

Minutes
Village of Orchard Park
Zoning Board of Appeals
July 29, 2026

The Village of Orchard Park Zoning Board of Appeals held a meeting on Wednesday, July 29, 2026 at the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York.

Chairman Steve Snyder called the meeting to order at 7:02 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
Gary Phillips
Scott Schular

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 June 24, 2026. Scott Hartung made a motion to approve the minutes of the meeting held on June 24, 2026 seconded by Peter Fryer. On the question:

STEVE SNYDER	APPROVED
SCOTT HARTUNG	APPROVED
PETER FRYER	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:

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

ZBA Application

Jessica Kruszka
6733 E Quaker St.
Orchard Park, NY 14127
SBL #162.17-6-4

Applicant is requesting a Variance to Municipal Code Section 225.11(C)(1)(A) Lot, Height, Yard and maximum coverage requirements.

Applicant is requesting a Variance to erect a 5 ft. high fence in a side yard and a 5 ft. fence in an exterior side yard (4 ft. solid fence with a 1 ft. lattice topper). The code allows 4 ft. in a side yard and 0 ft. in an exterior side yard.

APPEARANCE: Jay Herlan, Jessica Kruszka

DISCUSSION: The applicants stated the same reasons, safety and privacy for their children, as the reason for the 5 ft. high fence. They also referred to fences already in the Village. The Chairman stated that all fences were thoroughly researched as to the time they were put in and the individual circumstances surrounding them.

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

Barbara King (22 Chauncey) is in favor of the fence to protect the children in the pool. Chris King (22 Chauncey) stated it would not be safe without the fence. Chris Vacanti (63) Chauncey feels the fence would be quite nice and said it was a safety concern regarding the kids in the pool. Mariely Downey (6750 E Quaker) stated it was an improvement to the house. She will be living across from the fence and has no objections. Mike Ahern (6750 E Quaker) is in favor of the fence request. Julia Bittner (94 Jolls) stated she is in favor of the fence but questions why people whom are taller today should be allowed to have easier access to viewing private property.

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 negative referral. Below is a list of names that submitted support letters:

21 Chauncey Daniel Brooks
33 Chauncey Beth Mabry

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14 Chauncey Mieko Parwulski

34 Chauncey Jessica and Brian Radloff
22 Chauncey Barbara King
63 Chauncey John and Laura Vacanti
105 Franklyn John Canna
94 Jolls Julia Bittner
74 Jolls Michael Schoell
95 Jolls Patricia Montroy
92 Thorn Sandra Ufland
6750 E Quaker Mariely Downey

Each Board member has been given a copy of the support letters.

Steve Snyder made a motion, seconded by Scott Hartung to approve the request for a Variance to erect a 5 ft. fence in a side yard and a 5 ft. fence in an exterior side yard (4 ft. solid fence with a 1 ft. slatted topper) as identified in their application with the following stipulations:

1. A slatted top must be on the fence facing any street.
2. The fence facing E Quaker St. must be where the current fence is.
3. The fence facing Chauncey Lane must have shrubs covering the southern portion and a plan must be approved by the Code Enforcement Officer.

On the question:

THE VOTE ON THE MOTION BEING:

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

THE MOTION IS APPROVED

Moved by Gary Phillips, seconded by Scott Hartung to adjourn at 7:40 p.m.

On the question of adjournment:

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THE VOTE ON THE MOTION BEING:

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

THE MOTION IS APPROVED.

Respectfully submitted,

Christine M. Hanavan
Secretary

Chairman's Approval:

Date: _____