

Minutes
Village of Orchard Park
Zoning Board of Appeals
October 29, 2025

The Village of Orchard Park Zoning Board of Appeals held a meeting on Wednesday, October 29, 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
Scott Hartung
Scott Shular, Alternate

Others present:

David Even, Trustee
John Gullo, Enforcement Officer
Christine Hanavan, Secretary

The Chairman asked for the approval of the minutes of the previous meeting held on May 28, 2025. Peter Fryer made the motion to approve the minutes of the meeting held on May 28, 2025 seconded by Scott Hartung. On the question:

PETER FRYER	Approved
SCOTT HARTUNG	Approved
SCOTT SHULAR	Approved
STEVE SNYDER	Approved

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
SCOTT HARTUNG	YES
SCOTT SHULAR	YES

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STEVE SNYDER YES

ZBA Application

**Benjamin Clark and Katie Metz
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 22' out and 4' high. The code stipulates a fence is not allowed in a front yard setback

APPEARANCE: Ben Clark

DISCUSSION: Applicant explained that the property layout poses unique challenges with the rear yard also being a side yard and elevation of the 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 arborvitaes would be planted to cover the chain link fence and everything would be planted inside the fence. Travelling northbound on Freeman Rd. you will be unable to see anything.

The Chairman asked three times if there was anyone in the audience who would like to speak in favor of granting the variance. Mr. John Lilley and his wife Kathleen stated that they thought the arborvitaes look great and would urge the Board to approve this 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.

Scott Shular made a motion, seconded by Scott Hartung to approve the request for a Variance to erect a fence in a front yard setback 22' out and 4' high with stipulations as follows: 22 ft. into the front yard setback and 4 ft. high from grade, only a 4 ft. black chain link permitted.

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On the question:

THE VOTE ON THE MOTION BEING:

PETER FRYER	APPROVED
SCOTT HARTUNG	APPROVED
SCOTT SHULAR	APPROVED
STEVE SNYDER	APPROVED

THE MOTION IS APPROVED .

Moved by Scott Hartung, seconded by Peter Fryer to adjourn at 7:21 p.m.

On the question:

THE VOTE ON THE MOTION BEING:

PETER FRYER	YES
SCOTT HARTUNG	YES
SCOTT SHULAR	YES
STEVE SNYDER	YES

THE MOTION WAS PASSED.

Respectfully submitted,

Chairman's Approval:

Christine M. Hanavan
Secretary

Date: _____