

WHEREAS, following due and timely notice a Public Hearing relating to the matter of an amendment to the Zoning Ordinance of the Town of Orchard Park, was conducted at the Municipal Center on February 5, 2025 at which time all interested parties were given an opportunity to be heard, which amendment provides as follows:

WHEREAS, the Town Board tabled Eaton Mission System's request to rezone two parcels (SBL #161.18-2-2 & 161.18-2-1) located at 10 Cobham Drive, in the Krog Industrial Center from R-3 & I-1 to entirely I-1 Industrial on February 5, 2024; and

WHEREAS, the Planning Board made a recommendation at their January 9, 2025 meeting to approve the request to rezone the 2-parcels, (SBL #161.18-2-2 & 161.18-2-1) totaling 6.65 +/- Acres V/L from R-3 & I-1 to entirely I-1 Industrial, to allow expansion of assembly and warehousing operations at the Mission Systems Facility addition, based on the following conditions and stipulations:

1. All public notices have been filed.
2. Fees shall be paid in accordance with Section 144-70C, of the Town Code prior to publication of the Public Hearing Notice.
3. The recommendation is contingent upon the Applicant completing the project as proposed on the preliminary development plans, and shall revert to its original Zoning Classification if the project is not completed per Section 144-67 of the Town Code.
4. Access to the parking area shall be through Cobham Drive and California Road.

NOW, THEREFORE be it

RESOLVED, and Ordained, that the Zoning Ordinance and Zoning map of the Town of Orchard Park be and are amended by rezoning SBL #'s 161.18-2-2 & 161.18-2-1, totaling 6.65 +/- Acres of V/L located at 10 Cobham Drive, in the Krog Industrial Center (previously known as "Carlton Controls") from R-3 & I-1 to entirely I-1 Industrial, to allow expansion of assembly and warehousing operations at the Mission Systems Facility addition as follows:

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 Township 9, Range 7 of the Holland Land Company's Survey and bounded and described as follows:

BEGINNING at a point in the center line of California Road where said center line intersects with the northerly line of Great Lot Number 31; running thence northerly along the center line of California Road a distance of 66 feet to the point of intersection of the center line of California Road with the southerly line of Great Lot Number 32; running thence easterly along the southerly line of Great Lot Number 32 a distance of 728.40 feet by deed, 728.00 feet by measure to an existing Iron Pin; running then southerly along a line drawn parallel with the center line of California Road by deed, a distance of 66 feet to a point on the northerly line of Great Lot Number 31; running thence westerly along the northerly line of Great Lot Number 31 a distance of 728.40 feet by deed, 726.52 feet by measure to the place or point of beginning.

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Orchard Park, County of Erie and State of New York and being part of Lot Number 31, Township 9, Range 7 of the Holland Land Company's Survey and bounded and described as follows:

BEGINNING at a point in the center line of California Road, where the same intersects the northerly line of said Lot Number 31, said northerly line of Lot Number 31 also being the south line of former Big Tree Road; running thence easterly along the northerly line of said Lot Number 31, and the southerly line of former Big Tree Road a distance of 728.4 by deed, 726.52 feet by measure to the west line of lands conveyed to Elias Hoag by deed filed in the Erie County Clerk's Office in Liber 112 of deeds at page 437; Thence southerly, along said west line of Elias Hoag a distance of 422.40 feet by deed, 356.40 feet as measured to the south east corner of lands conveyed to George Oakes and Norman W. Oaks by deed filed in the Erie County Clerk's Office in Liber 640 of deeds at page 633; Thence westerly, along the south line of said Oakes

a distance of 720.72 feet by deed, 718.32 feet by measure to the centerline of California Road; Thence northerly, along the centerline of California Road a distance of 422.40 feet by deed, 356.40 feet by measure to the POINT OR PLACE OF BEGINNING.

RESOLVED, under the authority of the Town of Orchard Park Ordinances Sections 144-66 through 144-69, be it further

RESOLVED, this ordinance shall take effect ten (10) days after publication and posting in accordance with law, and be it further

RESOLVED, that the Town Clerk publish and post a copy of said amendment in accordance with §264 and §265 of Town Law.

WHEREAS, the Town of Orchard Park Building Department currently needs a seasonal part-time clerk; and

WHEREAS, there are funds in the 2025 budget to fund a seasonal part time clerk; and

WHEREAS, Marla Fulton has been serving as a part time clerk in the Town of Orchard Park Building Department; and

WHEREAS, Marla Fulton expresses the skills, ambition and experience to increase her hours to fulfill this position; and

WHEREAS, Tom Minor, Town of Orchard Park Building Inspector, has determined that Marla Fulton is ready and able to serve as a seasonal part time clerk in the Town of Orchard Park Building Department.

NOW, THEREFORE be it

RESOLVED, that on the recommendation of Tom Minor, Town of Orchard Park Building Inspector, Marla Fulton is appointed as a part time Seasonal Employee in the Town of Orchard Park Building Department to perform duties of a clerk for a maximum of 39.5 hours per week, at a rate of \$ 20.84 per hour effective March 6, 2025.

RESOLVED, that the Town Board does hereby appoint Tanteyana Williams to the position of Public Safety Dispatcher, to be effective March 22, 2025, CSEA pay range 9 Step "First Year", as recommended by the Chief of Police.

WHEREAS, the Orchard Park Highway Department has a vacant Truck Driver position; and

WHEREAS, there are funds in the 2025 budget to fund a Truck Driver position; and

WHEREAS, Andrew Slotman, Orchard Park Highway Superintendent, has determined that Ryan Marino is ready and able to serve as a Truck Driver in the Orchard Park Highway Department.

NOW, THEREFORE be it

RESOLVED, that based on the recommendation of Andrew Slotman, Orchard Park Highway Superintendent, Ryan Marino is promoted to a Truck Driver in the Orchard Park Highway Department at Job Level 2 Step 1 of the Blue Collar Contract at a rate of \$25.02 per hour effective March 1, 2024.

WHEREAS, the Orchard Park Highway Department has a vacant Truck Driver position; and

WHEREAS, there are funds in the 2025 budget to fund a Truck Driver position; and

WHEREAS, Andrew Slotman, Orchard Park Highway Superintendent, has determined that Mike Hosie is ready and able to serve as a Truck Driver in the Orchard Park Highway Department.

NOW, THEREFORE be it

RESOLVED, that based on the recommendation of Andrew Slotman, Orchard Park Highway Superintendent, Mike Hosie is promoted to a Truck Driver in the Orchard Park Highway Department at Job Level 2 Step 1 of the Blue Collar Contract at a rate of \$25.02 per hour effective March 1, 2024.

RESOLVED, that the Town Board does hereby approve the Special Event Permit request for the Chase the Sun 5K to be held on Friday June 20, 2025 from 5:30PM – 10:30PM. The Certificate of Liability is on file in the Town Clerk's Office. Approval is pending payment of fees.

RESOLVED, that the Town Board does hereby approve the Special Event Permit request for the O'Fathey 5K to be held on Saturday March 15, 2025 from 9AM – 10AM. The Certificate of Liability is on file in the Town Clerk's Office and all fees have been paid.

RESOLVED, that the Town Board does hereby approve the Special Event Permit request for the Orchard Park Wesleyan Church's Community Easter Egg Hunt to be held on Saturday April 12, 2025 from 10AM – 12PM in the Outfield of the Baseball Diamond in Yates Park. Certificate of Liability is on file in the Town Clerk's Office and all fees have been paid.

Resolution for Budget Transfer
Brush 2025

WHEREAS, the Town would like to adjust the 2025 adopted budget to code non-contractual labor costs related to brush pickup in the correct line.

NOW, THEREFORE, be it

RESOLVED, that the Town Board hereby authorize the following transfer within the Town's 2025 budget:

General Fund Transfer:

Decrease:

SR8160 50405	Contracted Brush Pick up	\$ 150,000
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Increase:

SR8161 50103	Labor	\$ 150,000
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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 28, 2025

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

**Re: *Town of Orchard Park Pedestrian Walkability
Construction of Sidewalks and Crosswalks
To Improve Safe Routes to School Project – Open House***

Dear Board Members:

As previously discussed, the Town and its consultant LaBella Associates, DPC, have been working to complete the design of the previously mention project.

The project consist of the installation of approximately 10,000 linear feet of sidewalk including ADA compliant ramps around Eggert Elementary, Windom Elementary and the Orchard Park High School.

The Town will be hosting an open house for the community is to learn about the project. **The open house will be held at the Orchard Park Community Activity Center on April 26th, 2025, from 4:00PM to 7:00PM.**

All residents are encouraged to attend and meet with LaBella Associates, et al., and learn more about the project.

Respectfully submitted,

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

cc: Remy Orffeo, Town Clerk
David Taillon, Labella
Christopher Church, NYSDOT
David Lilleck, OPCSD
Andrew Slotman, Highway Superintendent

Town of Orchard Park
Pedestrian Walkability
Construction of Sidewalks and Crosswalks
To Improve Safe Routes to School Project

Open House

Residents are encouraged to attend and meet with LaBella Associates, to discuss the project consisting of the installation of approximately 10,000 linear feet of sidewalk and ADA ramps around Eggert Elementary, Windom Elementary and the Orchard Park High School

When:

April 26, 2025

From:

4:00pm – 7:00pm

Where:

Orchard Park Community Activity Center
4520 California Road
Orchard Park, New York 14127



TOWN OF ORCHARD PARK

MEMORANDUM

S.4295 SOUTH BUFFALO STREET
ORCHARD PARK, NEW YORK 14127
(716) 662-6432, ext. 2202

DATE: February 28, 2025

TO: Town Clerk, Remy Orffeo
Jenifer Brady
Building Inspector Tom Minor

FROM: Anna Worang-Zizzi

SUBJECT: Item(s) for March 5, 2025 - TB Agenda

NEW BUSINESS:

Please refer the following to the Planning Board for review & recommendation:

1. 3892 Southwestern Boulevard, located on the north-west side of Southwestern Blvd., west of Abbott Road, Zoned DR-2. Jack Kuebler, of Homedog LLC, is seeking permission for an Outside Display of 12 sheds. (SBL # 161.09-4-25)

Resolution

Resolution to reappoint Michelle Bouton of Orchard Park to the Orchard Park Board of Assessment Review, with the term to expire September 30, 2029.

Remy Orffeo

From: Mark Lester <yellow.brick.parking@gmail.com>
Sent: Friday, February 28, 2025 4:29 PM
To: majchrzakg@orchardparkny.org; marianoj@orchardparkny.org;
libertij@orchardparkny.org; Honers@orchardparkny.org;
mombreaj@orchardparkny.org; Gallagher@orchardparkny.org;
orffeor@orchardparkny.org
Subject: [EXTERNAL] Stadium Area Comprehensive Development Study Open House Public
Comments
Attachments: 02-27-2025 Town of OP Stadium Comprehensive Master Plan Comments with Exhibits
(signed).pdf

Dear Town Board Members and others involved with the Stadium Area Comprehensive Development Study,

My name is Mark Lester. I am a lifelong resident of Orchard Park and owner of Yellow Brick, LLC which is the largest landowner to the south of the new Highmark Stadium. I have almost two decades of experience working in the environmental and planning fields and am knowledgeable in planning matters. I am supportive of efforts by the Town of Orchard Park to identify land use and development strategies that will leverage the projected stadium area's economic and community development opportunities to benefit Town residents, businesses, and visitors. On February 27th I attended the Stadium Area Comprehensive Development Study Open House and spoke with lead planner Ed Flynn and others from LaBella Associates currently working on a Stadium Area Comprehensive Development Study. I provided comments in favor of updating existing rezoning and development regulations based on input from community stakeholders. I have summarized my comments below and request they be taken into consideration when reviewing or approving any comprehensive plan or master plan during the review and approval process. In summary, I would like to see the following considered and adopted into any future Stadium Area Comprehensive Study or Master Plan:

1. **Land Use and Zoning Changes:** Rezone parcels from residential to commercial in the vicinity of the Abbott Road / Big Tree Road (Route 20A) Intersection.
2. **Town Code Sections that Discourage Economic Development:** Eliminate parking lot regulations and anti-development sections from Town Code Section 144-12.
3. **Change Traffic Patterns to Promote Economic Development:** Remove barriers to traffic flow put in place after stadium events on Big Tree Road (Route 20A) between Abbott Road and Stadium Lot 1 Entrance to allow private parking lots to empty more efficiently and encourage commercial development in this area.

Attached is a letter that goes into greater detail on these matters and includes exhibits and maps to provide greater understanding of these issues. This letter was submitted to LaBella Associates at the February 27th Stadium Area Comprehensive Development Study Open House. The letter is attached for your situational awareness and consideration.

If you have any questions or would like to discuss these matters further please contact me. I greatly appreciate your consideration of this matter, and am happy to discuss this further at your convenience.

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Mark Lester
Yellow Brick Parking
Orchard Park, NY 14127