

Minutes
Village of Orchard Park
Planning Board
September 2, 2025

The Village of Orchard Park Planning Board held a meeting on Tuesday, September 2, 2025 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

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

Members present:

Gunner Tronolone, Chairman
Monica Bruce
Kevin Crane
Krista Ehlert
Mark Gerwitz
Myrna Woodard

Others Present:

John Gullo, Code Enforcement Officer
Christine Hanavan, Secretary
Dale Pyne, Trustee

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 July 1, 2025 meeting.

The vote on the motion being:

Gunner Tronolone	Yes
Monica Bruce	Yes
Kevin Crane	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.

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

Planning Board
Village of Orchard Park
July 1, 2025

Sign Permit Application

Mandalore Properties LLC
6576 E Quaker St.
Orchard Park,, NY 14127
SBL #162.17-1-13

Applicant is requesting permission to install a stand-alone lawn sign for Matteo Apparel Accessories Gifts located at 6576 E Quaker St. SBL #162.17-2-4

Appearance: JoAnna Lalka

Discussion: The landlord agreed to update the monument sign. A vinyl sticker will be inserted on the existing monument sign. In addition, the applicant wants to install a hanging sign attached to the front porch.

Moved by Myrna Woodard, seconded by Gunner Tronolone to approve the request to install a hanging sign attached to the front porch as well as a vinyl sticker to be inserted on the existing monument sign for Matteo Apparel Accessories Gifts located at 6576 E Quaker St. SBL #162.17-1-13

The vote on the motion being:

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

The motion was carried.

Site Plan Review

4493 South Buffalo Street LLC
Woodview Apartments
4493 S Buffalo St.
Orchard Park, NY 14127
SBL #173.09-1-13

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July 1, 2025

Applicant is seeking a site plan review to erect two additional apartment buildings on the vacant east portion of the site for 4493 South Buffalo Street LLC located at 4493 S Buffalo St. SBL #173.09-1-13

Appearance: David Capretto, Patrick Oglory, Chris Wood

Discussion: The front building will match the current buildings on the property. The rear building will house 10 units. Questions were asked by the Board relating to garbage disposal, mail box placement and snow removal. There will be one centrally located dumpster and may be emptied more often. The plan is to have one central mail box station with multiple mail boxes. Snow will be plowed into open areas and will be trucked off site if necessary. Landscaping in green spaces will be approved by the Village building inspector. A property manager will be available for issues but will manage a number of properties.

Moved by Krista Ehlert, seconded by Gunner Tronolone to approve the Site Plan review to erect two apartment buildings on the vacant east portion of the site for a 4493 South Buffalo Street LLC located at 4493 S Buffalo St. SBL #173.09-1-13

The vote on the motion being:

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

The motion was carried.

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Village Board Referral

4493 S Buffalo Street LLC
Woodview Apartments
4493 S Buffalo St.
Orchard Park, NY 14127
SBL #173.09-1-13

Applicant is requesting a Special Use Permit to add fourteen additional dwelling units in two buildings on the vacant east portion of the site for 4493 S Buffalo Street LLC

Moved by Mark Gerwitz, seconded by Gunner Tronolone to make a positive referral to the Village Board to add fourteen additional dwelling units in two buildings on the vacant east portion of the site.

The vote on the motion being:

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

The motion was carried.

Moved by Krista Ehlert, seconded by Gunner Tronolone to adjourn at 7:20 p.m.

The vote on the motion being:

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

The motion was carried.

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Respectively submitted

Chairman's Approval

Christine M. Hanavan
Secretary

Date _____