

MINUTES OF THE REGULAR MONTHLY BOARD MEETING OF THE VILLAGE OF NORTH COLLINS BOARD OF TRUSTEES HELD ON MONDAY, April 20, 2026 AT 6:30 PM.

Mayor Gullo Sr. called the Regular meeting to order at 6:30pm and led the Pledge of Allegiance.

MEMBERS PRESENT: Mayor Michael Gullo Sr. Trustee Corinne Leone
Trustee Lisa Voss Trustee Richard Bley
Trustee Nick Enders
Clerk/Treasurer Tracy Mallaber

Excused Attorney Richard Schaus

VISITORS:

Vignesh Ramaiah	Sharon Cosimano	Kevin V Connor
Diann Clifford	Brenda Bauer-Petrus	John Spengler
Gene Majchrzak	Mark Raczka	Frank Cerny
Ari Goldberg	Carmen Caruana	Paul Lawton
Sue Bley	Diane Caruana	Edwin Heary
Norm Andolina	Mike Ortiz	Erica Ward

MOTION to close the general meeting and open the public meeting for the General and Water Budget adoption made by Trustee Corinne Leone.
Seconded by Trustee Lisa Voss. Unanimous. Carried.

Increase the water base fee by \$1.00 and the overage charges per thousand by an additional \$.75/1000 gallons.

MOTION to close the public meeting made by Trustee Richard Bley.
Seconded by Trustee Corinne Leone. Unanimous. Carried.

MOTION to approve the adoption of the budget presented made by Trustee Corinne Leone. Seconded by Trustee Lisa Voss. Unanimous. Carried.

MOTION to close the general meeting and open the public meeting for the SEQRA review for 10483 Main Street owned by ROC made by Trustee Richard Bley. Seconded by Trustee Nick Enders. Unanimous. Carried.

Ari Boldberg started the review by going over the basic facts of the review. It is to review the environmental impact this project would have on the site. If it is deemed to not have a significant impact, a negative declaration would be submitted. If it is deemed to have a significant impact, a positive declaration would be submitted. The property is currently zoned R-3 multifamily. The ZBA is involved for the variance required to build the 8-unit facility instead of the allowed 6-unit facility. The Village board was deemed and accepted the Lead Agency roll in January. DOT responded to the letters that were mailed out with their questions and it is an ongoing conversation.

Trustee Nick Enders: The county responded positively and had concerns about storm water capacity. Ari responded that the county did not respond with concerns from the letter. He also let Nick know that they have a drainage plan in the works and drawings were provided. The underground system is equipped to hold a 25-year storm.

Trustee Lisa Voss: Concern about the distance from the property line and to the next neighbor over. Questioned if they had a Long-Term Storm Water Management Plan. Per code on page 164, it is required. Ari explained that the distance from the property line is 5 ft which is within the guidelines in the code. He did not have an exact distance from the home next door but approximated about 25 feet away and would look into getting an exact figure. Ari explained that

if during the plan review process, it is explained that the Storm Management plan is needed, then that is what they would do.

Public Comment:

Diane Caruana asked what type of roofing material would be used. Ari explained it would be shingles on the top of the building with Metal on the overhang.

Paul Lawton brought back up the capacity of the underground storm water system and asked what a 25-year storm event means in regards to the quantity of gallons it could hold instead of it being labeled based on the type of storm that could be incurred. Ari did not have that information at that moment but would look into it.

Mark Raczka expressed that he is a neighbor a couple doors down from this property and expressed that the grounds in these properties already flood when it rains so this project would make this worse. Ari expressed that their mandatory system could actually improve that situation because it is collecting the extra water, which could include water moving from nearby properties.

Mike Ortiz also has concerns with the drainage.

Paul Lawton expressed that Route 62 is in dire need of updated storm drainage systems which is why the fire company is regularly pumping out basements within the village.

Norm Andolina asked about the square footage they are short for how many units they want to put it. Ari explained they are looking for a 2316 sq/ft variance to complete the project proposed.

Mike Ortiz expressed he doesn't think it should go through.

Trustee Corinne Leone mentioned that the ROC had expressed there was access to public transportation but there isn't. She also wanted to know why the Masonic Temple is not part of this project. He asked if there was a bus route, but there is no bus route, he apologized. He also explained that starting from scratch was an easier plan for layout purposes but that 6 units can fit in the temple and they have plans maybe 24 months from breaking ground on this project to start doing the Masonic Temple.

Trustee Nick Enders asked about garbage. Ari explained that while they had originally planned on having a dumpster, they have changed the plan to utilize the garbage totes provided by the Village. There was concern about having 16 garbage cans lined up on the street for this project and how that would look.

Diane Caruana expressed that they would be about 2500 sq/ft short for the 8 units, there are water issues and parking issues. Ari explained that while they are in compliance for the parking spaces, they did hear the village resident's concerns at the last meeting and worked the layout so that there could be one additional parking space, so instead of having 8 parking spaces for 8 units, there will be 9 spaces.

Edwin Heary from the Concord ZBA expressed that the village's perspective is amusing. He asked them to question if they are doing something that will help people of our community. There are a lot of wound-up emotions. There is a need for more quality housing that people can afford to live in. Asked the village to contemplate the big picture and work on important things, instead of concentrating on all the minute issues. This is a working process and the plans will change as needed to ensure they are compliant with all regulations. He wishes his community had the opportunity that our community is now being presented with.

MOTION to close the public meeting and enter back into the general meeting made by Trustee Corinne Leone. Seconded by Trustee Lisa Voss. Unanimous. Carried.

The board went through the list of questions on the SEQRA form with 3 out of the 12 questions being answered as moderate to high impact, and the remaining answered as little to no impact.

MOTION to Vote to propose a SEQRA Negative Declaration made by Trustee Corinne Leone. Seconded by Trustee Richard Bley.

Trustee Richard Bley – Aye
Trustee Corinne Leone – Aye
Trustee Lisa Voss – Nay
Trustee Nick Enders – Nay
Trustee Michael Gullo Sr – Aye

Aye's have it. Carried.

MOTION to adopt part 3 negative impact declaration per the Village Attorney and notes from the meeting, made by Trustee Corinne Leone. Seconded by Trustee Richard Bley. Unanimous. Carried.

MOTION to approve minutes of the March 16, 2026 Regular Meeting Minutes made by Trustee Nick Enders. Seconded by Trustee Lisa Voss. Unanimous. Carried.

Village Resident John Spengler for the Historical Society mentioned that the display of the 1958 B47 plane crash in Lanford/New Oregon is still open. There have been 41 visitors so far. They will be doing something this summer for the 250-year celebration of the Declaration of Independence. He requested that the Village fill the pot hole at the end of the driveway. He also expressed that there is some confusion on who should be mowing the lawn. The Village used to do it but the Town got a quote to do it. He just would like to know who is going to mow the lawn. The Mayor will talk with the DPW.

Mark Raczka lives next to a vacant home on Main St that has been empty for probably 15 years. It has gutters and down spouts hanging, mold, woodchucks and raccoons are rampant. He expressed that a couple years ago the Village hired a trapper and they caught quite a few. He asked if there is anything that can be done to get the neighbors to show some pride and take care of their property. The Mayor expressed he would reach out to the owner.

Diane Clifford explained that water came down her road during that big storm and it took out the end of her driveway. She would like it fixed for her, because the Village has done that for her in the past. The Mayor will talk with the DPW to get it taken care of.

Sue Bley lives on Valone and is upset about what is happening on the property at the end of the street. The pond they put in is overflowing; they were told it was a DEC problem but then they spoke with DEC and they said it was a municipal problem. Dave and Phil walked it, it needs an overflow, not sure how big it is. The Village will contact the owner.

Norm Andolina had some confusion about how the vote was handled for the SEQRA but then after further discussion he was good.

MAYOR'S REPORT

Plow Quote – The quote of \$9,937.20 for the current dump truck to be paid out of Reserves and ready for this coming season.

MOTION to purchase the plow for the dump truck from Valley Fab in the amount of \$9,937.20 from reserves made by Trustee Richard Bley. Seconded by Trustee Lisa Voss. Unanimous. Carried.

Engine Quote – The quote of \$18,289.00 plus tow expense for the F550 that has a blown motor to be paid out of Reserves.

MOTION to purchase the new engine from Emerling Ford for the F550 in the amount of \$18,289.00 plus tow expense from reserves made by Trustee Corinne Leone. Seconded by Trustee Nick Enders. Unanimous. Carried.

Salter Quote – The quote of \$15,441.92 for a new salter to be paid out of the 2026-2027 equipment budget.

MOTION to purchase the new salter from Valley Fab in the amount of \$15,441.92 from next year's budget made by Trustee Nick Enders. Seconded by Trustee Lisa Voss. Unanimous. Carried.

Tree Quotes – Two quotes have been received, one by Natures Pride and one by Good Neighbor Services. Both with two options, remove and clean up 40 trees, no stumps or remove and clean up 20 trees, no stumps. The prices were very similar. The board discussed going with the 20-tree option, where both contractors were priced the same at \$7,500. It was decided that since we have a relationship with Natures Pride already that this would be the contractor chosen.

MOTION to approve the quote for \$7500 from Natures Pride to removes and clean up 20 trees with no stump removal made by Trustee Richard Bley. Seconded by Trustee Nick Enders. Unanimous. Carried.

Santello Drive - The issue is ongoing and getting worse. We need to talk to Richard and in the mean time do what we can to help the residents effected.

Dewey Avenue – discussion about the quote to replace the water line. It was decided to table to see if we already have engineering drawings from the last water line replacement.

Bridge Reserve – approximately \$34,600 in the reserve. It was found that this reserve is unneeded and the funds will be moved to other reserve funds.

MOTION to approve moving \$28,000 into the Highway Reserve and the remainder moved into the Fire Reserve made by Trustee Lisa Voss. Seconded by Trustee Corinne Leone. Unanimous. Carried.

Drug Policy – Discussion took place to decide how to move forward with the current drug policy. They felt only doing the DPW made sense. Revise the contract and policy to only reflect DPW employees required to have testing done due to the size and types of equipment this department drives.

MOTION to approve the changes to the Drug Policy to reflect the DPW being drug screened once a year by Trustee Lisa Voss. Seconded by Trustee Nick Enders. Unanimous. Carried.

SRO – A meeting took place with Scott Taylor from the NCCSD to discuss the SRO contract. A request for more money per hour as well as the new Gas Pump that is needed, Scott expressed they would pay for half of that cost.

NCCSD Contracts – there were no changes made to the Salt, Gas or Postage Meter contracts, they just need to be renewed.

MOTION to approve the NCCSD contracts for Salt, Gas and Postage Meters for the 2026-2027 year made by Trustee Lisa Voss. Seconded by Trustee Richard Bley. Unanimous. Carried.

Resignation – a resignation letter was received by Dave Haidon to remove himself from the ZBA board because of his recent appointment as the Building Inspector creates a conflict of interest.

MOTION to accept Dave Haidon's resignation made by Trustee Richard Bley. Seconded by Trustee Nick Enders. Unanimous. Carried.

Gas Pump Quote – The quote for the new gas pump is for \$2980.25 that is being split in cost with the school.

MOTION to purchase the new gas pump for \$2980.25 from The Pump Doctor made by Trustee Lisa Voss. Seconded by Trustee Nick Enders. Unanimous. Carried.

Office Worker A5110.103 – A discussion was had to extend Erica's office position until June 26th was had.

MOTION to extend Erica Ward's position as office worker until June 26th 2026 was made by Trustee Richard Bley. Seconded by Lisa Voss. Unanimous. Carried.

Highway Department Report – The DPW has been sweeping streets and repairing lawn damage. They are removing the salters from the vehicles. New sidewalks need to be addressed with the contractor. Weiser Court is a complete disaster after land owner re-routed the water runoff. This needs to be address with the owner who created the damage. Steel Plates were put in so residents have driveway access.

TRUSTEES REPORTS:

Trustee Leone – Krista Cataldo could be someone interested in being a part of the zoning board for the vacancy to fill. School Budget will go to vote on May 19th. There is no disaster plan on file. The board has decided to remove Rick Myers and appoint Ryan Mathis as the new Disaster Coordinator.

MOTION to unappoint Rick Meyers and Appoint Ryan Mathis as Disaster Coordinator for one year effective immediately made by Trustee Corinne Leone. Seconded by Trustee Nick Enders. Unanimous. Carried.

The 250-year celebration is happening this Fourth of July. The Historical society is displaying the Declaration of Independence. Maybe the village could do a coloring contest or a hydrant painting contest. Also discussed a wellness class for the community. She has an instructor that would be available to do a tai-chi class on Mondays at 10am. In other communities they charge residents \$10 for the entire session and out of district \$14. Just a thought to keep residents accountable to show up, this would not be enough to cover the expense which should be around \$500.

Trustee Voss – Attended the VOA meeting here in the Village. Mayor George received a plaque to acknowledge his years in service. On Saturday, May 16th there is paint/electronics drop off but there will also be a tire drop off also. Tickets can be bought from the Town Hall for \$4 a tire. Only standard sized tires allowed, no tractor or large truck tires allowed. They are also in need of volunteers to help with the event. The vacant lot on Brant is up for sale for \$12,500. No changes on the foreclosure properties. April 25th is the drug drop off at the Police Station from 9am-1pm.

Trustee Bley – The dog warden report shows there was 1 miscellaneous complaint, 1 loose dog, two total calls for the month of March. It does not say if the loose dog was ever caught. Water Report- lead and copper testing is done. Monthly testing and reporting completed. Maintenance and cleaning completed.

Trustee Enders – Fire report – 9 calls for March. Truck 4 is out for service. The Crescent fire was taken care of properly. Their sprinkler system did

what it was supposed to do. Contact Keith if you would like a walk through of the fire facilities. Spoke to Heather from the DOT about the pot holes, man holes and DI's that need to be taken care of. Erica mentioned asking Heather about the decibel limit signs that were requested. The sidewalks need to be looked at. Reviewed the contract and we have 1 year from substantial completion, which was approved at the August meeting in 2025. The contract was supposed to supply load tickets which they mixed it themselves so they won't be able to do that. There is no way to prove what PSI strength the concrete has without those tickets. Mixing by hand cannot create that type of PSI. The sidewalks are crumbling all over.

MOTION to Re-approve Payment of Bills February/March Abstract #10 with the correct amount: \$28,230.59 made by Trustee Richard Bley. Seconded by Trustee Lisa Voss. Unanimous. Carried.

MOTION to Approve Payment of Bills March/April Abstract #11: \$55,132.55 made by Trustee Lisa Voss. Seconded by Trustee Nick Enders. Unanimous. Carried.

MOTION to Adjourn at 9:40pm made by Trustee Corinne Leone. Seconded by Trustee Nick Enders. Unanimous. Carried.

Minutes submitted by,

Tracy Mallaber, Clerk / Treasurer

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