

Minutes of the **February** meeting of the **Architectural Overlay District of the TOWN OF ORCHARD PARK**, Municipal Center, Basement Meeting Room 4295 South Buffalo Street, Orchard Park, New York at 7:00P.M. Present were the following:

**MEMBERS PRESENT:** Thomas Jaeger Chairman/Jo Anne Litwin/ Joseph Cox, Alternate  
**EXCUSED:** Nan Ackerman/John Bernard/Andrew Sako

**APPROVED  
MINUTES**

**OTHERS PRESENT:** Remy C. Orffeo, Planning Coordinator/Rose Messina, Secretary

The Chairman called the meeting to order at 7:00 P.M. by stating that in accordance with the provisions of the Ethics Law of the Town of Orchard Park it is incumbent upon any 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.

Alternate member Mr. Joseph Cox will be a voting member this evening due to the absences of Mrs. Ackerman and Mr. Bernard. Mr. Nowakowski is no longer a member of the Board. Although there is no quorum, the Chair has the authority to approve the two projects if the members find them acceptable.

The Chairman stated the minutes will be voted on at a later time.

1. A.O.D. File #01-15, 3870 North Buffalo Road, Mark Stevens Financial, Zoned B-1. (SBL#162.09-1-24) Board to review proposed 25' x 29' sq.ft. addition off the back of the existing building.

**APPEARANCE:** Mr. Mark Stevens, Applicant and Property Owner

The location of the driveway and current office were verified on the submitted plan. The members would like matching brick, and for the brick to be "toothed-in", during the construction of the addition (if possible). Planning Coordinator Remy Orffeo told the members that the Building Inspector indicated that the parking plan and green space area are compliant with the Code.

Mrs. Litwin-Clinton made a **MOTION**, seconded by Mr. Cox to **APPROVE** the plan as submitted. **MOTION APPROVED**

2. A.O.D. File#02-15, Buffalo Medical Group, 3900 North Buffalo Road, Zoned B-1, Board to review proposed 7,703-sq.ft. addition to existing building.

**APPEARANCE:** Mr. Steven Carmina, Carmina – Wood

Chairman Jaeger stated that the initial approval was reviewed several months ago, keeping in mind that an addition would be desired.

Mr. Carmina explained the features and finishes of the proposed addition. He noted that the addition is 2,000-sq.ft. larger than what was originally planned and that the addition is located behind a proposed restaurant. Mr. Carmina stated that he feels all buildings will work well with each other.

Chairman Jaeger discussed the fact that he is sensitive to the dumpster's proposed location. He is concerned about its visibility from the BMG building, as well as viewing it from the restaurant. The dumpster is in a very closely confined space. He further noted that the members look at the front of the site and feel there is a lot of harmony; but, that the dumpster needs an alternative location. He hopes they can find an alternative, if it exists. Mr. Carmina stated that they are comfortable with the dumpster location it is not on the eating side of the restaurant. It is located on the kitchen side of the building, and with BMG patient rooms. Mr. Carmina agreed to use the same brick for the dumpster's enclosure to have it look less like than a dumpster location, and more like the wall.

Mr. Cox made a **MOTION**, seconded by Mrs. Litwin Clinton to **APPROVE** the plan as submitted. **MOTION APPROVED**

Meeting adjourned at 7:23 PM  
 Dated: 3/19/15  
 Reviewed: 5/5/15  
 Thomas Jaeger, AOD Chairman

Respectfully submitted  
 Rosemary Messina, Secretary