

RESOLVED, that the Town Board does hereby appoint Jaqueline Kaczor as the Bingo Inspector for the Town of Orchard Park for the Year 2025 with a stipend not to exceed \$1822.00 per year. This appointment begins February 20, 2025 and ends December 31, 2025.

RESOLVED, that the Town Board does hereby approve the appointment of Larry Davis to the position of part time caretaker in the Maintenance Department at the Community Activity Center with a pay rate of \$17.00 per hour for 12 – 15 hours per week. This Non Union position will begin on February 24, 2025 as recommended by the Director of Maintenance.

WHEREAS, the Town Highway Department is in need of a 16,000 lb. hook lift on provided cab and chassis and is willing to accept sealed bids for it.

NOW, THEREFORE be it

RESOLVED, that the Town Board does hereby authorize the Town Highway Superintendent to advertise for bids for the “Supply and install of a 16,000lb or equal hook and lift on provided cab and chassis” for the Highway Department to be opened at 9:15AM on March 26, 2025 in the Basement meeting room located at the Municipal Center, 4295 S. Buffalo Street, Orchard Park, NY 14127; and be it further

RESOLVED, that the Town Clerk is hereby directed to publish due notice thereof.

Notice to Bidders

Bid --- "Supply and install a 16,000 lb or equal hook lift on provided cab and chassie"

Notice is hereby given that the Town of Orchard Park will receive sealed bids for the purchase and installation of 1 "16,000 lb or greater hook lift or equal" for the Highway Department. Installation must be complete and delivered to the Highway department by September 26th, 2025 or sooner.

All Bids submitted must be filed with the Town Clerk on or before 9:15 a.m. on the 26th day of March 2025, whose office is open Monday-Friday from 8:30am to 4:00pm and is located in the Municipal Center, 4295 S. Buffalo Street, Orchard Park, NY 14127. All bids must be plainly marked "16,000 lb or equal hook lift for the Highway Department" on the outside and include a statement of non-collusion.

All Bids will be opened and read aloud at 9:15 a.m. on the 26th day of March 2025 in the Basement Meeting Room located at the Municipal Center, 4295 S. Buffalo Street, Orchard Park, NY 14127.

COMPLETE SPECIFICATIONS for the above bid may be obtained from the office of the Highway Superintendent, 4350 S. Taylor Road, Orchard Park, NY 14127, during regular business hours, Monday-Friday 7:00am to 3:00 pm. The Town Board reserves the right to accept or reject any or all bids received.

Remy Orffeo, Town Clerk
Town of Orchard Park



TOWN OF ORCHARD PARK

ENGINEERING DEPARTMENT

S 4295 South Buffalo Street Orchard Park, New York 14127-2609

Phone: (716) 662-6425
Fax: (716) 662-6488
Email: openg@orchardparkny.org

TOWN ENGINEER
WAYNE L. BIELER, P.E.

February 14, 2025

Honorable Town Board
Town of Orchard Park
4295 South Buffalo Street
Orchard Park, NY 14127

Re: Water District #17-4 - Burton Road Map, Plan, and Report

Dear Board Members:

A petition has been made to us by the Cornell Cooperative Extension to construct new waterworks in the Southwest portion of the Town of Orchard Park, along Burton Road and just south of Powers Road, for the purpose of a public water supply for their benefit as well as for the three other residential/commercial/agricultural properties along Burton Road.

We have prepared the framework for the extension of Water District No. 17. Cornell Cooperative Extension will use this framework as a basis for the engineering and design of the waterworks and to provide the immediate area with public water and have the burden of residents further south from having additional cost for service.

Included in this report are: a general map and plan; existing and proposed water facilities; construction; property/parcel information; engineering alternatives; environmental regulatory forms with accompanying maps; and finally, recommendations.

Upon your review of this report and if any further information or data is desired, we are grateful to assist in so acquiring.

I, therefore, recommend the following resolution be authorized:

- Approve the map plan and report for Water District #17-4.
- Authorize the scheduling of a Public Hearing on March 19th, 2025 at 7:00 PM, to hear all interested parties regarding proposed Water District #17-4.

Respectfully submitted,

Wayne L. Bieler, P.E., C.F.M.
Town Engineer

cc: Remy Orfeo, Town Clerk Timothy Gallagher, Town Attorney
Andy Slotman, Town Highway Superintendent
File #2017.018

PUBLIC NOTICE

Order for Public Hearing to Establishment the Creation of the Town Water District OPWD 17-4

WHEREAS, the Town Board of the Town of Orchard Park (herein called "Town Board" and "Town" respectively), in the County of Erie, New York, wishes to move forward pursuant to Section 191 of Town Law, for the establishment and creation of Town Water District OPDD 17-4, which petition owners of taxable real property situate on the proposed new water district owning the taxable real property of the proposed new water district, as shown upon the latest completed assessment roll of said Town and was accompanied by a map plan and report prepared by the Town of Orchard Park Town Engineer, a competent engineer duly licensed by the State of New York. The water district to be constructed and paid for by Cornell Cooperative Extension Association of Erie County with their project along their frontage. With the pending agreement will also complete the remaining 340-feet, which encompasses Providence Farm's frontage to the south, to provide public water to prospective property owners within the proposed district. Infrastructure consists of the construction, installation watermain facilities in accordance with the regulations and specifications of the ECWA / Town of Orchard Park in the proposed new Town Water District OPWD 17-4, which map and plan have been duly filed in the Office of the Town Clerk of the Town for public inspection; and

WHEREAS, said petition described the boundaries of the proposed new Town Water District OPWD 17-4 in a manner sufficient to identify the lands included therein as in a deed of conveyance and was signed by the Town Surveyor and acknowledged or proved in the same manner as a deed to be recorded; and

WHEREAS, the proposed new Town Water District OPWD 17-4 is bounded and described (Exhibit A at end of resolution) in the map, plan and report attached hereto and made a part hereof; and

WHEREAS, the Town Board has given due consideration to the impact that the establishment of the new Town Water District OPWD 17-4 may have on the environment and, on the basis of such consideration, the Town Board has found that no substantial adverse environmental impact will be caused by the establishment of such new Town Water District OPWD 17-4 and

WHEREAS, the Town Board and the Town have complied in every respect with all applicable federal, state and local laws and regulations regarding environmental matters, including compliance with the New York State Environmental Quality Review Act, comprising Article 8 of the Environmental Conservation Law and, in connection therewith, a duly executed Long Environmental Assessment Form has been filed in the office of the Town Clerk; and

WHEREAS, the Town Board has determined to proceed with the establishment of the proposed new Town Water District OPWD 17-4; and

WHEREAS, said new Town Water District OPWD 17-4 hereinabove described is to be constructed and paid for by Cornell Cooperative Extension Association of Erie County per agreement. The maintenance of the Water District shall be paid by the assessment, levy and collection of property taxes upon the several lots and parcels of land within the proposed Town Water District OPWD 17-4 in the same manner and at the same time as other Town charges;

NOW, THEREFORE, be it **ORDERED**, that meeting of the Town Board of the Town be held at the Orchard Park Municipal Center, S4295 South Buffalo Street, Orchard Park, New York on the **19th day of March 2025 at 7:00 p.m.** (prevailing time); to consider the establishment and creation of the new Town Water District OPWD 17-4; as herein referred to, and to hear all persons interested in the subject thereof, concerning the same and for such other action on the part of the Town Board with relation thereto as may be required by law, and be it

FURTHER ORDERED, that the Town Clerk publish as least once in the Orchard Park Press, a newspaper published in the Town of Orchard Park, New York, which newspaper is hereby designated as the official newspaper of the Town for this publication, and post on the sign board of the Town maintained pursuant to Subdivision 6 of Section 30 of the Town Law, a copy of this Order, certified by the Town Clerk, the first publication and said posting to be not less than ten (10) nor more than twenty (20) days before the day designated herein for said public hearing as aforesaid.

Remy Orffeo
Orchard Park Town Clerk
_____, 20__

Legal Description of Orchard Park Water District OPWD 17-4

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Orchard Park, County of Erie and State of New York, being part of Lot 20, Township 9, Range 7 of the Holland Land Company's Survey (so called), bounded and described as follows:

BEGINNING at the southwest corner of parcel "A" of lands conveyed to Providence Farm Collective Corporation by a deed recorded in the Erie County Clerk's Office in Liber 11417 of Deeds at Page 6997, southwest corner also being the northwest corner of lands conveyed to David C. Winter by a deed recorded in the Erie County Clerk's Office in Liber 11378 of Deeds at Page 1783, said southwest corner being 251.42 feet northerly of the southwest corner of said Lot No. 20 as measured along said west line of Lot No. 20, said southwest corner also being on the east line of Lot No. 28 of said Township 9, Range 7 of the Holland Land Company's Survey, said point also being on the east line of lands conveyed to David P. Winter by a deed recorded in the Erie County Clerk's Office in Liber 11022 of Deeds at Page 187;

THENCE northerly along the said west line of Lot No. 20, the west line of said parcel "A" of lands conveyed to Providence Farm Collective Corporation, the said east line of Lot No. 28 and the said east line of last mentioned lands conveyed to Winter, a distance of 552.03 feet more or less to an angle point in said lands conveyed to Providence Farm Collective Corporation, said angle point is also a northerly corner of last mentioned lands conveyed to Winter, said angle point is also at the most easterly southeast corner of lands of the Southern Expressway, Section II, U.S. Route 219 to Duerr Road, Erie County as appropriated by the People of the State of New York under Map No. 177 Parcel No. 191 and the most southerly corner of lands of the Southern Expressway, Section II, U.S. Route 219 to Duerr Road, Erie County as appropriated by the People of the State of New York under Map No. 176 Parcel No. 189;

THENCE northeasterly along the northwest line of said lands conveyed to Providence Farm Collective Corporation and along the southeast line of said lands appropriated by the People of the State of New York under Map No. 176 Parcel No. 189, a distance of 221.88 feet more or less to the northwest corner of said lands conveyed to Providence Farm Collective Corporation, said northwest corner is also the southwest corner of lands conveyed to Cornell Cooperative Extension Association of Erie County by a deed recorded in the Erie County Clerk's Office in Liber 11387 of Deeds at Page 6380;

THENCE continuing northeasterly along the northwest line of said lands conveyed to Cornell Cooperative Extension Association of Erie County and along the southeast line of said lands appropriated by the People of the State of New York under Map No. 176 Parcel No. 189, a distance of 1443.55 feet more or less to the northwest corner of said lands conveyed to Cornell Cooperative Extension Association of Erie County, said northwest corner being on a south line of lands described for the establishment of Water District No. 17 in the Town of Orchard Park, County of Erie, State of New York by a deed recorded in the Erie County Clerk's Office in Liber 7520 of Deeds at Page 481 (said south line also formerly the south line of lands conveyed to Frank H. Szeliga and Dawn C. Szeliga), said northwest corner is also the northeast corner of said lands appropriated by the People of the State of New York under Map No. 176 Parcel No. 189, said northwest corner is also the southwest corner of lands of the Southern Expressway, Section II, U.S. Route 219 to Duerr Road, Erie County as appropriated by the People of the State of New York under Map No. 181 Parcel No. 249, said northwest corner is also the southeast corner of lands of the Southern Expressway, Section II, U.S. Route 219 to Duerr Road, Erie County as appropriated by the People of the State of New York under Map No. 181 Parcel No. 197;

THENCE easterly along the north line of said lands conveyed to Cornell Cooperative Extension Association of Erie County, along the said south line of lands described for the establishment of Water District No. 17 in the Town of Orchard Park and along the south line of said lands appropriated by the People of the State of New York under Map No. 181 Parcel No. 249 (formerly the south line of lands conveyed to Frank H. Szeliga and Dawn C. Szeliga), a distance of 100.1 feet more or less to the northwest corner of lands conveyed to the Southern Expressway, Section II, U.S. Route 219 to Duerr Road, Erie

County as appropriated by the People of the State of New York under Map No. 176 Parcel No. 183;

THENCE continuing easterly along the easterly extension of the north line of said lands conveyed to Cornell Cooperative Extension Association of Erie County, along the north line of said lands appropriated by the People of the State of New York under Map No. 176 Parcel No. 183 and along the said south line of lands described for the establishment of Water District No. 17 in the Town of Orchard Park (formerly the south line of lands conveyed to Frank H. Szeliga and Dawn C. Szeliga) and along the said south line of lands appropriated by the People of the State of New York under Map No. 181 Parcel No. 249, a distance of 37.0 feet more or less to a point on the west line of Burton Road, said point being the northeast corner of said lands appropriated by the People of the State of New York under Map No. 176 Parcel No. 183, said point being the southeast corner of said lands appropriated by the People of the State of New York under Map No. 181 Parcel No. 249;

THENCE continuing easterly along the easterly extension of the north line of said lands conveyed to Cornell Cooperative Extension Association of Erie County and along the said south line of lands described for the establishment of Water District No. 17 in the Town of Orchard Park (formerly the south line of lands conveyed to Frank H. Szeliga and Dawn C. Szeliga), a distance of 33 feet more or less to a point on the centerline of Burton Road, said point being the southeast corner of said lands of Szeliga, said point being an angle point in the lands described for the establishment of Water District No. 17 in the Town of Orchard Park;

THENCE southerly along the said centerline of Burton Road and a west line of the said lands described for the establishment of Water District No. 17 in the Town of Orchard Park to a southwest corner of the said lands described for the establishment of Water District No. 17 in the Town of Orchard Park, said southwest corner being 233.0 feet south of the centerline of Powers Road as measured at right angles to Powers Road;

THENCE southeasterly parallel with and 233.0 feet southerly of the said centerline of Powers Road through the lands conveyed by parcel "B" of said lands conveyed to Providence Farm Collective Corporation by said deed recorded in the Erie County Clerk's Office in Liber 11417 of Deeds at Page 6997 and along a south line of the said lands described for the establishment of Water District No. 17 in the Town of Orchard Park, a distance of 523.63 feet more or less to a point on an east line of said Parcel "B", said point also being on the west line of lands conveyed to Scott A. Tanner and Joanne M. Tanner by a deed recorded in the Erie County Clerk's Office in Liber 11422 of Deeds at Page 1376, said point also being on the west line of subplot No. 3 as shown on a map entitled Winters Subdivision filed in the Erie County Clerk's Office under Map Cover 2333;

THENCE southerly, leaving the said south line of the lands described for the establishment of Water District No. 17 in the Town of Orchard Park, along a said east line of Parcel "B", along the said west line of lands conveyed to Tanner and along the said west line of subplot No. 3 to a corner of said lands of Parcel "B", said corner being the southwest corner of said lands of Tanner, said corner also being the southwest corner of said subplot No. 3;

THENCE southeasterly along a north line of said lands of Parcel "B", along the south line of said lands conveyed to Tanner and along the south line of said subplot No. 3, a distance of 150.0 feet to an angle point of said lands of Parcel "B" at the southeast corner of said lands conveyed to Tanner, said angle point being the southeast corner of said subplot No. 3, said angle point also being the southwest corner of lands conveyed to Debora R. Dombrowski and Robert W. Dombrowski Jr., Co-trustees of the June M. Dombrowski 2024 Trust Dated July 15, 2024 by a deed recorded in the Erie County Clerk's Office in Liber 11434 of Deeds at Page 2508;

THENCE northeasterly along a north line of said lands of Parcel "B", along the south line of said lands conveyed to the Dombrowski 2024 Trust, a distance of 146.86 feet to an angle point, said angle point being the southeast corner of said lands conveyed to the Dombrowski 2024 Trust;

THENCE northerly along the east line of said lands conveyed to the Dombrowski 2024 Trust and along a west line of lands formerly owned by Gilbert G. Winter and Marjory Winter, his wife, and George M. Winter by a deed recorded in the Erie County Clerk's Office in Liber 5362 of Deeds at Page 313 and later corrected by a deed recorded in the Erie County Clerk's Office in Liber 5627 of Deeds at Page 440, a distance of 49 feet more or less to the southwest corner of lands conveyed to Linda D. Stanchak by a deed recorded in the Erie County Clerk's Office in Liber 11150 of Deeds at Page 4959;

THENCE southeasterly along the south line of said lands conveyed to Stanchak and along the latter mentioned lands formerly conveyed to Winter, a distance of 150 feet to the southeast corner of said lands conveyed to Stanchak, said southeast corner being 283 feet south of the centerline of Powers Road, as measured from the northeast corner and along the east line of said lands conveyed to Tanner, said southeast corner also being 283 feet south of the centerline of Powers Road, as measured from the northeast corner and along the east line of latter mentioned lands conveyed to Winter, said southeast corner also being the northeast corner of said lands conveyed by parcel "B" of the lands conveyed to Providence Farm Collective Corporation, said southeast corner also being a point on the west line of lands conveyed to Louis J. Panepento and Cheryl J. Olivieri, husband and wife, by a deed recorded in the Erie County Clerk's Office in Liber 11109 of Deeds at Page 989, said west line of lands of Panepento being the west line of subplot No. 1 as shown on a map entitled Subdivision Map of Pouthier Estate filed in the Erie County Clerk's Office under Map Cover 2958;

THENCE southerly along the east line of said lands of Parcel "B" and along the said west line of lands conveyed to Panepento and along the west line of said subplot No. 1 of Map Cover 2958, a distance of 898.49 feet to the southeast corner of said lands of Parcel "B", said southeast corner also being the northeast corner of lands conveyed to Sandra Lee Winter by a deed recorded in the Erie County Clerk's Office in Liber 11237 of Deeds at Page 1328;

THENCE southwesterly along a south line of said lands of Parcel "B" and along a north line of latter mentioned lands conveyed to Winter, a distance of 665.73 feet to an angle point;

THENCE continuing southwesterly along a south line of said lands of Parcel "B" and along a said north line of latter mentioned lands conveyed to Winter, a distance of 336.61 feet to the centerline of Burton Road;

THENCE southerly along the centerline of Burton Road, a distance of 208.92 feet more or less, as measured along the centerline of Burton Road, to the southeast corner of the first mentioned parcel "A" of lands conveyed to Providence Farm Collective Corporation by said deed recorded in the Erie County Clerk's Office in Liber 11417 of Deeds at Page 6997, said southeast corner now also being the northeast corner of the remaining lands conveyed to David C. Winter by said deed recorded in the Erie County Clerk's Office in Liber 11378 of Deeds at Page 1783;

THENCE westerly, southwesterly and southerly along the south, southeast and east lines of said parcel "A" of lands conveyed to Providence Farm Collective Corporation by said deed recorded in the Erie County Clerk's Office in Liber 11417 of Deeds at Page 6997 and the north, northwest and west lines of the remaining lands of latter mentioned lands of David C. Winter the following six courses:

1. THENCE westerly at right angles with said centerline, a distance of 102.14 feet to an angle point,
2. THENCE westerly at an interior angle of $198^{\circ}12'50''$, a distance of 63.25 feet to an angle point,
3. THENCE southwesterly at an interior angle of $200^{\circ}00'50''$, a distance of 130.12 feet to an angle point,
4. THENCE continuing southwesterly at an interior angle of $199^{\circ}56'45''$, a distance of 111.88 feet to an angle point,
5. THENCE southerly at an interior angle of $208^{\circ}28'35''$, a distance of 60.0 feet to an angle point,
6. THENCE westerly at an interior angle of $90^{\circ}00'$, a distance of 686.63 feet to the POINT OR PLACE OF BEGINNING.



**TOWN OF
ORCHARD PARK**

MEMORANDUM

S.4295 SOUTH BUFFALO STREET
ORCHARD PARK, NEW YORK 14127
(716) 662-6432

DATE: 2/14/25

TO: Town Clerk, Remy Orffeo, and Jenifer Brady
FROM: Anna Worang-Zizzi
SUBJECT: February 19 - TB Agenda "New Business Item(s)"

Please refer the following item to the Planning, Conservation and AOD Boards for their review and recommendation.

NEW BUSINESS

1. 2784 Southwestern Blvd., located on the northwest corner of Southwestern Blvd. and Reserve Rd., Zoned B-2. Ms. Amy Kotarski is proposing converting an existing duplex into a medical private practice, and constructing an addition for an entry/ vestibule, and 24 parking spaces. (SBL# 153.06-1-22)
2. 3385 Orchard Park Rd., located on the east side of Orchard Park Rd., south of Southwestern Blvd., Zoned B-2. Ms. Jessica Radon is proposing a parking expansion with a net increase of 19 parking spaces for a total of 78 parking spaces. The project parcel is located within the Architectural Overlay District, and will require a Variance from the Zoning Board of Appeals. (SBL# 152.20-4-1)
3. 5345 Murphy Rd., located on the east side of Murphy Rd., Zoned SR. Natale Development is proposing the demolition of the existing buildings and the construction of four, 2 story Senior Apartment Buildings with 50 to 51 units each, for a total of 202 (senior) apartments, with associated Site improvements. (SBL# 184.07-1-1.112)

BUILDING DEPARTMENT COPY: Please review above and indicate if any Zoning corrections are needed.

Reviewed by: _____ Date: _____

CARMINAWOOD DESIGN

February 06, 2025

Anna Worang-Zizzi, Zoning Board Secretary
Town of Orchard Park Planning Department
S 4295 South Buffalo Street
Orchard Park, NY 14127

RECEIVED
FEB 07 2025
PLANNING BOARD
TOWN OF ORCHARD PARK

Re: Buff & Flo - Parking Lot Expansion
3385 Orchard Park
Town of Orchard Park, NY

Ms. Worang-Zizzi:

On behalf of our client, Buff & Flo Yoga Fitness Wellness, we are submitting the following information and documents for the Planning Board for the site plan application discussion. This letter shall also serve as the Letter of Intent for this project.

Please find enclosed the following items:

- (1) This Letter of Intent describing general aspects of the proposed project
- (6) Aerial Map of the property
- (6) C-100 Concept Site Plan
- (6) Short Form EAF

The project is located on the east side of Orchard Park Road across from the intersection of Reppien Place. The overall site is currently developed with an existing 11,135 sf +/- commercial building and associated parking lot. The site is bound by vacant land & Smokes Creek to the north, Orchard Park Road to the East, and vacant land to the south. It is proposed to construct 2 additional parking areas, 6 existing parking stalls shall be removed for the installation of these proposed parking areas. With the additional parking areas added, the overall parking spaces will increase from 59 existing up to 78 total parking spaces (+19 spaces added). The project parcel is approximately 1.7 acres, of which approximately 0.30 acres will be disturbed for construction and is currently zoned Business 4, within the Architectural Overlay District.

Site Access

The project will utilize the existing driveway connection at Orchard Park Road, no improvements or modifications are proposed to this curb cut access.

Grading/Storm Drainage

The project site slopes towards existing drainage structures throughout the site and drains to the existing on-site stormwater detention basin that was previously installed. It is the intention to grade and slope the proposed parking areas to this existing storm sewer system. This system drains to an existing stormwater management pond located in the northwest corner of the site which discharges to an existing ditch.

This project will not require a NYSDEC SPDES General Permit for Stormwater Discharges from Construction activity, Permit No. GP-0-25-001 since the area of disturbance is less than 1 acre.

Utilities

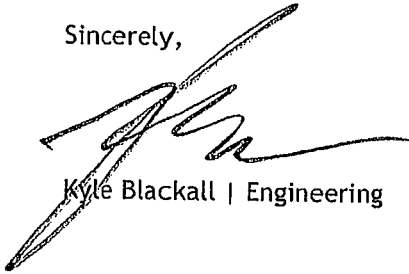
No utility connections or upgrades are proposed as part of this project.

Wetlands/Flood Plain

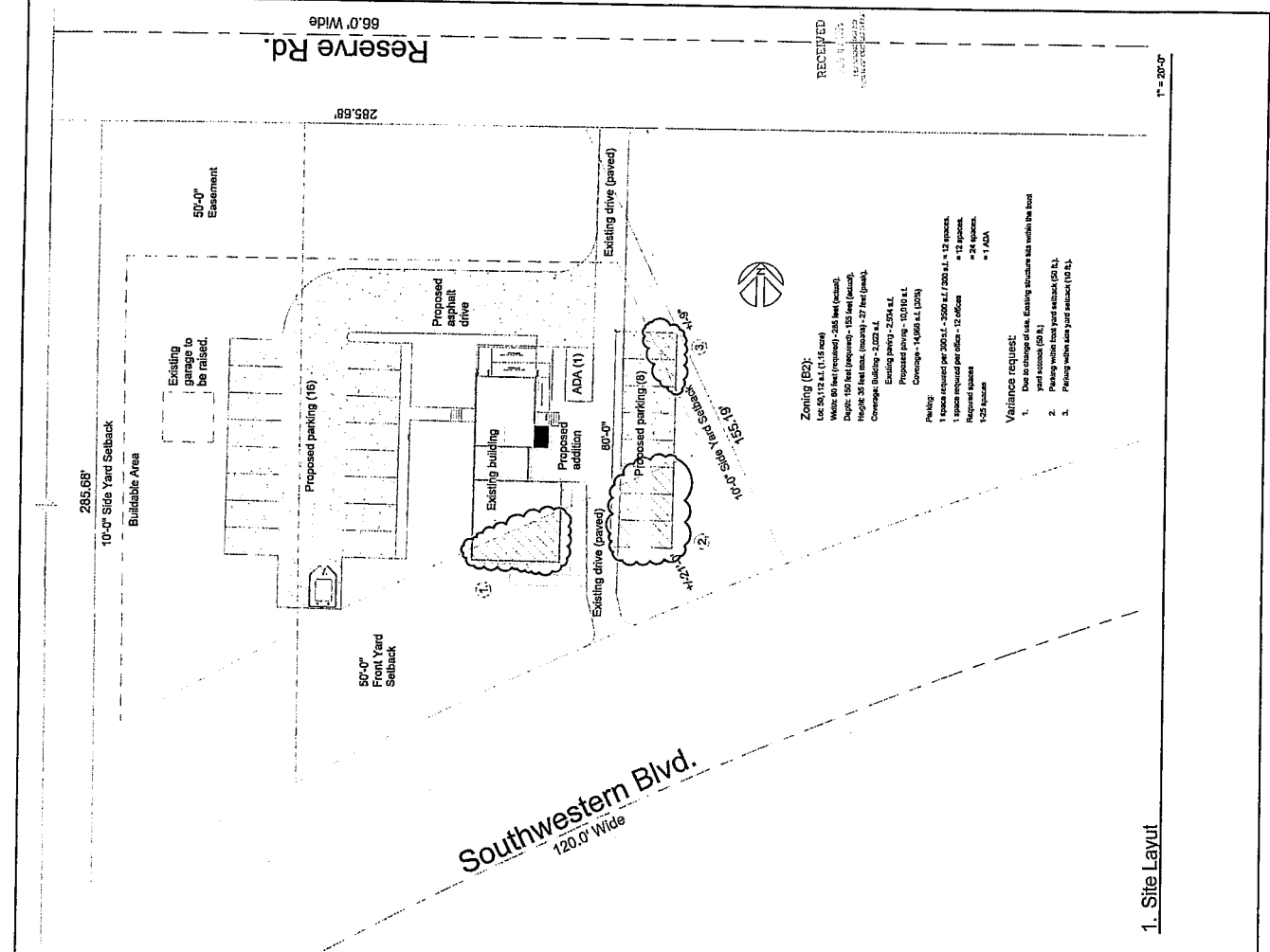
State or Federal Wetlands are not present on site, nor are 100-year or 500-year floodplain.

If you should have any questions regarding this letter, please contact me at (716) 842-3165. Thank you.

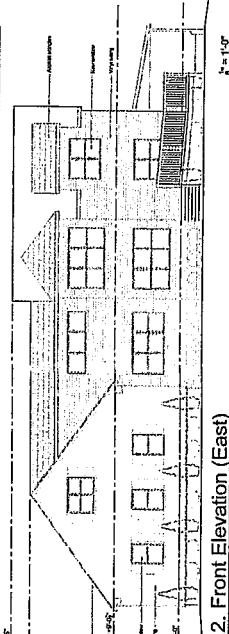
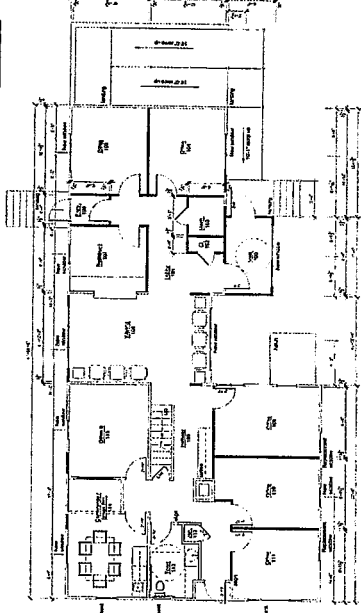
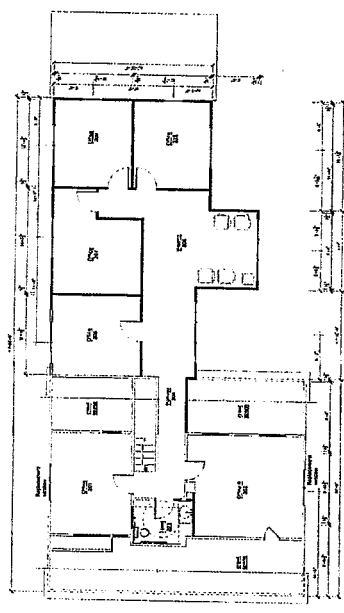
Sincerely,



Kyle Blackall | Engineering



1. Site Layout



Notes:
 1. All dimensions are in feet and inches.
 2. All elevations are to the top of the structure.
 3. All elevations are to the top of the structure.
 4. All elevations are to the top of the structure.

PA
PASSERO ASSOCIATES
engineering architecture

February 13, 2025

Town of Orchard Park
Chairman Harold Fabinsky
4295 South Buffalo Street
Orchard Park, NY 14127

**Re: Letter of Intent to Orchard Park Town Board
Murphy Road Apartments
Concept Plan Submission**

Dear Chairman Fabinsky:

On behalf of our client, Natale Development, we respectfully request to be placed on the March 13, 2025 Planning Board agenda for consideration of Concept Review & Site Plan approval associated with the proposed Murphy Road Apartments.

The project is located at 5245 Murphy Road, on a parcel of approximately 20 acres on the east side of Murphy Road zoned for Senior Residential. The proposal includes the demolition of the existing building and the construction of 202 apartment units within the same general area, with all units marketed toward seniors. The development will include four 50- to 51-unit Senior Apartment Buildings with a large outdoor recreation space for a Greenhouse, Tennis Courts and Clubhouse with a pool. Additional amenities include sidewalks around the entire site, as well as many individual garage units for tenants use.

In support of our application attached please find the necessary copies of:

- (8) Letter of Authorization
- (1) Application Fee Sheet & \$75 check (client is dropping off check directly to the Town)
- (8) Letters of Intent
- (8) Application Check List
- (8) Short EAF
- (8) Concept Site Plan, Existing Conditions Survey, & Cover Sheet

We look forward to meeting with the Board on March the 13th. Please do not hesitate to contact me directly with any questions. Thank you.

Very truly yours,



James Ritzenthaler
Civil Engineer III

JR:paf

RECEIVED
FEB 13 2025
PLANNING BOARD
TOWN OF ORCHARD PARK

TOWN OF ORCHARD PARK

BUILDING INSPECTOR MONTHLY REPORT

MONTH OF JANUARY 2025

BUILDING PERMITS	# OF	VALUE	BUILDING PERMITS	# OF	VALUE
NEW CONSTRUCTION:			ABOVE GROUND POOLS		
SINGLE DWELLING	3	1,400,625	INGROUND POOLS		
DOUBLE DWELLING					
APT/MULTI-FAMILY					
COMMERCIAL			DECKS		
ADDITIONS:			ELECTRICAL	2	6,000
RESIDENTIAL			FENCES	4	47,022
COMMERCIAL			GARAGE / BARN / POLE BARN	1	19,000
ALTER/REPAIR:			GENERATORS	1	7,500
RESIDENTIAL			MISC. (OPERATING/ DEMO)		
COMMERCIAL / TENANT BO	9	408,050	PORCH/PATIO	2	50,000
COMMERCIAL MISC.	5	1,548,574	SHEDS		
SOLAR PV SYSTEM	1	50,000	SIGNS	3	7,000
			RESIDENTIAL MISC.	5	65,383
			TOTAL:	36	3,609,154

INSPECTIONS TYPE:	NUMBER OF INSPECTIONS PER ZONE				TOTAL
	1	2	3	4	
NEW CONSTRUCTION:					
RESIDENTIAL					
COMMERCIAL	15	13	11	0	39
ADDITIONS:	0	0	0	3	3
RESIDENTIAL					
COMMERCIAL	3	0	0	1	4
ALTER/REPAIR:	3	0	0	1	14
RESIDENTIAL					
COMMERCIAL / TENANT BO	9	1	2	2	14
ABOVE GROUND POOLS	0	0	0	3	3
INGROUND POOLS	0	0	0	0	0
DECKS	0	0	0	0	0
ELECTRICAL	0	0	0	0	0
FENCES	0	0	0	0	0
GARAGE/BARN/POLE BARN	0	0	1	0	1
GENERATORS	0	0	1	0	1
MISC.	3	2	1	1	4
PROPERTY MAINTENANCE	1	1	5	11	21
SHEDS	0	0	1	9	12
SIGNS	0	0	0	0	0
SOLAR PV SYSTEM	0	0	0	0	1
FIRE INSPECTIONS	0	0	0	0	0
CLOSEOUT INSPECTIONS	0	2	2	24	28
TOTAL INSPECTIONS:	31	21	24	55	131

Meetings Attended	Town Board	Planning Board	Z B A	Court
Tom Minor	3			
John Wittmann		1	0	
Natalie Nawrocki				
Paul Tatko				

ZONING BOARD OF APPEALS: Canceled

GRANTED: 0

DENIED: 0

REMARKS:

SIGNATURE:

DATE: 2/5/2025

February 12, 2025

Eugene Majchrzak, Town Supervisor
Town of Orchard Park Town Board
4295 South Buffalo Street
Orchard Park, NY 14127

Re: Submission in Representation of Birdsong Estates Homeowners Association by Kevin J. Miller, President, Birdsong Estates HOA – Proposed Lexington Heights CMO Subdivision

Dear Supervisor Majchrzak and Members of the Town Board:

Unfortunately, members of the Birdsong Estates Homeowners Association Board are unable to attend the Town Board meeting on Thursday February 13, 2025. Thus, this letter is being submitted on behalf of Birdsong Estates homeowners and in representation of the Birdsong Estates Homeowners Association Board. Should there be questions or a request for additional information please contact me at kjmiller1961@yahoo.com. This letter was submitted to the following prior to the January Planning Board meeting: Members of the Planning Board, Anna Worang-Zizzi, Director of Community Development, Remy Orfeo, Town Clerk, Wayne Bieler, P.E., Town Engineer, Tom Ostrander, P.E., Assistant Municipal Engineer, and Sean Hopkins, Esq.

This letter is resubmitted to the Town of Orchard Park Town Board Members for consideration as they deliberate the pending proposed rezoning of Phase 4 and 5 Birdsong Development Plan from R-1 to R-1 with a CMO designation to allow building of patio homes. We are requesting that the Town Board consider our comments and recommendations below as follows:

1. The updated project layout as presented to the Planning Board most recently on November 14, 2024, consists of a self-contained stand-alone subdivision with two publicly accessible roadway connections to Transit Road. The previously proposed publicly accessible roadway connection from the previously proposed extension of Birdsong Parkway has been eliminated. The entrances to the patio home development from Transit Road should be required to include appropriate signage with a unique subdivision name that clearly represents it as a distinct and separate community. This would result in a self-contained patio home subdivision that does not include publicly access roadways connections to the current Birdsong Estates subdivision area. This would resolve a need for two entrances and exits. We are confused by this stated requirement given OP has an existing patio home development, Vineyard Trail (originally Lyrica Park), with 48 homes in a separate stand-alone development with one only access road from Milestrip Road for the entire subdivision.

NOTE: The existing patio home development in Orchard Park, Vineyard Trail (originally Lyrica Park) is a separate stand-alone subdivision of 48 patio home off Milestrip Road with only one access road for the all 48 homes.

(<https://webassetsprdnyrsan.blob.core.windows.net/files/6572374d-03ec-4313-91db-030cc73719e6>)

2. **Fire Code Consideration:** While the HOA adamantly supports and advocates for a stand-alone totally non-connected separation of the proposed Lexington Heights patio home subdivision from Birdsong Community, if the Planning Board and Town Board are certain and adamant that the Fire Code mandates a second road of emergency access in areas with over 30 homes in the currently approved Birdsong subdivision, we request that “gated emergency access only connections” be utilized for any emergency access road connections between Lexington Heights and Birdsong Community. ***Birdsong Homeowners consensus is to support the revised plan presented by Forbes at an October 9, 2024, HOA meeting that was attended by the Applicant and its representatives. If the Fire Code mandates emergency road connectivity, the consensus of the HOA Board is that locked gates be installed to prohibit t everyday access/traffic through Birdsong, Community. It is important to reiterate that the support does not include support for road connectivity between the developments without locked emergency access gates.***

- a. The Birdsong Community adamantly opposes the inclusion of any open public access roads/connections between Lexington Heights and Birdsong Community that are not restricted to “gated emergency access connections only”.
- b. The Community requests that the approval of any gated emergency access only connections be made subject to a Declaration of Restrictions to be recorded at the Erie County Clerk’s Office prohibiting the gated emergency access connections from being changed to publicly accessible roadway connections between the Lexington Heights CMO and the Birdsong Subdivision at any time in the future. Per my recent conversations with Sean Hopkins, Esq., he has advised that a Declaration of Restrictions preventing any future publicly accessible roadway connections between the Lexington Heights CMO and the Birdsong Subdivision is acceptable to Forbes and as such the Community requests that the Planning Board recommend and that the Town Board impose a condition upon any approval requiring the recording of a Declaration of Restrictions to prevent gated emergency access only connections from being converted into public roadways at point in the future.
- c. The Community requests the number of gated emergency access points be limited to those **strictly required by Fire Code** with no public access connections to be depicted on an approved plan.
- d. The use of gated emergency access connection instead of a publicly accessible roadway connection will limit the number of vehicles driving through the current Birdsong Community to get to Jewitt Holmwood to get to Rt 219. This will serve to minimizing stated safety concerns of Birdsong residents and their children from increased traffic flow in the community. There are a lot of walkers and children in Birdsong Community and as such increased traffic would result in increased risks to existing residents and their children.

3. We request that the Town Board impose a condition that the name Birdsong shall NOT be allowed to be associated with the proposed Lexington Heights CMO patio home subdivision. An alternative name that does not include the word Birdsong in the title shall be used and Forbes has confirmed that a name that is not associated or similar to Birdsong is acceptable. This will allow for a clear differentiation of the two communities. Not having the name Birdsong in the community title, would clarify that the patio homes and the new HOA to be established for the Lexington Heights CMO patio home subdivision are not part of the Birdsong Estates Homeowners Association. We are under the impression this request will be in place with the new development planned to be called "Lexington Heights".

Respectfully,

Kevin J. Miller

President, Birdsong Estates HOA

cc: Members of the Town Board
 Anna Worang-Zizzi, Director of Community Development
 Remy Orffeo, Town Clerk
 Wayne Bieler, P.E., Town Engineer
 Tom Ostrander, P.E., Assistant Municipal Engineer
 Sean Hopkins, Esq.



TOWN OF ORCHARD PARK

ENGINEERING DEPARTMENT

S 4295 South Buffalo Street Orchard Park, New York 14127-2609

Phone: (716) 662-6425
Fax: (716) 662-6488
Email: openg@orchardparkny.org

TOWN ENGINEER
WAYNE L. BIELER, P.E.

February 13, 2025

Honorable Town Board
Town of Orchard Park
4295 South Buffalo Street
Orchard Park, New York 14127

Re: Town of Orchard Park – Stadium Area Comprehensive Development Study Open House, 2/27/25 from 4:30-7PM at the Community Activity Center, in the Auditorium

Dear Board Members:

As previously discussed, the Town has contracted LaBella Associates, DPC, to conduct a study of the area surrounding the current and future stadium to create a Master Plan for future development which will supplement the Buffalo Bills Organization's plans and foster beneficial growth for the Town.

As a part of said study, the Town has requested two (2) Open House-style events where the community is encouraged to learn about the project and offer their feedback. **This first Open House will be held at the Community Activity Center on February 27th, 2025, from 4:30PM to 7:00PM in the Auditorium**, to allow commuters and residents ample opportunity to attend.

A second Open House will be scheduled later to update the community on the project's progress, inform the public about new possibilities, and receive further feedback.

All residents, community members, and stakeholders are encouraged to attend and meet with LaBella Associates, et al., and learn more about the vision for the future of Orchard Park around Highmark Stadium and offer their perspectives.

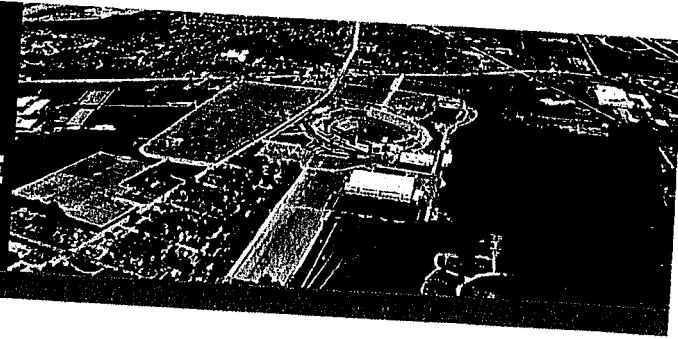
Respectfully submitted,

Wayne L. Bieler, P.E., CFM.
Town Engineer

cc: Remy Orffeo, Town Clerk
Town of Orchard Park Steering Committee

Attachments: Town of Orchard Park Stadium Area Comprehensive Development Study Open House Announcement

TOWN OF ORCHARD PARK
**STADIUM AREA COMPREHENSIVE
DEVELOPMENT STUDY**



FOR IMMEDIATE RELEASE

The Town of Orchard Park to hold an Open House for a Stadium Area Comprehensive Development Study, scheduled for Thursday, February 27, 2025

Orchard Park, NY, February 12, 2025 – The Town of Orchard Park wants to know your thoughts on how you would like to see the area around the new Buffalo Bills stadium developed in the future. The Town of Orchard Park has secured funding to complete a comprehensive stadium area development study that will evaluate the potential impacts of the stadium on the immediate area around the Bills Stadium and the northwest section of the Town. Overall project goals will focus on identifying land use and development strategies that will leverage the projected stadium area's economic and community development opportunities to provide year-round benefits to Town residents, businesses, and visitors.

To provide your feedback and insights on the future of the area, please consider attending a Public Open House on Thursday, February 27, 2025 from 4:30-7:00 p.m.. The Open House will be held at the Orchard Park Community Activity Center Auditorium, 4600 California Road, Orchard Park, NY. Participants can stop in at any time from 4:30-7:00 p.m. to provide feedback at engagement stations located throughout the auditorium.

Please visit www.opstadiummasterplan.com to learn more about the project. If you are unable to attend this event, there will be an online feedback opportunity starting on Friday, February 28, 2025, on the project website.

CONTACTS:

Gene Majchrzak, Town Supervisor, 1-716-662-6400, majchrzakg@orchardparkny.org

Ed Flynn, Consultant Project Lead, Labella Associates, (585) 295-6285, eflynn@labellapc.com

Please refer to the accompanying project summary for more information on the project

TOWN OF ORCHARD PARK STADIUM AREA COMPREHENSIVE DEVELOPMENT STUDY

OPEN HOUSE!

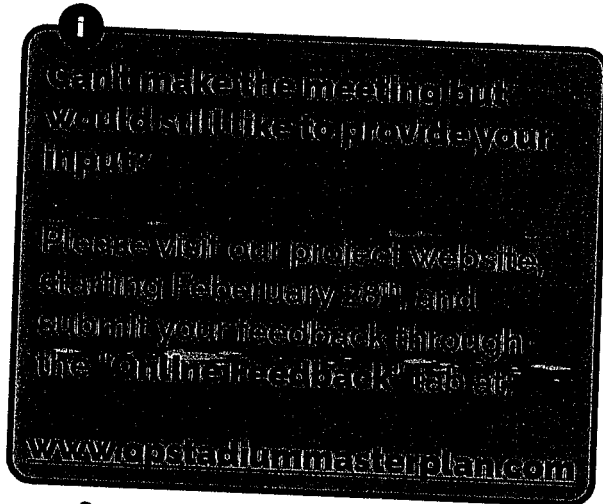
When: Thursday, February 27th

Time: 4:30 - 7 PM

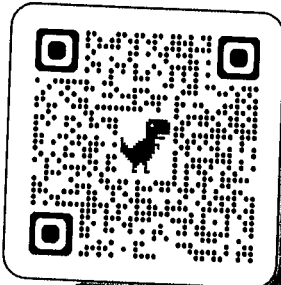
Where: Orchard Park Community
Activity Center - Auditorium
(4600 California Road, Orchard Park, NY)

Please join us on **February 27th** from **4:30 - 7 PM** for the Town of Orchard Park's Stadium Area Comprehensive Development Study **Open House!** The project's goals focus on identifying land use and development strategies that will leverage the stadium area's economic and community development opportunities for year-round benefits.

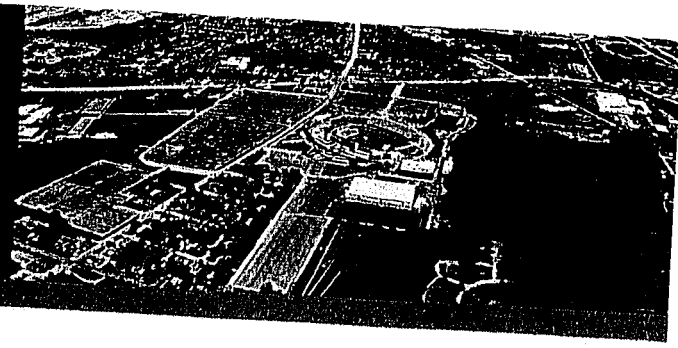
We would like to know how you think the area around the new stadium should be developed. This meeting will be in an open house format, so feel free to stop by whatever time before 7 PM that works for you!



Scan Me!



TOWN OF ORCHARD PARK STADIUM AREA COMPREHENSIVE DEVELOPMENT STUDY



PROJECT FACT SHEET

Project Description

The National Football League's Buffalo Bills are constructing a new 62,000-seat capacity stadium across from the existing Highmark Stadium in the Town of Orchard Park. The new stadium is anticipated to be completed for the 2026 NFL football season. To plan for anticipated future development around the stadium, the Town of Orchard Park has secured funding to complete a comprehensive stadium area development study. The study will evaluate the potential impacts of the stadium on the immediate area around the Bills Stadium and the northwest section of the Town. Overall project goals will focus on identifying land use and development strategies that will leverage the projected stadium area's economic and community development opportunities to provide year-round benefits to Town residents, businesses, and visitors.

Project Elements



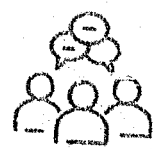
Placemaking

A vision for future development will be developed to complement the stadium and study area. A conceptual master plan will be developed to provide a framework for future development of gateways into the area, landscaping, pedestrian circulation, wayfinding, streetscapes, and repurposing underutilized sites.



Economic & Market Analysis

To identify potential opportunities, an economic & market analysis will evaluate feasible uses that provide year-round benefits to the study area, Town & WNY. The analysis will consider the highest and best use options for multi-purpose recreation, entertainment and retail, lodging, restaurants, and residential.



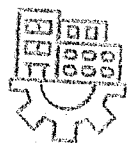
Community Engagement

A comprehensive outreach strategy will ensure community engagement and that community preferences and needs will be incorporated into the vision for future development. Elements of the strategy include two community open houses, stakeholder interviews, and an up-to-date project website.



Zoning Updates

Existing zoning and development regulations will be updated based on the vision established by the master plan as well as input from the community and stakeholders.



Infrastructure Assessment

A review of existing infrastructure will provide information on utility services capacity to support future development. Transportation infrastructure will be reviewed to identify opportunities for improved vehicular, pedestrian, and public transit circulation and safety.

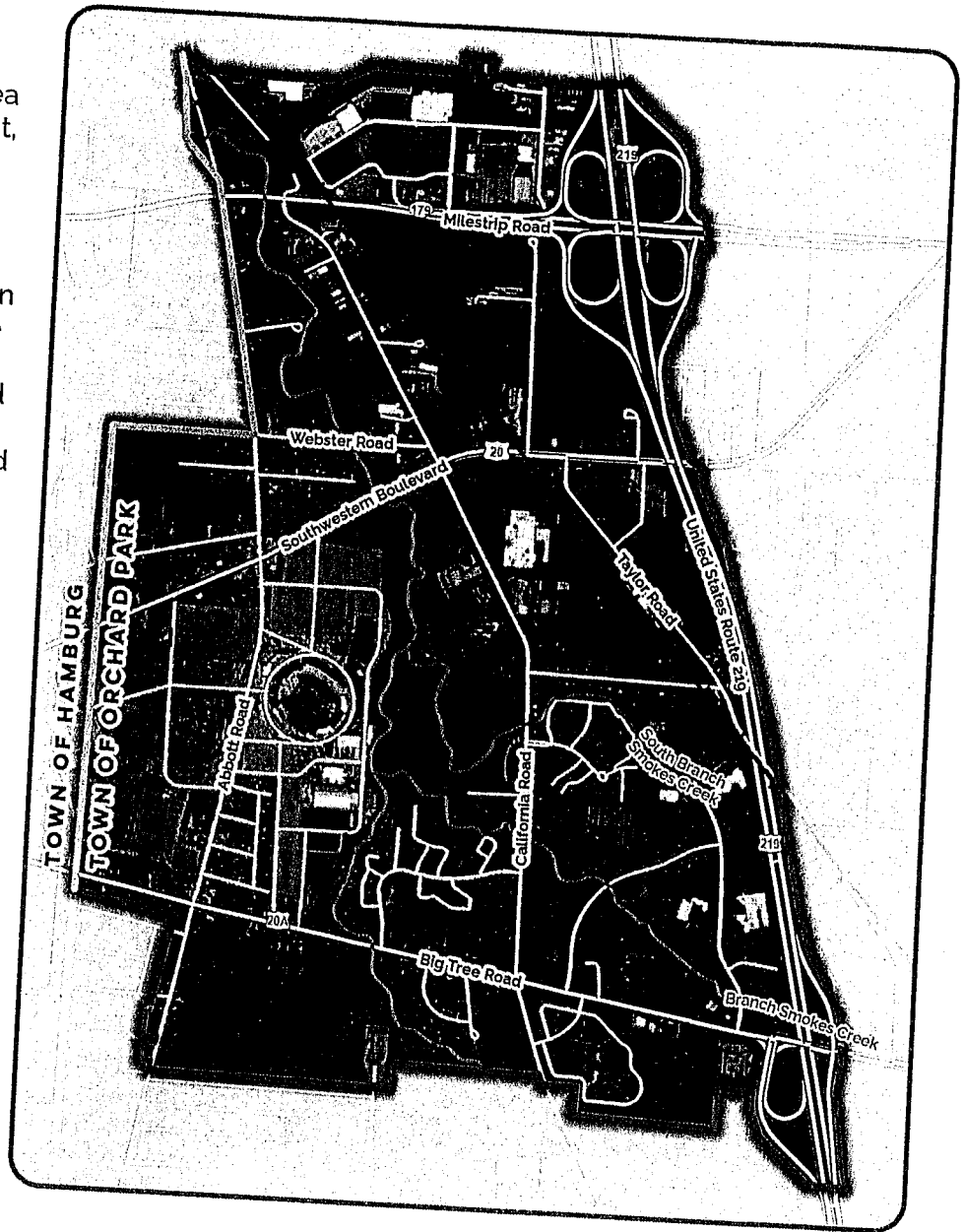


Case Studies

Multiple case studies will be developed to provide information on how other communities across the United States have taken advantage of new stadium construction.

Project Study Area

The boundaries of the study area include US Route 219 to the east, Milestrip Road (NYS 179) to the north, the town border with Hamburg to the west, and Big Tree Road (US 20A) to the south. There are a variety of land uses in the study area, including surface parking lots, low & medium density residential, auto-oriented commercial development, industrial and manufacturing, and open space.



Project Schedule

The project is anticipated to be completed in the late Spring of 2025.