

Minutes
Village of Orchard Park
Zoning Board of Appeals
April 23, 2025

The Village of Orchard Park Zoning Board of Appeals held a meeting on Wednesday, April 23, 2025 at the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

Chairman Steve Snyder called the meeting to order at 7:00 p.m. and stated, "If anyone appearing before the 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 the New York State Law and the Village Code of Ethics."

Members present:

Chairman Steve Snyder
Peter Fryer
Gary Phillips
Scott Shular, Alternate

Others present:

David Even, Trustee

John Gullo, Code Enforcement Officer
Christine Hanavan, Secretary

The Chairman asked for the approval of the minutes of the previous meeting held on March 26, 2025. Gary Phillips made the motion to approve the minutes of the meeting held on March 26, 2025 seconded by Peter Fryer. On the question:

PETER FRYER	Yes
GARY PHILLIPS	Yes
SCOTT SHULAR	Yes
STEVE SNYDER	Yes

Chairman Snyder then stated, "All persons making an appeal before this Board will be heard in accordance with the applicable laws of the State of New York and the Village of Orchard Park. Any person aggrieved by any decision of the Board of Appeals may present to a court of record a petition, duly verified, setting forth that such decision is illegal, specifying the grounds of the illegality. Such petition must be presented to the court within 30 days after filing of the decision in the office of the Village Clerk."

Chairman Snyder asked if site inspections for all cases presented were made by all Board members: On the question:

PETER FRYER	Yes
GARY PHILLIPS	Yes
SCOTT SHULAR	Yes
STEVE SNYDER	Yes

ZBA Application

**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 Regulations.*

*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

DISCUSSION: The applicant explained her wheelchair requirement. They would like to
remodel the kitchen and tear down the mudroom. Construct a 2 car garage
and build a ramp inside, tearing down the current ramp. She is asking for
permission to make her life easier.

The Chairman asked three times if there was anyone in the audience who would like to
speak in favor of granting the variance.

The Chairman asked three times if there was anyone in the audience who would like to
speak against granting the variance. There were none.

The Chairman then asked if the Secretary had received any communications either for, or
against granting the variance. The Planning Board gave a positive referral to grant the variance.

Gary Phillips made a motion, seconded by Steve Snyder to approve//deny the request for a
variance to erect a new entry/garage with a front yard setback of 15.6 ft. at 105 Princeton Place
SBL #161.20-4-1

On the question:

THE VOTE ON THE MOTION BEING:

PETER FRYER	APPROVE
GARY PHILLIPS	APPROVE
SCOTT SHULAR	APPROVE
STEVE SNYDER	APPROVE

THE MOTION WAS APROVED.

Scott Shular made a motion, seconded by Gary Phillips to approve/deny the request for a variance to erect a new entry/garage with a 24% lot usage at 105 Princeton Place SBL #161.20-4-1

On the question:

THE VOTE ON THE MOTION BEING:

PETER FRYER	APPROVE
GARY PHILLIPS	APPROVE
SCOTT SHULAR	APPROVE
STEVE SNYDER	APPROVE

THE MOTION WAS APROVED.

Moved by Gary Phillips seconded by Peter Fryer to adjourn at 7:30 p.m.

On the question:

THE VOTE ON THE MOTION BEING:

PETER FRYER	Yes
GARY PHILLIPS	Yes
SCOTT SHULAR	Yes
STEVE SNYDER	Yes

THE MOTION WAS PASSED.

Respectfully submitted,

Chairman's Approval:

Christine M. Hanavan
Secretary

Date: _____