

ARCHITECTURAL OVERLAY DISTRICT

**COMMUNITY ACTIVITY CENTER
Room 150**

**4520 California Road
Orchard Park, New York 14127**

ARCHITECTURAL OVERLAY DISTRICT MEETING MINUTES

Present were the following:

MEMBERS PRESENT: Thomas Jaeger, Chair/ John Bernard

EXCUSED: Paul Gorczyca
Connor Flynn
Andrew Sako
Scott Honer
Peter Krog II

OTHERS PRESENT: Remy C. Orffeo, Acting Planning Coordinator
Natalie Nawrocki, Secretary

Chairmen Jaeger would like to make note in the minutes that moving forward, the AOD board meetings will now begin at 6:30 with the work session for members starting at 6:00 PM.

Having all the members that were able to attend as well as one of the petitioners the Chair called the meeting to order at 6:45 P.M. The Chairmen stating that in accordance with the provisions of the Ethics Law of the Town of Orchard Park it is incumbent upon any Architectural Overlay District Board member with a financial or business relationship with any petitioner coming before this Board to disclose this relationship and, if warranted, to recuse him or herself from any matter involving the petitioner. Any petitioner coming before this Board who is a relative of, or has a financial or business relationship with, any officer or employee of the Town of Orchard Park, must disclose the nature and extent of such relationship in accordance with the provisions of the ethics law of the Town of Orchard Park.

Mr. Bernard made motion to pass the minutes from May 27, 2021. Seconded by Mr. Jaeger. Mr. Orffeo stated that he would get an email out to the other members not present.

*** Emails were sent out and Mr. Krog voted yes for the project.

1. A.O.D. File #26-2021, 3537 North Buffalo Road, Located on the east side of North Buffalo Road south of Milestrip Road, Zoned B-3, with AOD designation. Applicant is appealing a decision rendered by the Architectural Overlay District Committee on December 15, 2020 (SBL#161.08-2-15.2)

APPEARANCE: Mr. Chris Wood / Architect

Mr. Wood was representing the petitioner 'Eco Serve'. Mr. Wood recalled that at December meeting, the AOD had required that 5 feet of blacktop be taken out. The petitioner wished to keep that additional parking area for several reasons. To mitigate the situation, the petitioner is proposing to put in six junipers in the grass area between the blacktop and the sidewalk. Mr. Bernard questioned if the 5 feet could be 'striped out'. Mr. Wood stated that the parking lot had been already striped earlier in the day. Mr. Wood submitted photos of the parking lot after the lines had been painted.

Mr. Bernard recommended two more plantings at an angle to the street so that the drive up from the South would be shielded. Mr. Wood pointed out that they wished to keep the planting away from the snow storage

area. Mr. Bernard agreed that the plantings would not have to extend to the snow storage area. Mr. Wood agreed to the additional plantings.

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Mr. Bernard made note that it does not appear that the petitioner uses the front parking area over night. Mr. Bernard stated the he would like to include in the motion that overnight parking of the company vehicles be located in the rear parking area. Mr. Wood stated that the parking lot has been striped and signage has been placed in the parking lot.

Mr. Jaeger questioned the size of planting that is to be used. Mr. Wood stated the scheduled listed the plantings as 4 feet high.

Mr. Jaeger noted that the Conservation Board will weigh in on the proposed site plan. Mr. Wood stated that an updated site plan has been submitted

Mr. Bernard made a motion to pass the revised site plan with the following stipulations

1. Two additional planting be added to the North Buffalo side of the parking to act as a screen.
2. The landscaping bond information be updated
3. Front parking will not be used for storage of company vehicles.

Motion Seconded by Mr. Jaeger. Two aye votes and Mr. Orffeo stated he would get an email out to the other members not present.

*** Emails were sent out and Mr. Krog voted yes for the project.

2. AOD File #34-2021, 3588 North Buffalo Road, Located on the west side of North Buffalo Road, north of Webster Road Zoned B-3 with AOD designation. Applicant is requesting Architectural Overlay District Committee approval for demolition of a building at this site. (SBL # 161.08-2-15.2)

APPEARANCE: Mr. Jim Mulka

Mr. Mulka stated there was a request to demo a building. Mr. Mulka supplied photos of the property in question. Mr. Mulka stated that property was recently purchased by the neighboring company, 'Beiler Janitorial Services' for a future expansion project. Mr. Mulka stated that the petitioner does not have a plan as of yet for the expansion. Mr. Mulka stated that the current building is in disrepair. The petitioner wished to remove the building as it is an eye soar and does not have any historical significance.

Mr. Bernard stated that the entire building would be taken down. Mr. Bernard stated that parking is not allowed in the front yard. Mr. Bernard stated that as long as parking on the site remains behind the neighboring building at 3596 North Buffalo. Mr. Bernard also discouraged any expansion of the current driveway.

Mr. Jaeger questioned if the basement would be filled in. Mr. Mulka stated that crushed stone would be brought in to fill the basement.

Mr. Bernard made a motion to approve the demolition of building and all accessory structures at 3588 North Buffalo Road. If stone is added for potential parking, the parking is to remain behind the adjacent building.

Mr. Jaeger questioned what was to happen with the site after the demolition before the expansion project is proposed. Mr. Jaeger questioned if stone would be placed or if the area would remain a lawn. Mr. Mulka stated that stone would be placed in area for now. Mr. Mulka stated when the expansion project is proposed the petitioners would come back in front of the board. Mr. Bernard stated that the green space in the front of the building will remain. Mr. Mulka agreed.

Mr. Jaeger stated that the approval was tentative upon response of other board members. Mr. Orffeo questioned when the demo was scheduled. Mr. Mulka stated that the demo was scheduled for the next day. Mr. Orffeo stated approval should be reached by middle of the next day from the other board members.

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Motion Seconded by Mr. Jaeger. Two aye votes and Mr. Orffeo stated he would get an email out to the other members not present.

*** Emails were sent out and Mr. Krog voted yes for the project.

Mr. Bernard made the **MOTION** to adjourn the meeting, seconded by Mr. Jaeger.

MOTION IS PASSED

Being no further business, the meeting adjourned at 7:08 P.M.

DATED: 9/23/21
REVIEWED: 10/28/21

Respectfully submitted,
Natalie A. Nawrocki Secretary

Thomas Jaeger, Chair