

AROUND TOWN

Bills staff, players use local businesses for their needs

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known as One Bills Drive.

"I hope we wouldn't be stuck with an empty stadium just sitting there withering for decades in the middle of Orchard Park," Keem said. "We'd have to get that knocked down and redevelop that property."

Keem said he believes that the decision will have an impact on Orchard Park residents, and that he hopes the town gets a seat at the table if discussions move forward.

Local business impacts

In the 25 years that Joe Wales has worked at Arthur's Home Furnishings and Arthur's True Value Hardware at the corner of West Quaker and South Buffalo Street, he's had the opportunity to service a slew of members of the Bills' community.

There's been big names, like Jim Kelly and Thurman Thomas. But the store, a more than 100-year-old Orchard Park fixture, has also served Bills players' family members as they shopped for furniture, and members of the team's maintenance crew, who frequent the hardware store.

"We've had an account with the Bills and a lot of their maintenance folks come into the store to buy what they need to keep the place operating," said Wales, a former village trustee. "In that regard, it's great to have them here because most of them live here."

But while having an organization as big as the Bills set up here in town brings benefits, Wales noted that the Bills have had a relatively muted economic impact on the Village of Orchard Park's business corridor along South Buffalo Street.

While tens of thousands flock to New Era Field eight Sundays out of every year during the regular season and another two times during the preseason, the village's business district sees little runoff from that, Wales said. Sunday is the village's quietest day of the week, and most businesses, including Arthur's furniture store, don't even bother opening, Wales said.

"You can roll a bowling ball down the street and not hit one car on Sunday," Wales said. "It's literally a ghost town in our village on Sundays."

Wales added that it's always been that way and reflects an issue that exists independent of whether the Bills are playing or not. As a season ticket holder himself, Wales said he understands why having an NFL stadium nearby hasn't spurred on business — after spending all day at the stadium and in the lots tailgating, few make plans to go out and shop.



Chris Phetteplace, left, and Phil Enser play a game of Cornhole as they tailgate before the Bills home opener at New Era Field.

Sun file photo

For food establishments, game day is also a complicated story. Bars and food spots that do business within the walkable tailgating bubble immediately surrounding the stadium see huge business boosts during home games.

Other places just outside that bubble, even as much as two miles away, see a more modest impact, according to Brendan Biggane, owner of the Byrd House bar on North Buffalo Street in the village.

"Do we see an influx before and after? Yes," Biggane said. "But nothing like the walkable restaurants around the stadium."

Still, business owners like Wales and Biggane believe that having the Bills in Orchard Park is overall a positive effect — even without a massive economic boost, it's become part of Orchard Park's identity.

"As a resident I have a very strong opinion: I'd love the Bills to stay out here," Biggane said. "This is they're home, this is where they belong."

Private lot owners see a variety of benefits

Lori Culver and her family have been parking cars for Bills games at their Allen Street home since moving from Colden.

She said it's been an "absolutely positive" experience living near the stadium and parking cars.

There's an economic benefit that comes from doing it, Culver said. It provides her family with a bit of

disposable income and more than makes up for any increased traffic in the area on game day.

"It might take my family on vacation or pay a car payment or whatever it is," Culver said. "Would it break me if the Bills left? No."

More valuable to Culver is the social environment that parking cars has helped create.

Like many, the family hosts tailgates at their home, hosting a crowd of newcomers and regulars alike every home game. They've developed traditions: on game day they put up a makeshift street sign informally renaming their street from Allen Street to "Josh Allen Street." During an annual tailgate in October, the family donates all their parking proceeds to the Breast Cancer Research Foundation.

Every lot that hosts tailgating around the stadium has its own personality, Culver said. And she's come to love the friendly, respectful atmosphere that pervades over her family's tailgates. And to Culver, it's that atmosphere that makes it all worth it.

"It's more of a family atmosphere," she said. "Yes they drink, yes they barbecue, yes there's camping overnight. But it's more of the family atmosphere and the environment than it is the 'I'm making money off of this.'"

"I would be kind of sad if they moved," she added. "Because I really like the environment."

Son joins father in family dentistry

By Dave Lukow
SUN CORRESPONDENT

Parents can sometimes pressure their children into entering the family business. Jordan Blair never felt any heat.

An Orchard Park native and resident, Jordan graduated from the University at Buffalo School of Dental Medicine in 2014. He recently joined his father, Dennis A. Blair, DDS, at Blair Dental Care in Orchard Park.

However, before taking his practice to Orchard Park six or seven months ago, Jordan decided to work at other dental offices, both near and far.

"After graduating, I did one year of general practice in Brooklyn," said Jordan, a graduate of Orchard Park High School. "I think it was best to start at a different practice first, so I could get that experience."

Jordan has also spent several years as a dentist at North Chautauqua Dental Group in Dunkirk, where he still works.

The transition at Blair Dental, for the former captain of the SUNY Geneseo basketball team, has proved a pleasure, Jordan said.

"It's been very smooth," said Jordan, who has a wife and two children. "I'm really lucky to have the opportunity."

While Dennis Blair enjoys having Jordan as an associate, he never used a hard-sell approach to get his son into the field.

"It's invigorating me," said Dennis Blair, who's also a clinical professor at the UB School of Dental Medicine. "Jordan and I go to a lot of out-of-town conferences. I'm very honored to have him in my office."

Jordan said he remembers being around the field of dentistry since he was young but never felt any pressure to get into it.

"My dad never really pressured me," Jordan said. "I was always there (at the office) when I was younger, helping out."

Dennis said he hoped his son would follow in his footsteps but never expected it.

"I guess he liked what I was doing," Dennis said. "There's a good atmosphere in the office. I've got a great staff with me."

Those days spent helping his father were, in fact, a major influence when it came to choosing a career, according to Jordan.

"I've always been interested in healthcare," Jordan said. "Being around the office, I also saw, with this profession, that you still have time for your family."

Jordan said he takes full advantage of days spent away from the office.

Along with spending time with



Contributed photo

Jordan Blair has followed his father Dennis into dentistry.

his wife and children, he said he enjoys running, hiking and cycling. He also follows the Buffalo Bills and has enjoyed the run this season to a playoff berth. The Bills will play at Houston in the wild card round this weekend and Jordan said he will be following closely.

"We're big Bills fans," he said. As a former shooting and point guard in college basketball, Jordan understands sports can play a role in terms of future development. He uses many tools honed in athletics, especially during his time spent as team captain, to help with his performance as a dentist.

"It prepared me for leadership," he said. "A big thing is delegation. We have really good assistants here (at Blair Dental). It made the transition a little bit easier."

Preparation is also critical when it comes to taking care of teeth and gums. Jordan urges people to be proactive when it comes to dental health.

"Don't just rely on yourself," he said. "We recommend (seeing a dentist) twice a year. People don't know anything's going on until there's pain."

Being around patients in different regions has shown Jordan that dental issues, to a significant extent, are related to where someone resides. An area's water quality, for example, is one factor that comes into play.

"It really varies," he said. "In Dunkirk, there's a different patient population. It varies so much." Nevertheless, there might be one problem common regardless of residence.

"Maybe the lack of knowledge on how to treat their teeth," Jordan said.

Blair Dental Care is located on E Quaker Street. For more information, go to: <https://blairdental-care.com/contact-us.php>.

REAL ESTATE TRANSACTIONS / Nov. 4 to 8

Real estate transactions for Orchard Park and the surrounding areas for the period of Nov. 4, 2019 to Nov. 8, 2019. Information provided by the Erie County Clerk's Office.

AURORA/EAST AURORA

- 38 Hamburg Street, Deltora LLC to 44 Hamburg LLC, \$700,000.
- 31 Aurora Mills Drive, Marrano/marc Equity Corporation to Charles Impastato; Diane R. Impastato, \$538,829.
- 34 Ruskin Road, Robert William Hertzog to Dana Riddoch; Thomas Riddoch, \$410,000.
- 955 Mill Road, Carol L. Kiripolsky; Darlene M. Long; Karen E. Sam; Norma R. Weber; Paul J. Weber; Paul J. Weber Jr. to Mark E. Gajkowski II, \$307,000.
- 717 Oakwood Avenue, Michele A. Reichert to Craig A. Polston; Cristina A. Polston, \$233,000.
- 1303 Center Street, Jordan A. Collins to Nicholas Bammel, \$185,000.
- 1308 Quaker Road, Gayle L. Nowak; Brad L. Robbins to Matthew Lijewski, \$150,000.
- 283 West Falls Road, Fredric J. Schade Jr.; Joan E. Schade to Jennifer Draves; Scott Draves, \$109,120.

BOSTON

- 7737 Feddick Road, Paul Reinecke; Paul W. Reinecke to Heidi E. Kirsch; Michael A. Kirsch, \$360,000.
- 8096 Cole Road, Peggy Cerrone; Richard Cerrone to Brittany D. Overholt; Harry A. Overholt, \$210,000.
- 8280 Feddick Road, Edward J. Nowak to David Witkowski; Kyle Witkowski; Tyler Witkowski, \$160,000.

ELMA

- 7681 Clinton Street, Gertrude Unsel; Gertrude G. Unsel; Gertrude Shirley Unsel to Mark A. Bennett, \$303,000.
- 70 Fernott Drive, Donald J. Blachaniec; John J. Blachaniec to Daniel S. Schindler; Suzanne M. Schindler, \$220,000.

- 2051 Bullis Road, Terry K. Debiew to Amanda Kacala; Brandon T. Kacala, \$193,500.
 - 121 Treehaven Lane, William T. Held Jr. to William A. Held, \$190,000.
- ### HAMBURG
- 121-125 Holiday Lane, Holiday Meadows LLC to Rail-Mass Holiday LLC; Summit Holiday I LLC; Summit Holiday II LLC, \$4,866,000.
 - 5358 Briercliff Drive, Mary Elizabeth Myers to Carl J. Mastyskarz; Linda J. Mastyskarz, \$489,000.
 - 3110 Cloverbank Road, Tracy Brown to Laura E. Fraser; Michael S. Fraser, \$395,000.
 - 5665 Southwestern Unit 33b, Donna M. Bowden; John R. Bowden to James M. Sampson; Margaret Swanz, \$385,000.
 - 75 Highland Avenue, Brian P. Leach; Karen M. Leach to Joy A. Russell, \$374,900.
 - 4464 Crestridge Drive, Bradley J. Fuster; Lisa R. Hunter to Eric B. Werner; Kimberly J. Werner, \$329,900.
 - 2375 Burbank Drive, Marrano/marc Equity Corporation to Christina M. Lowman; Stephen B. Lowman, \$284,904.
 - 6367 Versailles Road, Diane M. Noody; Robert B. Noody Jr.; R&D Noody Family Trust II 022509 Tr to Maria R. Work; Michael A. Work, \$255,000.
 - 3299 East Pleasant Drive, Timothy M. Bishop to Michael A. Delong, \$242,000.
 - 4505 Clark Street, Nancy M. Snyder; County of Erie to John G. Pap; Cecilia N. Pardo-Pap, \$177,000.
 - 3206 South Lyth Road, Elissa Kosowski; Elissa M. Kosowski; Walter Kosowski Jr. to Kathryn J. Sargent; Marc R. Sargent, \$171,400.

- 4728 Kennison Parkway, Christina M. Lowman; Stephen B. Lowman to Jane M. Kennelly; Michael B. Kennelly, \$169,000.
 - 3025 Kirschner Parkway, Joshua D. Graham to Lucas J. Brindamour; Krysta L. Strickler, \$162,000.
 - 3678 Third Street, John V. Gearhart; Nancy Ann Gearhart; Tracey L. Tomaselli to Zachary Klajbor; Heather Reiman, \$108,150.
 - 3765 Nelson Avenue, Attila Tilli to James K. Roberts, \$65,000.
- ### ORCHARD PARK
- S-3865 Taylor Road, Taylor Road Properties LLC to Taylor Road Real Estate LLC, \$690,000.
 - 16 Templeton Trail, Alexander Y. Kruglov; Ellen A. Kruglov to Laura J. Reyda, \$480,000.
 - 200 Curley Drive, Laurie J. Laporta; Robert A. Laporta to Cheryl Griffin; Richard Griffin, \$379,500.
 - 6540 Scherff Road, Donald J. Livingston to Arr Holdings LLC, \$375,000.
 - 26 Green Lake Drive, John J. Gallen; Stephen M. Gallen; Elizabeth M. Oconnell; Margaret M. Parham to Corey R. Dietz; Lauren D. Dietz, \$269,000.
 - 101 Highland Avenue, Barbara E. Zielinski; David J. Zielinski to Lauren A. Kaczor; \$256,200.
 - 6201 Boston Ridge Road, Michael H. Woods; Nicole D. Woods to Vincent J. Elom; Chelsey L. Roblee, \$230,000.
 - 4949 Ellicott Road, Ellicott Dental LLC to Jishin LLC, \$200,000.
 - 13 Stepping Stone Lane, Thomas O. Cheshire to Allison M. McGraw; Ryan D. McGraw, \$185,000.
 - 6928 Armor Duells Road, Bart Adams to Arr Holdings Inc, \$75,000.

WEST SENECA

- 55 Chancellor Lane, Brian K. Brickel to Andrew W. Toth; Mary L. Toth, \$360,000.
- 23 Samantha Court, Marrano/marc Equity Corporation to Karl K. Koblich; Kathleen S. Koblich, \$333,874.
- 248 Pinewood Drive, David Dimillo; Dennis Dimillo; Douglas Dimillo to Jacqueline C. Duntley, \$235,000.
- 5180 Berg Road, Jeanette S. Adreozzi-Brooks; Phillip N. Adreozzi Jr.; Jeanette S. Adreozzi-Brooks; Bossman Jennifer A. Brooks; Allison J. Brooks to Darcy A. Carr; John J. Carr, \$212,000.
- 2255 Berg Road, Jacob T. Cisko to Edward Meister; Sathya Meister, \$211,000.
- 146 Angle Road, Suzanne A. Thornton to Joshua David Graham, \$203,655.
- 17 Westview Drive, William E. Nagy to Barbara E. Zielinski; David J. Zielinski, \$198,000.
- 105 Sunnyside Drive, Christina J. Palmeri-Shine; Clifford D. Shine to Maria G. Gullo; Guy A. Vadala, \$195,000.
- 19 Avon Drive, Barbara Barringer to James M. Roll, \$195,000.
- 1430 Center Road, Brandon M. Hoerner; Rachel L. Matte to Michael Sergeant, \$185,000.
- 51 Carriage Park, Anthony Vaccaro; Edith A. Vaccaro; Jennifer Vaccaro to Gerilyn R. Bonilla; Robert C. Bonilla, \$180,000.
- 174 Sharon Drive, Catherine Bajer to Elizabeth Doknovitch, \$170,500.
- 57 Theresa Court, Kathryn J. Sargent to Joseph C. Tobin; Rachel M. Tobin, \$167,000.
- 650 East&west Road, Lauren D. Rhoads to Joshua T. Gura; Lisa Hinterberger, \$159,000.

- 145 Sharon Drive, Anthony M. Grigajtis; Mary M. Grigajtis to Debbra R. Hinckley, \$155,000.
- 212 Warren Avenue, Jacqueline C. Duntley to Jordan M. Keane, \$155,000.
- 53 Waltercrest Terrace, Anthony Fortunato to Nicholas Marinaro; Sarah Marinaro, \$152,000.
- 96 Lexington Green, Nichole D. Corvino to Rochelle A. Fennie; Michael R. Kerner, \$151,500.
- 87 Innes, Howard J. Gooch; Jeannine Gooch; Jeannine F. Gooch to Andrew Gonciarz; Nicole Miller, \$148,000.
- 34 Onondaga Avenue, Michael C. Lovering to Katie Jeanne Lovering, \$130,000.
- 400 West Ave&garage, Lawrence R. Hudack; Rose A. Hudack to Megan K. Fink, \$125,000.
- 264 Ehinger Drive, Dianne L. Coster; Richard T. Coster to Amanda R. Coster; Patrick D. Coster, \$120,000.
- 33 Knox Avenue, Sheila Ruchalski to Timothy E. Deubell, \$100,700.
- 3666 Clinton Street, Johnpaul Marinaccio to Zhijiao Bu, \$92,000.
- 2111 Union Road, Aily Wang to John Blando, \$80,000.
- 3028 Clinton Street, Eden Heights of West Seneca Lp to Anthony J. Brunising; Patricia E. Brunising, \$75,000.
- 39 Manhasett Street, Dolores T. Stachowski to Ralph Anderson; Jacki Lamb-Anderson, \$68,100.
- 35 French Road, Nancy M. Snyder; County of Erie to Empire Development of WNY LLC, \$48,000.
- 5286 Seneca Street, Nancy M. Snyder; County of Erie to End of Trail LLC, \$43,000.