

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, November 24, 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

Others present:

Clerk-Treasurer Heather Tucciarone-Richeal
Code Enforcement Officer John Gullo
Manager of Public Works Emery Wittmeyer

Members absent:

Trustee Christine M. Popek

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.”

Moved by Trustee Hartung, seconded by Trustee Even to accept the minutes of November 10, 2025 as presented.

On the question:	3 voting “Aye”	0 voting “Nay”	Carried
	Trustee Hartung		
	Trustee Pyne		
	Trustee Even		

Moved by Trustee Hartung, seconded by Trustee Even that vouchers numbering 8018 to 8046 in Batch #279 of fiscal year 2025-2026 in the amount of \$157,812.26 be paid as presented.

On the question:	3 voting “Aye”	0 voting “Nay”	Carried
	Trustee Hartung		
	Trustee Pyne		
	Trustee Even		

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

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

Building and Code Enforcement Officer Gullo wished everyone a Happy Thanksgiving.

Manager of Public Works Wittmeyer had nothing to report.

Trustee Hartung thanked the Village DPW for their hard work throughout the summer putting up the hanging baskets and maintaining the Village flower beds, hanging of the Veteran banners and holiday decorations. He also noted that with winter weather approaching, the DPW crew does an excellent job plowing and removing snow to keep the Village cleared and safe.

Trustee Pyne had nothing to report.

Trustee Even had nothing to report.

Clerk-Treasurer Richeal had nothing to report.

Mayor Clinton had nothing to report.

Moved by Trustee Even, seconded by Trustee Pyne that,

WHEREAS, on November 10, 2025, the Village Board of Trustees considered and approved a Special Use Permit Application by **Kristie Greene, Greene Quaker Home, LLC** (the “Petitioner”) for the operation of a short-term rental located at **6883 East Quaker Street, SBL #162.18-1-32**; and

WHEREAS, the approval was granted based upon information and representations made to the Board by the Petitioner’s authorized representative during the public hearing; and

WHEREAS, subsequent review and additional information obtained by the Village Board revealed that **material information presented to the Village Board was inaccurate, or otherwise incorrect**, and that such information was essential to the Village Board’s evaluation of the application and its decision to grant the Special Use Permit; and

WHEREAS, the Village Board finds that the approval of a Special Use Permit must be based upon full, accurate, and truthful information in order to ensure the protection of public health, safety, and welfare and to ensure compliance with the Village Code; and

WHEREAS, the Village Board further finds that the reliance on incorrect information constituted a substantial factor in the approval decision; and

WHEREAS, after due consideration, the Village Board determines that the Special Use Permit issued to the Petitioner for the short-term rental located at 6883 East Quaker Street should be rescinded.

NOW, THEREFORE, BE IT RESOLVED:

The Village Board hereby **rescinds and voids in its entirety** the Special Use Permit previously approved for the operation of a short-term rental at **6883 East Quaker Street**, based on the discovery of material inaccuracies in the information provided by the Petitioner’s representative; and

The Petitioner shall have **no authorization** to operate a short-term rental at the property unless and until a new, complete, and accurate application is submitted and approved in accordance with the Village Code; and

BE IT FURTHER RESOLVED:

Village staff is directed to provide written notice of this resolution to the Petitioner and any representatives of record. This Resolution shall take effect immediately.

On the question: 3 voting “Aye” 0 voting “Nay” Carried
Trustee Hartung
Trustee Pyne
Trustee Even

Moved by Trustee Hartung, seconded by Trustee Even that a public hearing be scheduled and advertised for December 8, 2025 at 7:00 pm to hear public comment on a Special Use Application by Greene Quaker Home, LLC to establish a short-term rental at 6883 East Quaker Street, SBL #162.18-1-32.

On the question: 3 voting “Aye” 0 voting “Nay” Carried
Trustee Hartung
Trustee Pyne
Trustee Even

Moved by Trustee Pyne, seconded by Trustee Hartung authorizing Mayor Clinton to sign a Change of Scope Order with Blue Zones, LLC to include the following additional services for the Village’s Traffic Calming Study:

- Additional Illustration work to include traffic calming treatments along the North and South Buffalo Street corridor and additional intersections.
- Further refined conceptual design graphics and sophisticated illustrations to enhance visuals and implementation readiness.

On the question: 3 voting “Aye” 0 voting “Nay” Carried
Trustee Hartung
Trustee Pyne

Trustee Even

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

Increase budget for:

Personal Services (Celebrations)	AA-67550-100	\$3,431.87
State Retirement	AA-69010-800	\$1,307.50
State Retirement	FF-69010-800	\$102.50

Decrease budget for:

Personal Service (Beautification)	AA-68510-100	\$3,431.87
Workers Compensation	AA-69040-800	\$1,307.50
Workers Compensation	FF-69040-800	\$102.50

On the question: 3 voting “Aye” 0 voting “Nay” Carried
Trustee Hartung
Trustee Pyne
Trustee Even

Moved by Trustee Hartung, seconded by Trustee Even that the Village Board meeting scheduled for December 22, 2025 be canceled.

On the question: 3 voting “Aye” 0 voting “Nay” Carried
Trustee Hartung
Trustee Pyne
Trustee Even

The next regular meeting is scheduled for December 8, 2025.

Moved by Trustee Hartung , seconded by Trustee Even to adjourn at 7:07 p.m.

On the question: 3 voting “Aye” 0 voting “Nay” Carried
Trustee Hartung
Trustee Pyne
Trustee Even

Respectfully submitted,

Heather Tucciarone-Richeal, Village Clerk-Treasurer