

TOWN OF ORCHARD PARK

BOARD OF ECONOMIC DEVELOPMENT

John Murray, Chairman

Joseph Wales

Matt Grubka

Don Lorentz

Dave Kaczor

Molly Barniak

Joseph Cox

Gene Majchrzak, Town Liaison

Joann Litwin, Village Liaison

Kathleen Creagan, Secretary

REGULAR SESSION MEETING MINUTES

November 10, 2020

Meeting commenced at 6:00 P.M.

Present:	John Murray	Dave Kaczor
	Matt Grubka	Joann Litwin
	Don Lorentz	Joe Wales
	Gene Majchrzak	Guest: Remy Orffeo
	Joe Cox	Visitor: Pat Kaler, OP Resident and President of Visit Buffalo Niagara

RELOCATION OF BUSINESS TO THE TOWN: Further discussion on businesses wanting to relocate to our town and as to who they contact and the procedures to be followed to get started. Don explained there are difficulties in contacts and suggested a check list to be given to prospective business owners. Dave advised that there are variables with engineering department and the planning board for permits. Need to separate residential locations vs. commercial. Many projects face a public forum. There are numerous codes to be followed and there is no standardization. He advised the planning board has much of that information. Each must be addressed with the planning board regarding codes that must be followed. Don advised that both small business owners and large developers face confusion.

REMY ORFFEO: Remy attended this meeting and spoke on inspections and projects in the town. Inspections of projects naturally go to the building inspectors office. New projects go to the planning board first and all requirements must be submitted prior to appearing at a planning board meeting. He advised that one town current project is approximately 6 months delayed due to Erie County Health Dept due to Covid. It is no one particular at fault. There was a project disapproved behind Valvoline and that developer went to Immaculata. If something does not fall into code, they need to seek a variance. There are many factors involved and if someone approaches the Chamber, many questions need to be asked to get to the root of the denial or complaint. Dave advised that someone appeared before the planning board and could not answer any of the questions presented to him. Jo Ann advised that all of the minutes of the planning board are on the website. The planning office should be called first. Rose can advise who they need to speak to first and gives entire list of calls/inquiries to Remy for contact. A project in the town should call 662-6432, the planning office. Speedway Convenient store at Angle and Southwestern is an example – they must petition the planning board before anything starts and they are given the sequencing of the project.

The Legion is in the architectural overlay so anything new there would have to go through that board first. The entire Code Book is on the website and should be reviewed prior to planning a project. Many things are technical and have departments. Gene is able to address problems with a specific address and project.

REZONING: John asked Remy about the meeting for the rezoning project. It will be Thursday at the Town Hall. Three properties have been chosen to start by the committee. Remy stated that 15 years ago a study was done regarding commercial and industrial. Some properties are zoned very inappropriate. For every tax dollar you bring in costs about .86; residential costs about 1.32. There needs to be a balance between residential and

commercial/industrial. We are where we need to be with residential but not the commercial/industrial. We are out of land for the commercial/industrial; which is a good reason to rezone. Dave hoped that anyone looking for property in Orchard Park would know and seek property that is zoned properly. Many of the industrial land is landlocked.

ZOOM CONFERENCE: Don is working with Matt to set up the zoom presentation regarding the loan forgiveness. They are looking at December 8 or 10. John asked if anything needs to be done by the committee. He will use his webinar platform from the chamber. Matt has a rep from Freed Maxik. Forgiveness has to be done by 12/31 or they will have problems.

SUPERVISOR: Gene advised that Pat Keem stepped down from supervisor position. The Supervisor picks his administrative assistant, town historian and deputy supervisor. Connor and Gene did not feel that someone leaving should choose these positions, so they opted to wait until after. Gene and Connor created the deputy position and agreed that position would be dissolved December 2021 and the new board of 5 members on January 1, 2022 will decide if they want that position. The position was created out of necessity. Joe Liberti has been on the ZBA and is now on planning Board. He will take a leave from the planning board and fulfill the supervisor position on a part time basis to sign warrants, union contract, etc. Gene was not allowed to carry that title because he is on the board and the could not vote for himself – therefore there would be no majority. Gene will assume duties of day to day operations at no cost to the tax payers until the end of the year. He will then give up his councilman position and assume the supervisor pay as of the first of the year. This will save the town approx \$40K.

Gene and Conner have 13 months to work; one thing is to pass a budget with some give and take and they will try to move things forward. He has been in meetings from the beginning. The law is written that they cannot have 5 on the board until next year. The vote next year will be for county legislator, supervisor, highway superintendent, 3 council seats and a judge.

DISCUSSION: Don advised the small businesses are being hit the hardest right now. Blush is moving into fireplace store and brewery is moving into the Legion with a speakeasy.

Gene advised that County Executive is on the brink of going into orange zone. Jo Ann said the testing of sick only are going to send the numbers up. Businesses have to follow specific guidelines; please ask owners to be compliant. Gene had meeting with building inspector and chief of police – building inspector will keep an eye on things during the day; patrolmen will take care of night hours. Those violators will be shut down. Must be reported to Erie County and the liquor authority. Table limitations are to be enforced.

Schools are a mess based on travel hockey and sports – they are causing problems. OPHS has 14 cases – all adults. A few at the high school have been traced back to a Halloween party. Social gathering are limited to 25 in a gathering; 50% of capacity; 4 to a table – 6 feet apart. Dave had a good friend who died from Covid that he got from his son. Keep safe distances!

Dave asked for any feedback from the letter to the vet. They were shocked we did not comply.

Joe Cox would like to get with Don and Matt to get involved on the board.

Gene discussed that Joseph Banks is gone as well as other businesses; he went to Rachels and talked with manager – they are expanding and is aware that Benderson is the owner of the property. He advised Gene it would come down to the rent. Gene contacted his nephew who is Benderson contact and will get the ball rolling.

Still not aware of the grocery store going in Orchard Fresh location.

New Business: None
Public Comments: None
Executive Session: None

Next Meeting: Tuesday, December 8, 2020 @ 6:00 pm. Community Activity Center

Adjournment: Motion to adjourn by Joe Wales, 2nd by Dave Kaczor at 6:45 pm.