #12.17-1-12.3 Municipal Code Section 225 Schedule I Use Controls

Appearance: Jim Bammel, Bammel Architects
Michael McFadden - Applicant

Discussion: The request is to convert the old bowling alley to a shooting range. Applicant is a 50 year resident of Orchard Park and realizes the importance of maintaining the integrity of the Village. Focus is safety first and foremost along with his number one priority of making sure “it fits”.

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Parking in the back is within code. The front door would be used as an exit only. The entrance would be through the back of the business. The intention is to pull in the police, veterans and hunters.

A chamber would be built within the current building including the ceiling to control the sound. Filters would be installed for the smoke and smell. The applicant explained the extensive research he has done before submitting this request.

Moved by Krista Ehlert, seconded by Gunner Tronolone to make a positive referral to the Village Board to approve the Special Use Permit application to change an amusement recreation venue at 4244 N Buffalo St. in the Village of Orchard Park SBL #12.17-1-12.3

The vote on the motion being:

Gunner Tronolone	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Kevin Crane	Yes

The motion was carried.

Next regular meeting is May 6, 2025.

Moved by Mark Gerwitz, seconded by Gunner Tronolone to adjourn at 7:35 p.m.

The vote on the motion being:

Gunner Tronolone	Yes
Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Kevin Crane	Yes

The motion was carried.

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Respectively submitted

Christine M. Hanavan
Secretary

Chairman's Approval

Date_____