

Minutes
Village of Orchard Park
Planning Board
October 7, 2025

The Village of Orchard Park Planning Board held a meeting on Tuesday October 7, 2025 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

The meeting was called to order by Acting Chairwoman Krista Ehlert at 7:00 p.m.

Members present:

Krista Ehlert, Acting Chairwoman
Chris Reichert
Myrna Woodard
Mark Gerwitz

Others Present:

John Gullo, Code Enforcement Officer
Heather Tucciarone-Richeal, Village Clerk-Treasurer
Dale Pyne, Trustee

Acting Chairwoman Krista Ehlert 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 Chris Reichert to approve the minutes of the September 2, 2025 meeting.

The vote on the motion being:

Krista Ehlert	Yes
Myrna Woodard	Yes
Mark Gerwitz	Yes
Chris Reichert	Yes

The motion was carried.

Acting Chairwoman Krista Ehlert asked if site inspections for all applications presented were made by all board members.

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

Sign Permit Application

OP 4936 Ellicott Road, LLC
4936 Ellicott Road
Orchard Park,, NY 14127

Planning Board
Village of Orchard Park
October 7, 2025

SBL #173.13-1-6

Applicant is requesting permission to install an exterior sign to be installed over 1” stand-offs with decorative fasteners at 4936 Ellicott Road for Resolute Wealth Planning located at 4936 Ellicott Rd. SBL #173.13-1-6.

Appearance: Beau and Lindsay Riggs

Discussion: The Board asked questions regarding how the sign would be illuminated and what type of material and color is planned. Beau Riggs explained that it is a metal sign, silver in color and would be backlit. Code Enforcement Officer Gullo stated that there was no variance required. He also explained that the lighting must be off between 11:00 PM and 6:00 AM. Beau stated that the back lighting will be on a timer.

Moved by Mark Gerwitz, seconded by Myrna Woodard to approve the Sign Permit Application for the installation of a new metal exterior sign with back light illumination and the removal of existing sign post at 4936 Ellicott Rd.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Sign Permit Application

William Gacioch
National Property Management
4211 N. Buffalo Street
Orchard Park, NY 14127
SBL #162.17-2-16.1

Planning Board
Village of Orchard Park
October 7, 2025

Applicant is requesting permission to install signs for a new business (Mario's) located at 4211 N Buffalo SBL #162.17-2-16.1 as follows:

- 1. Front of building using current sign footprint. Remove Cork and Vine and replace with Mario's.*
- 2. Temporary Banner over the current Cork and Vine sign.*
- 3. Mario's current sign at 1342 Quaker Rd. (20A) East Aurora to be used as a barrier wall to block side entrance.*
- 4. Sign decal on front entrance door.*

Appearance: Mario Marrazzo

Discussion: Mario explained that his business is relocating from its current location in East Aurora to Orchard Park and has leased the space at 4211 N. Buffalo St. He would like to install a black and white vinyl sign over the existing signage on the front of the building. Code Enforcement Officer Gullo stated that no variance is required. The Board asked questions related to the placement of the sign decal on the front door and if it would impede sightlines. Mario stated that the property owner has not yet approved the decal but it would not prohibit vision from within the building.

Moved by Mark Gerwitz, seconded by Krista Ehlert to approve the Sign Permit Application for a new sign within the existing sign footprint at 4211 N. Buffalo St.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Village Board Referral

William Gacioch
National Property Management
4211 N. Buffalo Street
Orchard Park, NY 14127
SBL #162.17-2-16.1

Planning Board
Village of Orchard Park
October 7, 2025

Applicant is requesting a Special Use Permit at 4211 N Buffalo St. for Mario's as an eating and drinking establishment SBL 162.17-16.1.

Appearance: Mario marrazzo

There were no additional questions or discussion from the Board.

Moved by Chris Reichert, seconded by Krista Ehlert to make a positive referral to the Village Board for an eating and drinking establishment at 4211 N. Buffalo St. SBL #162.17-16-1.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Fence Permit Application

Benjamin Clark
4195 Freeman Road
Orchard Park, NY 14127
SBL #162.18-1-8

Applicant is requesting permission to erect a fence in a front yard setback at 4195 Freeman Rd. SBL #162.18-1-8.

Appearance: Benjamin Clark

Discussion: Ben explained that the property layout poses unique challenges with the rear yard also being a side yard and elevation change of the road being higher than the front or side yard area. The goal of the fence is to keep their children and pets safe. He stated that the fence will be no more than 4 feet in height, located 2-3 feet from the existing trees and in a short period of time, would be disguised as the arborvitae trees mature. The Board asked what material the fence would be made of and how the top of the fence would be finished. Ben explained that it is a black coated chain link fence with a flat top.

Planning Board
Village of Orchard Park
October 7, 2025

Moved by Mark Gerwitz, seconded by Myrna Woodard to approve the fence permit application for 4195 Freeman Rd. SBL #162.18-1-8.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

ZBA Referral

Benjamin Clark
4195 Freeman Road
Orchard Park, NY 14127
SBL #162.18-1-8

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

Applicant is requesting a Variance to erect a fence in a front yard setback extending to

__22__ ft. long and __4__ ft. high at 4195 Freeman Rd. SBL #162.18-1-8. The code stipulates a fence is not allowed in a front yard setback.

Appearance: Benjamin Clark

There were no additional questions or discussion from the Board.

Moved by Mark Gerwitz seconded by Myrna Woodard to make a positive referral to the Village Board for a Variance to Municipal Section 225.11(C)(1)(A) to erect a fence in a front yard setback at 4195 Freeman Road with the stipulation that the fence be no greater than 4 feet high and made of black coated chain link.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Planning Board
Village of Orchard Park
October 7, 2025

Building Permit

West Quaker Associates, LLC
6471 W. Quaker Street
Orchard Park, NY 14127
SBL #173.05-1-9

Applicant is seeking a site plan review to add 1 additional dwelling unit to the existing building with reconfiguring of current layout. This permit has been received and filed at the request of the applicant.

Motion made by Myrna Woodard, seconded by Krista Ehlert that the application be received and filed as requested by the applicant.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Building Permit

Di-BAM LLC, James Bammel
6572 E. Quaker Street
Orchard Park, NY 14127
SBL #162.17-2-2

Applicant is requesting permission to create a 2-bedroom rental from the existing second floor space.

Appearance: Jim Bammel

Discussion: Jim explained that there is an apartment above the bakery on the second floor and would like to make it a short-term rental. The Board asked if there was adequate snow storage and dedicated parking for a short-term rental unit. Jim stated that there is and that he is the direct point of contact should there be any issue.

Planning Board
Village of Orchard Park
October 7, 2025

Moved by Chris Reichert, seconded by Myrna Woodard to approve a Building Permit for the creation of 2-bedroom rental unit at 6572 E. Quaker St. SBL #162.17-2-2.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Village Board Referral

DI-BAM LLC, James Bammel
6572 E. Quaker Street
Orchard Park, NY 14127
SBL #162.17-2-2

Applicant is requesting a Special Use Permit to establish a short-term rental unit in the second floor apartment at 6572 E. Quaker St. SBL #162.17-2-2.

Appearance: Jim Bammel

There were no additional questions or discussion from the Board.

Moved by Krista Ehlert, seconded by Mark Gerwitz to make a positive referral to the Village Board for the establishment of a short-term rental at 6572 E. Quaker St. SBL #162.17-2-2.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Building Permit

Planning Board
Village of Orchard Park
October 7, 2025

32 & 36 Linwood LLC, John Ricotta
4254 N. Buffalo Street
Orchard Park, NY 14127
SBL #162.17-1-13

Applicant is requesting permission to create a 3-bedroom rental unit from the existing second floor space.

Appearance: Jim Bammel

Discussion: Jim explained that the applicant would like to create a 3-bedroom rental on the existing second floor of the building. The Board asked if there would be adequate and dedicated parking spaces available considering the location and busy parking lot area. Jim stated that there are already dedicated parking spaces in the lower parking lot area that are marked with signage on the wall.

Moved by Myrna Woodard, seconded by Chris Reichert to approve a Building Permit for the creation of a 3-bedroom rental unit at 4254 N. Buffalo St. SBL #162.17-1-13.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Village Board Referral

32 & 36 Linwood LLC, John Ricotta
4254 N. Buffalo Street
Orchard Park, NY 14127
SBL #162.17-1-13

Applicant is requesting a Special Use Permit to establish a short-term rental unit in the second floor apartment at 4254 N. Buffalo St. SBL #162.17-1-13.

Appearance: Jim Bammel

There were no additional questions or discussion from the Board.

Planning Board
Village of Orchard Park
October 7, 2025

Moved by Krista Ehlert, seconded by Myrna Woodard to make a positive referral to the Village Board for the establishment of short-term rental unit at 4254 N. Buffalo St. SBL #162.17-1-13.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Building Permit

32 & 36 Linwood LLC, John Ricotta
4240 N. Buffalo Street
Orchard Park, NY 14127
SBL #162.17-1-12.1

Applicant is requesting permission to create a 2-bedroom rental unit on the first floor, and studio apartment rental unit on the second floor existing space.

Appearance: Jim Bammel

Discussion: The Board also asked if there would be dedicated parking spaces for the requested units. Jim Bammel acknowledged that there would be. He also explained that John Ricotta will be the point of contact for both 4254 N. Buffalo Street and 4240 N. Buffalo Street. The Board asked what constitutes a short-term rental. Jim explained that short-term can be 2 days up to 6 months.

Moved by Krista Ehlert, seconded by Chris Reichert to approve a Building Permit for the creation of two (2) rental units at 4240 N. Buffalo St. SBL #162.17-1-12.1.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

Planning Board
Village of Orchard Park
October 7, 2025

The motion was carried.

Village Board Referral

32 & 36 Linwood LLC, John Ricotta
4240 N. Buffalo Street
Orchard Park, NY 14127
SBL #162.17-1-12.1

Applicant is requesting a Special Use Permit to establish two (2) short-term rental units at 4240 N. Buffalo St. SBL #162.17-1-12.1.

Appearance: Jim Bammel

There were no additional questions or discussion from the Board.

Moved by Myrna Woodard, seconded by Krista Ehlert to make a positive referral to the Village Board for the establishment of two (2) short-term rental units at 4240 N. Buffalo St. SBL #162.17-1-12.1.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Building Permit

Greene Quaker Home LLC, Kristie Greene
6883 E. Quaker Street
Orchard Park, NY 14127
SBL #162.18-1-32

Applicant is requesting permission to utilize property as a seasonal short-term rental.

Appearance: Nickole Garrison

Discussion: Nickole explained that she resides very close the property at 6935 E.

Planning Board
Village of Orchard Park
October 7, 2025

Quaker Street. The property owner currently resides in Tampa, Florida and uses the home in the summer months to be near her mother and other family members who live in Orchard Park. The Board asked Nickole several questions, specifically, who would be the point of contact, is this for the rental of the whole home, and is there currently a snow removal contract in place. Nickole confirmed that she would be the point of contact. She also stated that this would be a whole-home rental with plenty of parking and a snow removal contractor in place. She also stated that it would be a 2-night minimum rental.

Moved by Chris Reichert, seconded by Krista Ehlert to approve the Building Permit for a seasonal property rental at 6883 E. Quaker St. SBL #162.18-1-32.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Village Board Referral

Greene Quaker Home LLC, Kristie Greene
6883 E. Quaker Street
Orchard Park, NY 14127
SBL #162.18-1-32

Applicant is requesting a Special Use Permit to establish a short-term rental at 6883 E. Quaker St. SBL #162.18-1-32.

Appearance: Nickole Garrison

There were no additional questions or discussion from the Board.

Moved by Krista Ehlert, seconded by Myrna Woodard to make a positive referral to the Village Board for the establishment of a short-term rental at 6883 E. Quaker St. SBL #162.18-1-32.

Planning Board
Village of Orchard Park
October 7, 2025

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

The next regular meeting is November 4, 2025.

Moved by Mark Gerwitz, seconded by Krista Ehlert to adjourn at 7:36 p.m.

The vote on the motion being:

Krista Ehlert	Yes
Mark Gerwitz	Yes
Myrna Woodard	Yes
Chris Reichert	Yes

The motion was carried.

Respectfully submitted,

Chairman's Approval

Heather Tucciarone-Richeal
Village Clerk-Treasurer

Date _____