

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, January 26, 2026 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
Code Enforcement Officer John Gullo
Attorney John C. Bailey

Members Excused:

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 January 12, 2026 as presented.

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 Even that vouchers numbering 8138 to 8159 in batch #283 of fiscal year 2025-2026 in the amount of \$ 72,891.41 be paid as presented.

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

Comments from the floor of items not on the agenda:

- Ari Goldberg of Barclay Damon LLP, representing Greene Quaker Homes regarding the Special Use Application, wanted to note for the record that the approval of a Short-Term Rental Special Use permit allows the Village to formalize and enforce the short-term rental

requirements. He also mentioned that New York State Village law allowing for the issuance of conditions with respect to short-term rentals are something the owner is open to including additional conditions, if necessary, given the concerns that were voiced by the public at the previous hearings.

Code Enforcement Officer Gullo had nothing to report.

Trustee Hartung asked Code Enforcement Officer Gullo about the new online building permit process and how the process was working so far. Code Enforcement Officer Gullo stated that it was working very well. Residents and contractors can submit specific permits via the Village website with additional permit applications to be available in the near future. Trustee Hartung also reminded everyone that there is an overnight parking ban in the Village from November 1st through April 1st. Vehicles left on the street create a safety hazard for the DPW when plowing and clearing streets. He noted that vehicles will be ticketed and could be towed if necessary.

Trustee Pyne had nothing to report.

Trustee Even had nothing to report.

Trustee Popek had nothing to report.

Clerk-Treasurer Richeal had nothing to report.

Attorney Bailey had nothing to report.

Mayor Clinton had nothing to report.

Moved by Trustee Popek, seconded by Trustee Even that;

WHEREAS, a Special Use application for a Short-Term Rental located at **6883 E. Quaker Street** was previously presented to the Village Board of Trustees for consideration; and

WHEREAS, the Village Board voted to table said Special Use application at a prior meeting on December 8, 2025; and

WHEREAS, the Village Board now desires to remove the Special Use application from the table and resume consideration of the matter.

NOW, THEREFORE, BE IT RESOLVED by the Village of Orchard Park Board of Trustees, that the Special Use application for the property located at **6883 E. Quaker Street** is hereby **removed from the table**.

BE IT FURTHER RESOLVED that the Special Use application shall be placed back on the agenda for consideration and action in accordance with applicable procedures, ordinances, and state law.

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 to approve the Special Use request by Kristie Greene, Greene Quaker Home LLC, to establish a short-term rental at 6883 E. Quaker St., subject to a quarterly review by the Village Building Inspector and Code Enforcement Officer to determine if there are any concerns or issues related to its operation. The quarterly reviews shall take place in April, July, October, and January and must be scheduled with the Village Building Inspector and Code Enforcement Officer. The Village Board reserves the right to revoke or modify the permit if warranted based on such review.

On the Question: 3 voting “Aye” 1 voting “Nay” Carried
Trustee Hartung Trustee Even
Trustee Pyne
Trustee Popek

Mayor Clinton announced the following appointments beginning February 2, 2026 until the next organizational meeting in April 2026:

Part-Time Clerk – Marie Falzone

Moved by Trustee Even, seconded by Trustee Popek to approve the Mayor’s appointment.

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

Village Court Clerk – Marie Falzone

Moved by Trustee Pyne, seconded by Trustee Hartung to approve the Mayor’s appointment.

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 the following budget adjustments be authorized for fiscal year 2025-2026:

Increase budget for:

Celebrations (Personal Service)	AA-67550-100	\$994.93
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Decrease budget for:

Central Garage (Personal Service)	AA-61640-100	\$994.93
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On the question:	4 voting "Aye" Trustee Hartung Trustee Pyne Trustee Even Trustee Popek	0 voting "Nay"	Carried
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Moved by Trustee Hartung, seconded by Trustee Pyne authorizing Mayor Clinton to sign a Special Event contract with Runner's Roost to organize a Gril-Mato 5K race and ½ mile kids run at 9:00 am on February 21, 2026.

On the question:	4 voting "Aye" Trustee Hartung Trustee Pyne Trustee Even Trustee Popek	0 voting "Nay"	Carried
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The next regular meeting is scheduled for February 9, 2026.

Moved by Trustee Hartung, seconded by Trustee Even to adjourn at 7:12 p.m.

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

Heather Tucciarone-Richeal, Village Clerk-Treasurer