

MINUTES OF THE PUBLIC HEARING MONDAY, February 23, 2026 AT 6:00pm.

A new business located at 2119 School Street approached the board for rezoning. At this time, it is zoned residential and the owner would like it zoned for business. The business will be a catering business with drop off and pick up of chef made meals for families and businesses during the day. They would like to eventually revitalize the house as a store front, so there will be no one living there. The timeframe to complete this project is late summer to early fall. There will be possibly 4 to 5 employees down the line.

Richard Schaus recommended the zoning change from Residential to a M1 Manufacturing and extend the current existing zoning or spot zone this property to a B1 Business. The advantage of the B1 is that it limits what type of businesses can move into this property in the future. The M1 does not limit the business type. The Village Board needs to adopt a negative declaration to rezone stating there will be no significant environmental impact from this property rezoning.

Visitors in attendance had no issues with the new property being rezoned and welcomed the new business.

The public hearing closed at 6:15pm.

MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE VILLAGE OF NORTH COLLINS BOARD OF TRUSTEES HELD ON MONDAY, February 23, 2026 AT 6:30 PM.

Mayor George called the Public Hearing to order at 6:30pm and led the Pledge of Allegiance.

MEMBERS PRESENT: Mayor Vincent George Trustee Corinne Leone
Attorney Richard Schaus Trustee Lisa Voss
Clerk/Treasurer Erica Ward Trustee Charles R. Lantaff
Absent-Trustee Richard Bley

MOTION to approve minutes of the January 26, 2026 Regular Meeting
Minutes made by Trustee Corinne Leone. Seconded by Trustee Lisa Voss. Unanimous. Carried.

VISITORS:

John Spengler	Norm Andolina	Michael Gullo
Arlene Meckes	Donald Clark	Chris Meckes
Paul Lawton	Heather Lawton	Vicki Kehr
Brenda Bauer Petrus	Ellen Pulinski	Chris Pulinski
Bill Devlin	Allan Grurer	Frank Garbe
Robert Zak	Randy Zak	

Casella – With a 2-year contract extension there will be a 2% increase per year for the next two years. Bulk pickup will now be the first and last Thursday of the month. Garbage and recycling will continue to be picked up on Fridays.

MOTION to the 2-year extension with Casella per the terms above made by Trustee Bob Lantaff. Seconded by Trustee Corinne Leone. Unanimous. Carried.

Phil Tremblay/CEO – For the 2025 year we issued 30 permits, which included one single family house that has not been completed yet. Collected \$2,566 in fees with a total value of permits equaling \$715,675. 28 violations were given out. Most of them being vehicles, exterior protection and yard debris. He completed his annual training in January. In regards to 2132 Spruce Street, the nephew is trying to talk her into selling. It was questioned when the house will be cleaned up, there is a door and debris hanging off of the house. Per Richard Schaus, the homeowner came to court and they gave her 30 days to sign with a real estate agent to get the house sold.

Village resident, Paul Lawton II, asked if street parking is being enforced this winter and if tickets are being issued? There is a no parking policy in the village from November 1st to April 1st 2am until 6am. Many of the side streets are plugged up with cars on both sides and it is making it difficult to navigate down them. He is concerned for the plows and emergency vehicles to be able to easily pass. The Mayor will speak with Rich Cooper about telling his department to watch and issue tickets.

Robert and Randy Zak, residents from Weiser Court came in with concerns of a neighbor diverting water that is destroying the road and their driveway. A neighbor who owns apartments on Santello Drive placed sandbags to divert water. Recently a back hoe was brought in and made mounds of dirt piles at the end of the road. There have also been trees cut and left, and trusses that have been placed up against remaining trees that are just rotting. With the rain, it is washing the dirt down the drains that are now plugged. It is also making a mess of the road and driveways. The water caved in the end of Robert's driveway and they needed to move their vehicle to get it out and park on the road because of this. They now have an approximate 1 foot by 6 inch deep trench at the end of the driveway that is growing. The road never had a draining problem until this water diversion was done. Now the road is all tore up, neighbor driveways are damaged and the dirt is plugging up the drains that were cleaned out last year by the DPW. They would also like the debris piles cleaned up per the village code. The Mayor would like Phil to take pictures and Richard Schaus to send the owner a letter. He would also like Keith to go and look to fix the end of their driveway.

MAYOR'S REPORT

Second January Sales tax remittance – 4.90% higher than the corresponding 2025 transfer. Year to date receipts 6.52% ahead of last year at this time.

School Street Rezoning –

RESOLUTION ADDRESSING STATE ENVIRONMENTAL QUALITY REVIEW (SEQR)
STATUS FOR PROPOSED RE-ZONING OF PROPERTY LOCATED AT
2119 SCHOOL STREET, NORTH COLLINS, NY.

WHEREAS, Twins and Teaching Culinary Arts and Facs LLC (owned by Arlene Dejoy Meckes)(hereafter the “Applicant”) is the Owner of 2119 School Street, North Collins, NY (the “Property”) which is approximately one acre of residentially zoned land; and

WHEREAS, the structures on the Property are in dilapidated condition and constitute an eyesore upon the area; and

WHEREAS, the Applicant has applied to the Village of North Collins to re-zone the Property from residential to M-1 because Applicant intends to renovate the Property and to operate a catering business there; and

WHEREAS, the property across the street is zoned M-1 and the property is adjacent to the railroad tracks on the east and the town library on the west and Gui's Lumber operates across the street from the Property in the M-1 district; and

WHEREAS, such a zoning action is an Unlisted action under SEQRA and pursuant to SEQRA the Village Board is the lead agency for conducting such review; and

WHEREAS, the Village Board has completed a SEQR review of the Application and has determined that this is an Unlisted Action under SEQR and that it will not have a significant adverse environmental impact; and

WHEREAS, the Property is serviced by public sewer and water;

NOW THEREFORE, BE IT RESOLVED, by the Village Board of Trustees of the Village of North Collins, as follows:

- 1) The proposed re-zoning of 2119 School Street is determined to be an Unlisted Action for SEQR purposes and has been determined not to have a significant impact on the environment and no further action is required.
- 2) This determination shall be effective immediately.

Motion for resolution made by Trustee Corrine Leone. Seconded by Trustee Lisa Voss. Unanimous. Carried.

Motion to adopt proposed local law #1 of 2026 to rezone 2119 School Street premise to a B1. Motion made by Trustee Bob Lantaff. Seconded by Lisa Voss. Unanimous. Carried

Drug Drop Off Date – There will be a drug drop off on April 25th here at the Village of North Collins police station from 10am until 1pm.

Drug Screening Policy – The current contract for drug/alcohol employee screening is due. Currently the employees screened are the police, highway, and a few part timers at a cost of approximately \$2,600 per year. Appointed and elected officials are not included in the drug testing. The Board decided to table this until next meeting to be able to take a closer look at the contract.

F-550 Quotes – This truck has been down since December with a blown engine. A quote of \$74,900 for a base model or \$94,291 for complete truck was received. This is under state contract, so we do not need to get more bids. We have not received any quotes for fixing it yet. It was asked if CHIPS money could be used to purchase a new truck. Currently the CHIPS money is used for multiple other things needed to be done around the village. There is a Bridge reserve that can be reallocated to another reserve since the village is not responsible for any bridge issues anyway. The Town is responsible for all bridges. It has \$36,000 plus interest in it and it could be moved to the Highway reserve. This would help cover the cost of a new truck. The current board tabled this for the newly elected board to make a decision in the future.

Plow Blade Quote – The plow on the big truck has holes in it and is pretty old. A quote to replace the blade is \$9,937.20. They should be able to finish this winter with the bad blade, but it will need to be replaced. The current board tabled this for the newly elected board to make a decision in the future.

Appoint Elections Inspectors – Margaret Orrange and Judith Thomas have been appointed as the Village election inspectors for the March 18th Village election. The rate of pay is now minimum wage for their hours. In the past there was 3 inspectors. The rules are now 2 or 4 for elections.

MOTION to approve Margaret Orrange and Juith Thomas as election inspectors for the upcoming Village election made by Trustee Corinne Leone. Seconded by Lisa Voss. Unanimous. Carried.

Set Budget Meeting – The next budget meeting will be on March 19th at 5pm. Update – This was changed to March 24th at 5pm at the Village Hall. All are welcome to attend.

TRUSTEES REPORTS:

Trustee Lantaff – DCO had 2 calls in the village in January.

Fire Report – There were 8 calls in January. Flow testing for air packs is being done this week. NYS VFire grant applications has been turned

in. Department elections to be held next month. All turnout gear from John Mill's money has been received. They will be hosting a spaghetti dinner on March 15th starting at 11am. He also suggested looking into an AI minutes program for the meetings. They are known for amazing accuracy and would take less time to get done. There are also other programs available like Google Docs and Microsoft OneNote.

Trustee Voss – The lights in the Village Park are back on. They have been out since the last power outage. They need to be adjusted because they are on all day and off at night. The key is in the village office for the timer. She helped with the paint and electronic drop off on the 18th. The next one will be held on March 18th at the North Collins Community Center. A few updates on vacant houses – 2106 Lanford Road is sold, 2082 Spruce Street is sold, 10516 Railroad Ave. is pending sale, the bank from the Vermont Street home is looking for a quick sale, and 2073 Spruce Street is still up on auction. There are three more homes in the village in pre-foreclosure. She also attended the planning board meeting for the new comprehensive plan for the Town. It was very interesting.

Brenda Bauer-Petrus asked if the village was included in this plan, and felt it should be.

Trustee Leone – Why are we still overlapping services with the Town? She asked if the Disaster coordinator and Keith could be at the next budget meeting. She drafted some questions for NYCOM. One being, if the fire chief stipend would ever raise? Also asked for the status of the Village website getting updated regularly? She would like to see nameplates purchased for the Zoning Board. This would be more professional and let the residents know who each member is. The Town is working on the Community Center to be the official warming center for emergencies. The Langford Fire Department is donating cots. She shared ideas about the ROC with Richard Schaus. Lastly, she would like to discuss having a joint meeting with the Town of North Collins after April.

Trustee Bley – Excused.

Water Report – Monthly testing and reporting completed. Maintenance and cleaning completed. Water meters were read for the quarterly billing. They are still having problems with well 5. Ehmke will be switching pumps. Highway did some minor repairs. They are still dealing with snow. The Town of Collins came and helped with the removal of snow piles. They are cutting down their usage of salt and only salting intersections and hills.

Executive Session –

MOTION to enter into executive session at 7:25pm made by Trustee Robert Lantaff. Seconded by Trustee Lisa Voss. Unanimous. Carried.

MOTION to exit executive session at 7:38 pm made by Trustee Corinne Leone. Seconded by Trustee Lisa Voss. Unanimous. Carried.

MOTION to enter back into the general meeting at 7:38pm made by Trustee Corinne Leone. Seconded by Trustee Lisa Voss. Unanimous. Carried.

MOTION to adjust pay schedule made by Trustee Lisa Voss. Seconded by Trustee Corinne Leone. Unanimous. Carried.

MOTION to Approve Payment of Bills January/February Abstract #9: \$44,077.22 made by Trustee Corinne Leone. Seconded by Trustee Bob Lantaff. Unanimous. Carried.

**MOTION to Adjourn at 7:40pm made by Trustee Corinne Leone.
Seconded by Trustee Lisa Voss. Unanimous. Carried.**

Minutes submitted by,

Erica Ward, Clerk / Treasurer

