

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 28, 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 Martin 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.”

A public hearing was scheduled and advertised for this time to hear public comment on a Special Use application by Nickole Garrison to establish a short-term rental at 6935 East Quaker Street, SBL #162.18-1-35.

Mayor Clinton opened the public hearing at 7:01 p.m. and asked for a representative of the petitioner to explain the request.

- Nickole Garrison explained that she purchased the property in 2020 and has worked very hard to restore the home. She loves the home and neighborhood and does not want to harm either. She’s spending more time in Florida and doesn’t want the home to be empty and feels that utilizing the home as a short-term rental is beneficial for both herself and the Village. She explained her extensive experience with short-term rental management and assured the neighboring residents that the home would be monitored closely by her daughter and son who live in the area. Nickole read into record a written statement that she sent to the concerned neighbors.

Mayor Clinton asked 3 times for comments in support of the Special Use request.

- Nickole Garrison submitted two emails received in support of her request from Jack Ruh and Richard Medwid.

Mayor Clinton asked 3 times for comments in opposition of the Special Use request.

- Janice Bos, 6925 East Quaker St., is concerned for the future of her family home and surrounding neighborhood. She expressed concerns regarding the R-1 residential zoning designation and the potential negative effects of short-term rentals on quiet, residential neighborhoods. A written letter of objection from herself and her husband was submitted to the Village Board along with a signed petition of opposition from concerned residents.

- John Bos, 6925 East Quaker St., reiterated that he and his wife are very upset with this request and prospect of another short-term rental in close proximity to their home. He suggested that the Board revisit the language in Chapter 177 of the Village Code and urged the Board to consider restricting short-term rental in R-1 zones.

- Kathryn Donnelly, 6874 East Quaker St., is also opposed to the request and concerned with the overall effect of short-term rentals in the Village. She questioned if the Board feels this is for the betterment of the Village and noted that a large number of residents do not think that it's a good idea.

- Trustee Hartung asked Code Enforcement Officer Gullo to explain Chapter 177, Section 5 of the Municipal Code to clarify the concerns shared by John Bos.

- Code Enforcement Officer Gullo explained that the Code currently reads that the owner will notify property owners within 200 feet of the special use request however, the Village sends out those notices as part of the application process and is included with the application fee. The Village utilizes the County GIS system to ensure the proper guidelines are met and owners receive notification. He stated that the Village Code previously listed Bed and Breakfast establishments and was recently updated with additional regulations specific to short-term rentals.

Moved by Trustee Martin Popek, seconded by Trustee Even to close the hearing at 7:24 p.m.

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

Moved by Trustee Hartung, seconded by Trustee Pyne to approve the Special Use request by Nickole Garrison, to establish a short-term rental at 6935 East Quaker Street, subject to an annual review by the Village Board to determine if there are any concerns or issues related to its operation. The Village Board reserves the right to revoke or modify the permit if warranted based on such review.

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

Trustee Martin Popek

Moved by Trustee Hartung, seconded by Trustee Even to accept the minutes of September 14, 2026 as presented.

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

Moved by Trustee Hartung, seconded by Trustee Even that vouchers numbering 8586 to 8613 in batch #307 of fiscal year 2026-2027 in the amount of \$226,087.78 be paid as presented.

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

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

Code Enforcement Officer Gullo had nothing to report.

Trustee Martin Popek had nothing to report.

Trustee Hartung spoke on behalf of DPW Manager Wittmeyer to let residents know that leaf and brush collection is underway. Please make sure to separate leaf piles from brush and reminded residents that they do not collect grass clippings. The public safety committee has completed a speed study on Larned Lane and after monitoring more than 900 vehicles they found only 4 vehicles traveled in excess of 20 mph. They will revisit parking restrictions near the blind hill as well.

Trustee Pyne 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 Even, seconded by Trustee Martin Popek that;

WHEREAS, the Village of Orchard Park has maintained an Originating Agency Identifier (“ORI”) and access to Criminal Justice Information (“CJI”) in connection with the provision of civil fingerprinting services; and

WHEREAS, the Village of Orchard Park has determined that it no longer requires an ORI or access to CJI for the purpose of conducting or facilitating civil fingerprinting;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Orchard Park hereby determines that the Village no longer requires an Originating Agency Identifier or access to Criminal Justice Information for the purpose of civil fingerprinting; and

BE IT FURTHER RESOLVED, that the appropriate Village officials are hereby authorized and directed to take all necessary and appropriate actions to discontinue, surrender, deactivate, or otherwise terminate the Village’s ORI and associated access to CJI, including providing notice to the appropriate governmental agencies.

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

Moved by Trustee Pyne, seconded by Trustee Hartung that Mayor Clinton be authorized to sign a Special Events Contract with the Orchard Park Chamber of Commerce to host an Annual Oktoberfest Event from 5:00-9:00 pm on October 3, 2026 at the Orchard Park Train Depot.

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

Moved by Trustee Martin Popek, seconded by Trustee Even that the Village Board meeting scheduled for October 12, 2026 be cancelled in observance of the Columbus Day Holiday.

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

Moved by Trustee Hartung, seconded by Trustee Pyne that a public hearing be scheduled and advertised for October 26, 2026 at 7:00 pm for the purpose of hearing public input for the use of Community Development Block Grant funds in the Village of Orchard Park.

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

Moved by Trustee Even, seconded by Trustee Martin Popek that a public hearing be scheduled and advertised for October 26, 2026 at 7:00 pm to hear public comment on a proposed local law amending the Village of Orchard Park Municipal Code, Chapter 177.

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

Moved by Trustee Pyne, seconded by Trustee Hartung that the following budget adjustments be authorized for the 2026-2027 fiscal year:

Increase budget for:

Service Line Inventory Fuel	HH-65545-400	\$1070.10
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Decrease budget for:

DPW Lot (Mill, Grade, Pave) Fuel	HH-65179-404	\$1070.10
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On the question:	4 voting "Aye"	0 voting "Nay"	Carried
	Trustee Hartung		
	Trustee Pyne		
	Trustee Even		
	Trustee Martin Popek		

Moved by Trustee Martin Popek, seconded by Trustee Even that because the next scheduled Village Board meeting is October 26th, Clerk-Treasurer Richeal be authorized to pay all vouchers submitted by October 12, 2026, 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 Martin Popek

The next regular meeting is scheduled for October 26, 2026.

Moved by Trustee Hartung, seconded by Trustee Even to adjourn at 7:36 p.m.

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

Respectfully submitted,

Heather Tucciarone-Richeal, Clerk-Treasurer