

Minutes
Village of Orchard Park
Planning Board
May 6, 2025

The Village of Orchard Park Planning Board held a meeting on Tuesday, May 6, 2025 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Chairman Gunner Tronolone at 6:58 p.m.

Members present:

Gunner Tronolone, Chairman
Krista Ehlert
Myrna Woodard
Monica Bruce

Others Present:

Dale Pyne, Trustee
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 Krista Ehlert, seconded by Gunner Tronolone to approve the minutes of the April 1, 2025 meeting.

The vote on the motion being:

Gunner Tronolone	Yes
Krista Ehlert	Yes
Myrna Woodard	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
Myrna Woodard	Yes
Monia Bruce	Yes

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ZBA Referral

David and Deborah Burger
6784 E Quaker St.
Orchard Park, NY 14127
SBL #162.17-5-10

*Applicant is requesting a variance to Municipal Code
Section 225.11(C)(!)(A)*

Applicant is requesting permission to erect a fence in a front yard setback extending to the front of the lot line. 34 ft. long and 4 ft. high at 6784 E Quaker St. SBL #162.17-5-10. The code stipulates a fence is not allowed in a front yard setback.

Appearance: David Burger

Discussion: The original landscaping is original and being destroyed by the deer. The landscaping that will be replaced with material that will age well and blend in. The main purpose of the fence is to deter the deer.

Moved by Myrna Woodard, seconded by Guner Tronolone to make a positive referral to the Zoning Board of Appeals granting permission to erect a fence in a front yard setback extending to the front of the lot line that is 34 ft. long and 4 ft. high at 6784 E Quaker St. SBL #162.17-5-10.

The vote on the motion being:

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

The motion was carried.

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Building Permit Application

Glen Shakun
44 Thorn Avenue
Orchard Park, NY 14127
SBL #173.05-1-36

Applicant is requesting permission to build an addition to the rear of the house to include a breezeway and family room at 44 Thorn Avenue SBL #173.05-1-36

Appearance: Jennifer Conti

Discussion: The couple is working toward a home that would allow them to age in place. The architect presented the various remodel to the house.

Moved by Krista Ehlert, seconded by Myrna Woodard to approve the request to build an addition to the rear of the house to include a breezeway and family room at 44 Thorn Avenue SBL #173.05-1-36.

The vote on the motion being:

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

The motion was carried.

ZBA Referral

Glen Shakun
44 Thorn Avenue
Orchard Park, NY 14127
SBL #173.05-1-36

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

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Applicant is requesting permission to erect a frame addition closer to the side lot line. 6ft. side yard requested. The code stipulates an 8ft. side yard is required.

Moved by Myrna Woodard, seconded by Gunner Tronolone to make a positive referral to the Zoning Board of Appeals granting permission to *erect a frame addition closer to the side lot line.*

The vote on the motion being:

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

The motion was carried.

ZBA Referral

Orchard Park Country Club
4905 S Buffalo St.
Orchard Park, NY 14127
SBL #172.16-4-23, 173.13-1-15.21, 173.13-1-15.1

*Applicant is requesting a variance to Municipal Code
Section 225.11(C)(1)(A)*

Applicant is requesting permission to erect a split rail wooden fence in a front yard setback extending along Jewett-Holmwood Rd. The code stipulates a fence is not allowed in a front yard setback.

Appearance: Stephen Feuz
Dr. Geoff Schweikhard
Scott Zylka

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Discussion: Their primary thought is to ensure safety entering the parking area from Ellicott Rd. They indicated they will be keeping the building on the property.

Moved by Krista Ehlert, seconded by Gunner Tronolone to make a positive referral to the Zoning Board of Appeals granting permission to *erect a split rail fence in a front yard setback extending along Jewett-Holmwood Rd.*

The vote on the motion being:

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

The motion was carried.

Moved by Krista Ehlert, seconded by Myrna Woodard to adjourn at 7:28 p.m.

The vote on the motion being:

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

The motion was carried.

Respectively submitted

Chairman's Approval

Christine M. Hanavan
Secretary

Date_____