

MINUTES OF THE PUBLIC HEARING 6:00 PM / GENERAL BOARD MEETING 6:30 PM OF THE VILLAGE OF NORTH COLLINS BOARD OF TRUSTEES HELD ON MONDAY, JULY 20, 2026

MEMBERS PRESENT:

Mayor Michael Gullo Sr. Trustee Lisa Voss
Trustee Richard Bley Attorney Richard Schaus
Trustee Nick Enders
Deputy Clerk McKenzie Blake

Excused – Trustee Corinne Leone
Clerk Tracy Mallaber

SIGNED IN VISITORS:

John Spengler	Ryan Maggio
Lynn Divencenzo	Lindsay Demmerley
Michael Ortiz	Trevor Trovato
Michael Drumm	Curt Mancuso
Norm Andolina	Vicki Kehr
Dan Kehr	

Mayor Gullo opened the Public Hearing, regarding to dissolution of the current joint Planning board and for the creation of a Village Planning board, to order at 6:00pm and led the Pledge of Allegiance.

MOTION to open the Public Hearing made by Trustee Voss, seconded by Trustee Enders. Unanimous. Carried.

The Mayor opened the discussion about the Planning Board starting with the list of signed in visitors. Each person was given a turn to speak freely for two minutes. John Spengler – Stated he wanted to hear what it was all about until he spoke. The Mayor explained to him this Public Hearing is to dissolve the current joint Planning Board between the Village and the Town of North Collins, and create an independent Village Planning Board.

Ryan Maggio- Stated that he doesn't want to separate them. He spoke at the last general meeting, and still believes that there is no reason to disband the current joint board.

Lynn Divencenzo – Stated she was present to just listen.

Lindsay Demmerley - Doesn't like the idea. She likes the idea of more people getting involved but would like to see it continued to be collaborated together with the town.

Michael Ortiz – States no need for new Planning Board, it will create more division. Trevor Trovato – Thinks two Planning Boards will cause more division. He's a Town resident, been on Planning Board for a little over a year and his wife is on the School Board. He looks at North Collins as one community and thinks the current Planning Board has both the Town and Villages' best interests at heart.

Michael Drumm – He is the chairman of the Joint Planning Board, and is an original member with 20 years' experience. He believes that we should keep the one Planning Board that serves all of North Collins (Village and Town) as one community. He stated a Village Planning Board might not work out the way we think it will. The current Planning Board works really well together. They all have different experiences in different areas. Each application that comes to the Joint Planning board is treated with no distinction of Village or Town. He went on to quote his father saying "If it works, don't fix it." They currently have two projects going on right now for the Village. If this division occurs, the Village would have to restart those projects from the ground up.

Curt Mancuso – States he has been volunteering on the Planning Board for the last 20 years. He has no complaints with the current way things work. He would like to keep the best interests of residences at heart. He encourages new development in the area and invites the Village to attend their public meetings. He also said it's been a pleasure serving both the Planning Board and the community.

Norm Andolina – He has attended 2 Planning Board meetings in the last year. The current Board is very intelligent and he thinks they do a great job. Also, he doesn't think starting from ground zero is a good idea.

Vicki and Danny Kehr – No comment.

Trustee Voss read a letter from Brenda Bauer-Petrus – in her letter she states she was a member of the Village Board when the joint Planning Board came into existence. The Boards work together for the common good. It was difficult to find people to serve on the Planning Board, so the joint planning board enhanced communities between both governments. She felt like it was a win at the time and still does. It was set up to include 3 Town members and 2 Village members – for a total of 5 Planning Board members. She is against abolishing the current proposal and thinks the Town and Village just need better communication.

Trustee Lisa Voss- She is a Village resident, and sits at their board meetings and wants to keep it as is.

Trustee Nick Enders – Doesn't think the Village will have people willing to serve the new Board. Wants to continue to keep it the way it is.

Trustee Richard Bley – Thinks the Boards lack communication, and wasn't sure if the Planning Board meetings were public knowledge or not. (they are, and are listed on the town website, post office, penny saver... etc.)

Lindsay- States that it is 2026 and she understands we have our required places where stuff needs to be posted, (bank, post office, village hall) but everyone needs to get with the times and start posting where people will see the meeting advertised. (referring to social media) There are so many different avenues to post where people are going to actually see things. We need to start using more resources. She also asked who is responsible for to the information to get out there?

Attorney Richard Schaus believes the Town and Village need better communication, and that we need a new set of rules to follow. In the past, the former clerk would get an application for site plan and just immediately send it to Planning Board without letting anyone else know about it. Richard suggests appointing liaisons to the Planning Board from the Town and Village Boards.

Michael Drumm encourages a new procedure that encourages better communication and a paper trail. Planning Board will no longer plan anything unless there is a formal request from the Town or Village.

Mayor Gullo had question for Michael Drumm. He asked what current projects they have open right now in the village? Project 1 is the Catering and Culinary Art Project on School Street, and Project 2 is the apartment building revision next to Mason Hall. The Zoning Board denied their request for variance but it has not gone away. They are working on revising their plan to move forward with the project. The notice was received back in December for an apartment building, then the SEQR review was done in May. It was then sent to Zoning Board, so the Planning Board had a few months to do meetings on the topic. It should have went to Planning Board first, then it should come back to Village, and then go to Zoning board. The Clerk needs to be instructed that when applications come in for the ZBA or Planning Boards, it should come to the Village Board first, then appropriate Board. Attorney Richard Schaus explained way things were done. The SEQR was 1st, ZBA was 2nd and planning board was 3rd and last for final review.

Mayor Gullo states he wants to create a Village Planning Board to get more village people involved and make our village vibrant once again.

Michael Drumm is all for it, but he's been on Joint Planning Board for 20 years and it's a struggle to get volunteers.

The Mayor stated that the Village doesn't see anything come into our office as to when the Planning Board meetings are, nor the meeting minutes. The previous Mayor appointed people however members are only supposed to serve a certain number of years before they need refresher courses. He asked Michael Drumm if they take refresher courses? Michael stated all current Planning Board members have to take refreshers every couple of years, and they do keep up on it.

Planning board is considered an "Advisory body" – they get projects in and then send recommendations back to which ever board sent the projects. Both the Town and Village came to understanding that it might have been a lack of communication and they need a written set of directions & procedures to follow for future projects. No vote was taken because a Trustee member was missing. The thought of just possibly adding more members to current Planning Board to make it 7, instead of 5. This would give the Village more representation and implement new ideas the Village would like to put through.

Mayor Gullo asked if anyone had any more questions and a visitor proposed something go into code/law to have fewer apartment complexes, to regulate multi-

family dwellings. The Town is currently reviewing a few laws. They are battery storage, data centers and Aquifers. The Mayor proposed that if the Planning Board stays the way it is currently, that we have a work session with the Town, Village and Planning Board. Next Planning Board meeting is August 6, 2026 at 7pm. The Planning Board had a meeting with the ROC with site plans and they had them change a few things. Attorney Schaus and Mayor Gullo met with Erie County regarding upcoming projects. The County wanted to discuss the ROC situation. We won't hear back until next month because it's in the state's hands now and most likely they reapplied for the grant to try and expand borders, and make the lot bigger. Changing laws normally take 2-3 months. The ZBA told them no because of the size of lot verses the amount of apartment. If the lot gets more square footage, they would be able to get more apartments.

MOTION to close public hearing made by Trustee Voss. Seconded by Trustee Bley. Unanimous. Carried.

Public hearing adjourned at 6:43 pm

MOTION to open Board Meeting (6:43 pm) made by Trustee Voss. Seconded by Trustee Enders. Unanimous. Carried.

MOTION to approve June 29, 2026 meeting minutes made by Trustee Bley. Seconded by Trustee Enders. Unanimous. Carried.

Visitors

Lindsay wanted to thank whoever made it possible to move the American Red Cross blood drive from the rec center to the firemen's training center because of the air quality. It saved the day.

Mayor states he has heard nothing but good things about the current Planning Board and doesn't want any animosity,

TRUSTEES REPORTS:

Trustee Leone excused tonight.

Trustee Voss – The NEST received a grant worth 1.2 million dollars to purchase a large woodchipper, that any community can use. Only Erie County employees can operate it. Hoping to get it in the fall of 2026. She is disappointed that there are issues with the clock, it looks beautiful however the time is not correct. Hoping the electric issue in park will be fixed. Electronic and paint collection was on Saturday, July 18, 2026 and went well. The last two collections were over 3000 pounds of paints and electronic collected. The next collection is Saturday, August 22, 2026 from 9am-12pm. There are absolutely no changes to the houses on her list. One is still in auction and the others are still in pre-foreclosure. The Town Planning Board will be working on laws regarding data centers and battery storage and said the Village should be included. NY State will most likely enact a law leaving Town and Villages limited on what we can do. So, wait to see what state does. It was questioned who will be plowing in front of the Historical Society? The Mayor said the Village will do it, but are not responsible for the state of the lawn come spring. Lastly, is there an update to purchase the property on Main Street? Attorney Schaus emailed and hasn't heard anything back.

Trustee Bley – The DPW fixed the fire hydrant on Thiel Road. Monthly water testing and reporting has been completed. Maintenance and cleaning completed. The water tap on Valone Ave for the new build was completed. Natures pride is starting to remove trees at the wells. No dog report was received.

Trustee Enders – The North Collins Fire Company had 6 calls, and 1 drill for the month of June. One member completed his two-week interior class, and another member will be starting his basic exterior training class. Hose testing will be done this week. There was a large brush fire in Lawton's and our fire company rolled all

three trucks and had 17 North Collins firefighters respond to help get it under control. All present commended them for their commitment and hard work. Norms house looked awesome for the fourth of July. They started marking Santello and Weiser. The topic of flock cameras was brought up and come to find out there is one on Main Street in front of Shelly's. The Mayor stated that he believes it's owned by the Sheriff's department. Trustee Enders explained that they are a privacy hazard since they have facial recognition, can take phone signals, and remember license plates. They also could be selling data because they are sometimes owned by private companies. He would like to get rid of the flock camera and possibly implement a law to keep them out of our community. Attorney Schaus said he will look into local laws.

MAYORS REPORT:

North Collins Police Department issued 12 traffic tickets in June 2026.

The DPW is cutting grass and watering flowers. The F550 has been repaired. There was a transmission leak. Sidewalk machine has been repaired. Clock was installed but the time keeps changing on its own. We have contacted the company but they will not return our calls to have tech assistance. Town of Collins has been assisting us with black top. The Village DPW also assisted Town of Brant with roads.

The Mayor asked the Board if they wanted to work with Eden regarding the Wepax Road area water maintenance. Everyone was in agreement not to get involved.

Santello and Weiser project will start within the few weeks. The markings have been done.

The Dewey Ave waterline project is set to start soon. Attorney Schaus and the engineer will look over and sign documents. Project is going to cost roughly \$12,500. They are also looking to hire a surveyor. We have received 3 quotes.

MOTION to give, the Mayor, authorization to sign the surveyor contract for the Dewey Ave waterline project made by Trustee Bley, seconded by Trustee Enders. Unanimous. Carried.

No update on the sidewalk situation.

MOTION to approve payments of bills June / July Abstract #2 - \$145,020.59 made by Trustee Voss, seconded by Trustee Enders. Unanimous. Carried.

Motion to adjourn meeting at 7:06pm made by Trustee Bley, seconded by Trustee Voss. Unanimous. Carried.

Meeting adjourned at 7:06 pm

Minutes submitted by,



Tracy M. Mallaber, Clerk / Treasurer
