

**Village of Elmira Heights
215 Elmwood Ave., Elmira Heights, NY
Regular Board Meeting Minutes
February 3, 2026
7:00 PM**

CALL TO ORDER & ATTENDANCE:

Mayor Smith led the Pledge of Allegiance and called the meeting to order at 7:09 PM at the Elmira Heights Village Hall. **Those Village Board members in attendance and constituting a quorum were:** Mayor Smith; Trustee Patelunas via Zoom from 28326 Loft Mountain Drive, Leesburg, FL; and Trustees Aiosa, Churches, & Fuhlhage

Others Present: Clerk Martone, Street Superintendent Vanderhoff, Code Enforcement Officer Mein, Fire Chief Sabatini, and Police Sergeant Morrell

Public Present: Lynnelle Farber of Hunt Engineers

PROCEEDINGS:

Mayor Smith adjusted the agenda to bring #16 forward as Ms. Farber had a significant commute.

PERSONS RECOGNIZING THE BOARD ON NON-AGENDA ITEMS

Ms. Lynnelle Farber of Hunt Engineers presented the Village of Elmira Heights Comprehensive Strategic Plan, the Powerpoint slides for which is on file.

No other members of the public were present at the meeting.

1. Trustee Aiosa made a motion to resolve to accept the minutes of the January 6th Special Board Meeting.

Second by Trustee Fuhlhage

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

2. Trustee Fuhlhage made a motion to resolve to accept the minutes of the January 6th Regular Board Meeting.

Second by Trustee Aiosa

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

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3. Trustee Patelunas made a motion to approve audit #9 in the amount of \$151,317.00 claim numbers 410 - 465, check numbers 23976 - 24030.

Second by Trustee Aiosa

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

4. Department Official Remarks

Fire Chief Sabatini introduced himself and read his report.

Police Sergeant Morrell read his report, which is on file.

Street Superintendent Vanderhoff read his report.

Code Enforcement Officer Mein read his report.

5. Trustee Aiosa made a motion to put the following reports on file for the month of January, 2026.

Fire Department

Police & Summary

Street Department

Code Enforcement

Gas and Diesel Consumption

Village Justice and Acting Justice Reports

Second by Trustee Fuhlhage

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

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6. Trustee Fuhlhage made a motion to approve the following election inspectors for the March 18, 2026 Village Election:

Bradley Nicholson	Dem.	Barbara Chase	Rep.
Beverly Spencer	Dem.	Lori Kerbein	Rep.
Shiela Bosco	Dem. Alt.	Gary Clark	Rep. Alt.

Site Manager: Cindy McDonald

Second by Trustee Aiosa

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

7. Trustee Patelunas made a motion to authorize the purchase of a 2025 Mack MD7 with 12' dump body from Beam Mack Sales & Service, Inc. in an amount not to exceed \$122,500.00.

Second by Trustee Aiosa

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

8. Trustee Fuhlhage made a motion authorizing the Clerk to move the following monies:

- A budget transfer of \$80.00 from A3411.5 (Volunteer FD Equipment Testing) to A3411.43 (Physicals) to cover the cost of the annual physicals.
- A budget amendment of \$4,938.75 from Fund Balance to A9785.63 for the remainder of the USDA Rural Development interest payment for December 2025.
- A budget amendment of \$54,620.00 from Fund Balance to A5110.47 to cover the cost of work done on Grand Central and 14th for ADA ramps.
- A budget transfer of \$150.00 from A1990.4 (Contingency) to A1620.41 (Building – Janitorial) to cover the cost of cleaning supplies.

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- A budget transfer of \$5,000.00 from A1990.4 (Contingency) to A1420.4 (Attorney – Contractual) to cover legal fees
- A budget transfer of \$14,000.00 from A1990.4 (Contingency) to A3120.15 (Police Overtime)
- A budget amendment of \$122,500.00 from Fund Balance to A1510.23 to cover the cost to purchase a 2025 Mack MD7 with 12' dump body.

Second by Trustee Aiosa

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

9. Trustee Patelunas made a motion to approve the elected positions of the Elmira Heights Fire Department:

Fire Chief	Matthew Sabatini
1 st Asst. Chief	Jason Mitchell
2 nd Asst. Chief	Adam Kamas
3 rd Asst. Chief	Michael Cadek

Captain	Michael Riker
Captain	Christopher Johnston
Captain	Christopher Morgan

Second by Trustee Aiosa

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

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10. Trustee Churches made a motion to approve to extend the agreement with the Town of Hector for one month.

Second by Trustee Aiosa

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

11. Trustee Aiosa made a motion to approve the membership of Brennen Mathews and Camron Benedict into the Elmira Heights Fire Department.

Second by Trustee Churches

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

12. Trustee Fuhlhage made a motion to adopt the SEQR for Resolution 1 of 2026.

Second by Trustee Aiosa

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

13. Trustee Aiosa made a motion to approve Resolution #1 of 2026: Approval of the Purchase of a Certain Parcel of Land within the Village of Elmira Heights

The Village Board of the Village of Elmira Heights, New York (the "**Village Board**"), duly convened in regular session on February 3, 2026 at 215 Elmwood Avenue, Elmira Heights, New York 14903 does hereby resolve as follows:

WHEREAS, the Village Board is considering the purchase (the "**Action**") of a certain parcel of land located at 110-112 E. 9th Street, in the Village of Elmira Heights (the "**Village**"), having tax map parcel number 70.06-2-39 (the "**Property**") for the Village's future use;

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WHEREAS, in consideration of the purchase of the Property, the Village Board has examined a proposed purchase agreement by and between the Village and Golos Printing, Inc. (the "**Purchase Agreement**") and the addendum to purchase agreement thereto (the "**Addendum**" and together with the Purchase Agreement, the "**Agreement**");

WHEREAS, pursuant to Article 8 of the Environmental Conservation law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "**SEQR Act**") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "**Regulations**"), the Village Board desires to determine whether the Action may have a "significant effect on the environment" (as said quoted term is defined in the SEQR Act and the Regulations) and therefore require the preparation of an environmental impact statement;

WHEREAS, to aid the Village Board in determining whether the Action may have a significant effect upon the environment, an environmental assessment form (the "**EAF**") has been presented to and reviewed by the Village Board, copies of which are on file in the office of the Village Clerk;

WHEREAS, pursuant to the Regulations, the Village Board has examined the EAF in order to make a determination as to the potential environmental significance of the Action; and

WHEREAS, pursuant to the Regulations, the Village Board has considered the Project in light of the actions included on the Type I list specified in Section 617.4 of the Regulations and in light of the actions included on the Type II list specified in Section 617.5 of the Regulations.

NOW, THEREFORE, BE IT RESOLVED that the Village Board classifies the Action as an "Unlisted Action" (as said quoted term is defined in the Regulations) for the purposes of this review;

BE IT FURTHER RESOLVED that based upon an examination of the EAF, and based further upon the Village Board's knowledge of the area surrounding the Property and such further investigation of the Action and its environmental effects as the Village Board has deemed appropriate, the Village Board finds that the Action **will not** result in any significant adverse environmental impacts;

BE IT FURTHER RESOLVED that the Village Board will not require the preparation of an environmental impact statement with respect to the Action;

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BE IT FURTHER RESOLVED that the information available concerning the Action was sufficient for the Village Board to make its determination;

BE IT FURTHER RESOLVED that the Mayor is hereby directed to sign the EAF and issue the Negative Declaration pursuant to 6 NYCRR § 617.12(a)(1);

BE IT FURTHER RESOLVED that the purchase price of the Property pursuant to the Agreement reflects the fair market value of the Property;

BE IT FURTHER RESOLVED that in light of the foregoing, the Agreement, is hereby in all respects, approved;

BE IT FURTHER RESOLVED that the Mayor and Attorneys of the Village are hereby authorized and directed on behalf of the Village Board to execute and deliver any and all documents deemed necessary to effectuate the Action, including, but not limited to, the deed, recording documents, statements, notes, mortgages, guarantees, and any other documents which may be necessary or appropriate to consummate the transactions contemplated hereby, and to pay all necessary and proper expenses associated with the foregoing Action and to carry out the intent and accomplish the purpose of these resolutions (this "**Resolution**"); and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

Second by Trustee Patelunas

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

14. Trustee Fuhlhage made a motion to deem the following vehicles as surplus to be listed on Govdeals.com:

- 1999 Chevrolet 2500
- 2008 Ford F350
- 2006 Johnston Freightliner

Second by Trustee Aiosa

Roll Call Vote:	Trustee Patelunas	Aye	
	Trustee Aiosa	Aye	
	Trustee Fuhlhage	Aye	
	Trustee Churches	Aye	
	Mayor Smith	Aye	Motion Carried.

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15. Discussion and possible action on feral cat traps

Trustee Churches led the discussion on the feral cat traps and stated that Attorney Pautz advised that the Village would have some form of liability with such a program, but a pilot project could be tried. The Village Attorney also stated that Trustee Patelunas' idea of donating cat traps was a good idea. The ASPCA's Spay & Neuter Program representative seemed interested in partnering with the Village for this program, but told Trustee Churches that it would ultimately be the Executive Director's decision.

Trustee Churches also mentioned a google doc that he provided to the rest of the Board regarding public education on feral cats to be disbursed to the Village residents.

Trustee Patelunas suggested that the ASPCA could accept the deposit for the traps, train those who are signing out the traps, and give said resident a certificate as proof of training. The certificate would then be taken to the Village Clerk's Office, in order to obtain the trap.

[Item 16 (Persons Addressing the Board on Non-Agenda Items) was adjusted to the beginning of the meeting]

17. REMARKS: MAYOR, TRUSTEES

Mayor Smith updated everyone on the study of 13th street to be funded by Chemung County. A bid has been awarded to a company out of Liverpool, NY. They have until February 23rd to act.

Mayor Smith also updated everyone that the Complete Audit was almost done. There are a few small things left to do, but otherwise everything is good and the Board may choose to move money into the restricted reserve accounts in a future board meeting. The Auditor did call us today to inform us that when over \$750,000 of federal funds are spent, a separate Single Audit needs to be conducted. Our auditor will be visiting next week to review the necessary files. This mandatory separate audit will cost \$2,500.00.

Mayor Smith informed everyone that a date has been set for the Celebration Committee to meet on February 9th at 6:30pm at the Elmira Heights Historical Society.

Trustee Churches asked about the Knitting Mill.

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Trustee Fuhlhage spoke about the Comprehensive Strategic Plan, and commented that in the past he and former-Trustee Southard had noted that the Village sidewalks were terrible. He mentioned that he knew of 3 places where every household was taxed a certain amount for sidewalks. While he spoke of some benefits to such a tax, he acknowledged the perspectives of both sides of a potential debate on the subject. Trustee Churches suggested looking into what programs might be available similar to Safe Routes for Schools.

Trustee Fuhlhage also asked if the matter of Renter's Enforcement had been discussed with Attorney Pautz to ensure municipal officials can contact the responsible party for property maintenance. Trustee Churches commented that there was a person employed by the City that did something similar with regard to zombie properties, but this was through a specific grant.

ADJOURNMENT

18. Motion by Trustee Patelunas to adjourn the February 3rd regular board meeting at 8:47 PM.

Second by Trustee Fuhlhage

Roll Call Vote:	Trustee Patelunas	Aye
	Trustee Aiosa	Aye
	Trustee Fuhlhage	Aye
	Trustee Churches	Aye
	Mayor Smith	Aye

Motion Carried.

Respectfully Submitted By,

Amanda Martone
Village Clerk