

Minutes
Village of Orchard Park
Planning Board
August 4, 2026

The Village of Orchard Park Planning Board held a meeting on Tuesday, August 4, 2026 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

Krista Ehlert

Kevin Crane

Mark Gerwitz

Others Present:

Dale Pyne, Trustee

John Gullo, Building Inspector

Shannon Atkinson, Deputy Clerk-Treasurer

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 7, 2026 meeting.

The vote on the motion being:

Gunner Tronolone	Yes
------------------	-----

Kevin Crane	Yes
-------------	-----

Krista Ehlert	Yes
---------------	-----

Mark Gerwitz	Yes
--------------	-----

Monica Bruce	Yes
--------------	-----

The motion was carried.

Chairman Gunner Tronolone asked Building Inspector John Gullo, if he had anything to announce. John Gullo stated that for the sign applicants on the agenda, if you get approved tonight you will be getting your permit tomorrow.

Chairman Gunner Tronolone asked if site inspections for all applications presented were made by all board members.

Gunner Tronolone	Yes
------------------	-----

Kevin Crane	Yes
-------------	-----

Krista Ehlert	Yes
---------------	-----

Mark Gerwitz	Yes
--------------	-----

Monica Bruce	Yes
--------------	-----

Sign Permit Application

Jon Corto
4065 North Buffalo Street
Orchard Park, NY 14127
SBL #162.17-2-34

Applicant is requesting permission to erect a freestanding, 2 sided flat lettered sign for Studio 13 Salon & Spa located at 4065 North Buffalo Street, SBL #162.17-2-34.

Appearance: Marcie Sheldon & Sarah Ford

Discussion: Chairman Gunner Tronolone asked the applicants what option will be done. They replied that the flat sign option is the correct one with the same colors. It will be lit from the ground, like it is now. Chairman Gunner Tronolone reminded the applicants that the lights have to be off by 11 p.m. per Village Code.

Moved by Kevin Crane, seconded by Gunner Tronolone to approve the request to erect a freestanding, 2 sided flat lettered sign for Studio 13 Salon & Spa located at 4065 North Buffalo Street, SBL #162.17-2-34.

The vote on the motion being:

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

Sign Permit Application

Bob Waterfield
4933 Ellicott Road
Orchard Park, NY 14127
SBL #173.69-1-6

Applicant is requesting permission to erect a building face sign for Snack Bandit Desserts Café & Bakery located at 4933 Ellicott Road, SBL #173.69-1-6.

Appearance: Shawn Mommertz

Discussion: The Planning Board asked the applicant if the sign is the actual size shown in the photo and if there will be any lighting. The applicant responded that it is the actual size in the photo and is a sticker over the existing sign on the building. There is currently no lighting, but they plan to eventually reupholster the vinyl on the outside and would be willing to do soffit lighting then. Chairman Gunner Tronolone reminded the applicant that when lights are installed, they will need approval and the lights have to be off by 11 p.m. per Village Code.

Moved by Monica Bruce, seconded by Gunner Tronolone to approve the request to erect a building face sign for Snack Bandit Dessert Café & Bakery located at 4933 Ellicott Road, SBL #173.69-1-6.

The vote on the motion being:

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

Sign Permit Application

Raymond D. Stromecki
4313 South Buffalo Street
Orchard Park, NY 14127
SBL #173.05-2-28

Applicant is requesting permission to make an existing sign change for Brown and Stromecki Agency Inc. located at 4313 South Buffalo Street, SBL #173.05-2-28.

Chairman Gunner Tronolone asked if there was anyone in the audience in attendance to speak on the behalf of the project. No one was in attendance – the matter was pushed to the end of the meeting.

Sign Permit Application

32 & 36 Linwood LLC
6464 West Quaker Street
Orchard Park, NY 14127
SBL #162.17-1-17

Applicant is requesting permission to change the lettering on a pre-existing building face sign for Softwave Buffalo/Relief Care Chiropractic located at 6464 West Quaker Street, SBL #162.17-1-17.

Appearance: Ronald Gefaller

Discussion: The Planning Board had a few concerns and questions for the applicant regarding the sign and lettering/font. The applicant let the board know that the sign will be the same size as the existing Bailey Slipper Shop sign and the rendering was not completely accurate. The board asked to soften the text, specifically the top line, and not make it as bold. For lighting, the applicant said that they're looking into different options but may keep the existing overhead light too. Chairman Gunner Tronolone reminded the applicant that any lights have to be off by 11 p.m. per Village Code and will need approval before installation. The applicant must provide

Building Inspector John Gullo, a final and accurate rendering from the person completing his sign for final approval.

Moved by Gunner Tronolone, seconded by Kevin Crane to approve the request to change the lettering on a pre-existing building face sign for Softwave Buffalo/Relief Care Chiropractic on the condition that a final design is submitted to Building Inspector John Gullo, for approval. Softwave Buffalo/Relief Care Chiropractic is located at 6464 West Quaker Street, SBL #162.17-1-17.

The vote on the motion being:

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

Building Permit Application

Greg Wollen
4957 Ellicott Road
Orchard Park, NY 14127
SBL #173.69-1-9

Applicant is requesting permission to create a short-term rental in an existing house.

Appearance: Greg Wollen

Discussion: Chairman Gunner Tronolone opened the floor for questions. Building Inspector John Gullo asked about the trailer, and Greg Wollen stated it will be moved to the side but remain on the property. The applicant also asked if an egress window is required in the basement if it's only used for washer/dryer access. John Gullo explained it is not required, but smoke and CO detectors are needed on both levels. The Board also discussed landscaping and house numbering. Greg stated landscapers have been hired to trim the existing landscaping and add rocks for easier maintenance. A visible house number facing the street will also be required.

Moved by Kevin Crane, seconded by Gunner Tronolone to approve the request to create a short-term rental in an existing house.

The vote on the motion being:

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

Village Board Referral

Greg Wollen
4957 Ellicott Road
Orchard Park, NY 14127
SBL #173.69-1-9

Applicant is requesting a Special Use Permit to establish a short-term unit in an existing house located at 4957 Ellicott Road, SBL #173.69-1-9.

Appearance: Greg Wollen

Discussion: The Planning Board recommends bringing landscaping photos once complete to the Village Board. The next meeting will be Monday, September 14th, 2026 at 7:00 p.m. in the Court Room (4295 South Buffalo Street, Orchard Park, NY 14127).

Moved by Gunner Tronolone, seconded by Mark Gerwitz to approve the request to create a short-term rental in an existing house and give a positive referral to the Village Board.

The vote on the motion being:

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

Sign Permit Application

Raymond D. Stromecki
4313 South Buffalo Street
Orchard Park, NY 14127
SBL #173.05-2-28

Applicant is requesting permission to make an existing sign change for Brown and Stromecki Agency Inc. located at 4313 South Buffalo Street, SBL #173.05-2-28.

Appearance: There was nobody in attendance at the end of the meeting.

Discussion: The Planning Board decided to move forward without an applicant in attendance since sufficient documentation was provided.

Moved by Mark Gerwitz, seconded by Gunner Tronolone to approve the request to make an existing sign change for Brown and Stromecki Agency Inc. with the stipulation that Building Inspector John Gullo, gives a final approval after speaking with the applicant. The property is located at 4313 South Buffalo Street, SBL #173.05-2-28.

The vote on the motion being:

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

The next regular meeting is September 1, 2026.

Moved by Monica Bruce, seconded by Mark Gerwitz to adjourn at 7:24 p.m.

The vote on the motion being:

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

Respectfully submitted,

Shannon Atkinson
Deputy Clerk-Treasurer
Village of Orchard Park

Chairman's Approval

(Signature) _____

(Date) _____