

Minutes
Village of Orchard Park
Board of Trustees

The regular meeting of the Board of Trustees of the Village of Orchard Park was held on Monday, September 22, 2025 in the Municipal Center, 4295 South Buffalo Street, Orchard Park, New York. Mayor Clinton called the meeting to order at 7:00 p.m. with the Pledge of Allegiance to the Flag.

Members present:

Mayor Jo Ann Litwin Clinton
Trustee Matthew J. Hartung
Trustee Dale T. Pyne
Trustee David N. Even
Trustee Christine M. Popek

Others present:

Clerk-Treasurer Heather Tucciarone-Richeal
Manager of Public Works Emery Wittmeyer
Attorney Philip M. Marshall

Mayor Clinton made the following announcement:

“Fire exits are located at the rear in the Board Room and at the doorway to the lobby. In the event of a fire, you will be notified by announcement on the public address system. If notified, please move in a calm and orderly fashion to the nearest exit.”

A public hearing was scheduled and advertised for this time to hear public comment on a Special Use request at 4493 South Buffalo Street.

Mayor Clinton opened the hearing at 7:00 PM and invited a representative of the project to explain the request.

- Anthony Pandolfe, Project Engineer for Carmino Wood Design, explained that there are currently 4 existing 2-story buildings on the property. The owner would like to add 1 additional 2-story, 4 unit building at the front of the parcel, with a similar look as the existing buildings, and 1 additional 2-story, 10 unit building at the back of the parcel which will have more of a townhouse aesthetic. He also noted that they will be installing a stormwater management area along the rear of the parcel to collect runoff which is currently lacking, as well as looking into tying into existing infrastructure for storm drain and sewer lines.

- Michael Auricchio, 37 Woodview Dr. shared his concerns about eliminating greenspace. He questioned what is allowed by the Village in terms of greenspace and if the Village will make sure the buildings are not exceeding 2 stories.

- Mayor Clinton advised that all greenspace requirements have been met and the project is not requesting any variances.

- Rick and JoDean Potter, 59 Highland Ave. also shared concerns regarding the loss of greenspace. Mr. Potter asked how this project will affect their property value, what will be done for security, and how will lighting and vehicle traffic be addressed?

- Anthony Pandolfe responded and stated that in terms of site lighting, any project that they do consists of lighting that shields surrounding properties and keeps lighting focused directly on the site. He also stated that he would speak with the applicant regarding

privacy, security concerns and vehicle headlights, and is confident the applicant would be willing to install board on board fencing to address those concerns.

◦ Pauline Tripodi, 55 Highland Ave. stated that she is also concerned with privacy, security, headlights, decreased property values, pollution and asked what is going to be done for those things? She stated that this will bring an additional 30-40 people to that location which directly abuts her backyard.

▪ Anthony Pandolfe restated that he would speak with the applicant to have board on board fencing installed to address privacy and lighting concerns. He further explained that the apartments are market rate to fit the Village of Orchard Park.

Mayor Clinton asked 3 times for positive comments on the proposal:

◦ Clerk-Treasurer Richeal read into the record an email that was received by the Village of Orchard Park Office from Sean Doyle, 118 Chauncey Ln. Mr. Doyle stated that he supported the project with the condition of renovating the entrance and exit for the complex. He noted that this will add residents to community and additional multi-family dwellings are needed in the Village. He also stated that it will add taxable value to the Village. Clerk-Treasurer Richeal also reported that the Village Planning Board gave a positive referral for the project.

Mayor Clinton asked 3 times for negative comments on the proposal.

◦ Kelly Carrubba, 81 Highland Ave. She is very concerned with the additional noise and pollution that this project may bring. Her children have health concerns and may be negatively impacted. She's also concerned with privacy and potential safety issues.

Moved by Trustee Popek, seconded by Trustee Even to close the hearing at 7:20 PM.

On the question:	4 voting "Aye" Trustee Hartung Trustee Pyne Trustee Even Trustee Popek	0 voting "Nay"	Carried
------------------	--	----------------	---------

Mayor Clinton stated that given the residents concerns, the Board will table this item until the next Village Board meeting. The Board will discuss the resident's concerns with the petitioner and will vote on the application at the meeting to be held on October 27, 2025.

Moved by Trustee Hartung, seconded by Trustee Even to accept the minutes of September 8, 2025 as presented.

On the question:	4 voting "Aye" Trustee Hartung Trustee Pyne	0 voting "Nay"	Carried
------------------	---	----------------	---------

Trustee Even
Trustee Popek

Moved by Trustee Hartung, seconded by Trustee Even that vouchers numbering 7899 to 7926 in Batch #275 of fiscal year 2025-2026 in the amount of \$83,721.30 be paid as presented.

On the question:	4 voting "Aye" Trustee Hartung Trustee Pyne Trustee Even Trustee Popek	0 voting "Nay"	Carried
------------------	--	----------------	---------

There were no comments from the floor of items not on the agenda.

Moved by Trustee Hartung, seconded by Trustee Even that the report of the Village Associate Justice for the month of August be received and filed.

On the question:	4 voting "Aye" Trustee Hartung Trustee Pyne Trustee Even Trustee Popek	0 voting "Nay"	Carried
------------------	--	----------------	---------

Manager of Public Works Wittmeyer noted that leaf season is quickly approaching. He asked that residents please keep leaf piles and brush separate to help the DPW crews clean up the streets faster.

Trustee Hartung wanted to remind everyone that the Village is using CivicPlus for emergency notifications and residents can sign up through the Village website. This will provide notifications for things like inclement weather, road closures, water breaks and Village events.

Trustee Pyne had nothing to report.

Trustee Even announced that the Village Halloween in the Park will be held on October 25th from 2-5 PM

Trustee Popek had nothing to report.

Clerk-Treasurer Richeal had nothing to report.

Mayor Clinton had nothing to report.

Attorney Marshall had nothing to report.

On the question: 4 voting “Aye” 0 voting “Nay” Carried
Trustee Hartung
Trustee Pyne
Trustee Even
Trustee Popek

Moved by Trustee Even seconded by Trustee Popek to authorize the following budget adjustments for the 2025-2026 fiscal year:

Increase budget for
Auditor AA-61320-400 \$1,000.00

Decrease budget for
Equipment AA-61325-200 \$ 1,000.00

On the question: 4 voting “Aye” 0 voting “Nay” Carried
Trustee Hartung
Trustee Pyne
Trustee Even
Trustee Popek

Moved by Trustee Hartung, seconded by Trustee Pyne, that pursuant to the Uniform Justice Court Act §2019(a) the Village Board has completed an audit of the records of the Village Justice and found them to be properly accounted for and in order.

On the question: 4 voting “Aye” 0 voting “Nay” Carried
Trustee Hartung
Trustee Pyne
Trustee Even
Trustee Popek

Moved by Trustee Popek, seconded by Trustee Even, that pursuant to Village Law §4-408(e) the Village Board has completed an audit of the records and annual report of the Village Treasurer and found them to be properly accounted for and in order.

On the question: 4 voting “Aye” 0 voting “Nay” Carried
Trustee Hartung
Trustee Pyne
Trustee Even
Trustee Popek

Moved by Trustee Pyne, seconded by Trustee Hartung that because the next scheduled Village Board meeting is October 27th, Clerk-Treasurer Richeal be authorized to pay all vouchers submitted by October 13, 2025, after review by Mayor Clinton or Deputy Mayor Hartung.

On the question:	4 voting "Aye"	0 voting "Nay"	Carried
	Trustee Hartung		
	Trustee Pyne		
	Trustee Even		
	Trustee Popek		

The next regular meeting is scheduled for October 27, 2025.

Moved by Trustee Hartung, seconded by Trustee Even to adjourn at 7:27 p.m.

On the question:	4 voting "Aye"	0 voting "Nay"	Carried
	Trustee Hartung		
	Trustee Pyne		
	Trustee Even		
	Trustee Popek		

Respectfully submitted,

Heather Tucciarone-Richeal, Village Clerk-Treasurer