MINUTES OF THE VILLAGE OF LITTLE VALLEY
REGULAR MEETING
TUESDAY, JUNE 23, 2026 – 7:00 PM – MUNICIPAL BUILDING

PRESENT:

James Bowen – Mayor **JoElla Emborsky – Clerk Treasurer**
Craig Bedell – Trustee
Jeremy Keesler - Trustee
Raymond Hughes – Trustee
Todd Palmatier – Deputy Mayor/Trustee

ABSENT:

Kory Gross – Streets/Water Supervisor **Louis Szabo – Sr. Line Worker**

VISITORS:

Barbara Burns Connor Hellwig Maria Butcher

Mayor James Bowen called the regular meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

APPROVAL OF MINUTES:

MOTION #9, 2026-2027

Motion made by Trustee Bedell, seconded by Trustee Keesler, to approve the minutes of June 9, 2026, regular meeting. **SO MOVED, RESOLVED.**
AYES: Mayor Bowen, Trustee Bedell, Trustee Hughes, Trustee Keesler, Trustee Palmatier
NAYS: NONE
ABSENT: NONE

GUEST: **Connor Hellwig – Friends of Little Valley** – Stated that he is worried about the Friends of Little Valley group. There are currently 2 members left on the committee and they are burned out. They asked about handing over the financials back to the Village. Mayor Bowen stated that the remaining funds will go into a Trust Fund for the Friends of Little Valley if in the future they want to start the committee up again.

Barbara Burns – Asked about any grants that are available, more along the lines of revitalization. Asked about Music in the Park. Asked about Code Enforcement – has anyone applied? Was the 1203 report submitted? Handed out NYS General Requirements for Code Enforcement Maintenance. She wanted to know why the Locksmith building sold if it was marked condemned.

MAYOR:

- ***OLD BUSINESS:***

1. **ZBA member** - still needed

2. **Code Enforcement Contract?** Been in contact with the Town of Ellicottville. Hopefully we will hear from them next week.

3. **Adam Zeafla's retro-pay** – "He wasn't in that position at the time he became qualified as a lineman – no CDL license." According to the Village Attorney, we must follow civil service laws.

4. **505 Rock City St. remove Special Use Permit** – need Code Enforcement to move forward on this.

- ***NEW BUSINESS:***

1. **Contractor's Pay App #10 – Contract 2A – General Construction** – Willey Welling Drilling, Inc. is requesting $34,712.47 for Pay App #10 for work done May 4th -May 29th.

MOTION #10, 2026-2027

Motion made by Trustee Palmatier, seconded by Trustee Bedell, to approve Contractor's Pay Application #10 for Contract 2A – General Construction to Willey Well Drilling, Inc. in the amount of $34,712.47. **SO MOVED, RESOLVED.**
AYES: Mayor Bowen, Trustee Bedell, Trustee Keesler, Trustee Hughes, Trustee Palmatier
NAYS: NONE
ABSENT: NONE

2. **Sewer Credits for filling Pools** – 5 customers are asking for credit for filling their swimming pools.

MOTION #11, 2026-2027

Motion made by Trustee Bedell, seconded by Trustee Keesler, to approve the sewer credits for the 5 customers who filled their pools (no water entering the sewer system). **SO MOVED, RESOLVED.**
AYES: Mayor Bowen, Trustee Bedell, Trustee Keesler, Trustee Hughes, Trustee Palmatier
NAYS: NONE
ABSENT: NONE

3. **Tree Service Bids** – we received 1 bid for tree trimming on Liebler Hill Rd. Tree Care of New York submitted a bid for $7,901.

MOTION #12, 2026-2027

Motion made by Trustee Keesler, seconded by Trustee Bedell, to approve the bid from Tree Care of New York for $7,901. **SO MOVED, RESOLVED.**
AYES: Mayor Bowen, Trustee Bedell, Trustee Keesler, Trustee Hughes, Trustee Palmatier
NAYS: NONE
ABSENT: NONE

ELECTRIC DEPARTMENT:

STREETS/WATER WORKING SUPERVISOR:

TRUSTEES:
Trustee Craig Bedell:

Trustee Ray Hughes:

Trustee Jeremy Keesler: Asked about Northrup's fixing the sidewalks. How many feet is being replaced?

Trustee Todd Palmatier: Made a motion to promote Senior Line Worker Lou Szabo to Electric Supervisor as of June 25th. Lou applied back in March for the position.

MOTION #13, 2026-2027

Motion made by Trustee Palmatier, seconded by Trustee Keesler, to approve the promotion of Lou Szabo to Electric Supervisor starting on June 25th. **SO MOVED, RESOLVED.**
AYES: Mayor Bowen, Trustee Bedell, Trustee Keesler, Trustee Hughes, Trustee Palmatier

NAYS: NONE
ABSENT: NONE

CLERK TREASURER:

BUILDING & ZONING CODE ENFORCEMENT:

PAY BILLS AND APPROVE PAYROLL REPORTS:
Clerk Treasurer Emborsky presented the payroll for June 10, 2026, along with the accounts payable printout for the board's approval. She also had the board review the vouchers listing for each fund and sign for their approval. The vouchers to be approved for payment are as follows:

6/10/2026 through 6/23/2026 ACCOUNTS PAYABLE

CHECKS:	General Fund	#8619-8625	$3,242.24
	Electric Fund	#8656-8663	$57,980.27
	Sewer Fund	#6013-6018	$2,117.79
	Water Fund	#6177-6182	$1,233.12
	Trust Fund	#4553	$2,551.00
	Water Project Fund		$0.00
CHECKS VOIDED	Electric Fund	#8664	$0.00

Payroll Ending 6/10/2026

Payroll Fund		$0.00
Direct Deposit		$21,937.05
Trust Fund	#4550-4552	$11,961.36

MOTION #14, 2026-2027

Motion made by Trustee Keesler, seconded by Trustee Bedell, to pay the bills and payroll as presented. **SO MOVED, RESOLVED.**
AYES: Mayor Bowen, Trustee Bedell, Trustee Hughes, Trustee Keesler, Trustee Palmatier
NAYS: NONE
ABSENT: NONE

ADJOURNMENT:

MOTION #15, 2026-2027

Motion made by Trustee Keesler, seconded by Trustee Palmatier to adjourn the meeting at 7:36 PM. **SO MOVED, RESOLVED.**
AYES: Mayor Bowen, Trustee Bedell, Trustee Hughes, Trustee Keesler, Trustee Palmatier
NAYS: NONE
ABSENT: NONE

Respectfully submitted,

JoElla Emborsky

JoElla Emborsky
Clerk Treasurer

Received from Barbara Burns

CHAPTER

3 GENERAL REQUIREMENTS

User notes:

About this chapter: *Chapter 3 is broad in scope and includes a variety of requirements for the maintenance of exterior property areas, as well as the interior and exterior elements of the structure, that are intended to maintain a minimum level of safety and sanitation for both the general public and the occupants of a structure, and to maintain a building's structural and weather-resistance performance. Specifically, Chapter 3 contains criteria for the maintenance of building components; vacant structures and land; the safety, sanitation and appearance of the interior and exterior of structures and all exterior property areas; accessory structures; extermination of insects and rodents; access barriers to swimming pools, spas and hot tubs; vehicle storage and owner/occupant responsibilities.*

SECTION 301—GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of *persons* for maintenance of *structures*, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the *structures* and *exterior property* in compliance with these requirements and the code under which the building was constructed, except as otherwise provided for in this code. The *owner* or owner's agent shall be responsible to ensure that any repairs, additions or alterations to the building or portion thereof are performed or constructed in accordance with the *Building Code of New York State*, *Residential Code of New York State* or *Existing Building Code of New York State*. A *person* shall not occupy as *owner-occupant* or permit another *person* to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit, rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit, rooming unit, housekeeping unit* or *premises* they occupy and control.

[NY] 301.3 Vacant structures and land. Vacant *structures, premises,* and portions thereof, or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302—EXTERIOR PROPERTY AREAS

302.1 Sanitation. *Exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* that such *occupant* occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. *Premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any *structure* located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

[NY] 302.4 Weeds. Except as provided for in statute, local law, ordinance, or other regulations, all developed areas of a *premises* that are intended to be used by building *occupants* or the public shall be maintained free from *weeds* in excess of 10 inches (254 mm). Noxious *weeds* shall be prohibited.

302.5 Rodent harborage. *Structures* and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly on abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. Accessory *structures*, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

[NY] 302.8 Motor vehicles. Except as provided for in statute, local law, ordinance or other regulations, not more than one *inoperable motor vehicle* shall be parked, kept or stored on any *premises*, and no motor vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of motor vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A motor vehicle of any type is permitted to be stored or undergo major overhaul, including body work, provided that such work is performed or the motor vehicle is stored inside a *structure* or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. A *person* shall not willfully or wantonly damage, mutilate or deface any exterior surface of any *structure* or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303—SWIMMING POOLS, SPAS AND HOT TUBS

[NY] 303.1 Swimming pools. *Swimming pools*, hot tubs, and spas, including their associated enclosures, alarms, and entrapment protection, shall be installed in accordance with sections 303.2 through 303.4 and maintained in a clean and sanitary condition, and in good repair.

[NY] 303.2 Enclosures. In order to provide protection against potential drowning and near drowning, all *swimming pools*, spas, and hot tubs shall be provided with a permanent enclosure that restricts access to *swimming pools*, spas and hot tubs, in compliance with this section. Enclosures for *swimming pools*, spas, and hot tubs which are situated on the premises of dwellings regulated under *Residential Code of New York State*, and detached dwellings classified as R-3 and constructed under the *Building Code of New York State* shall be in compliance with Section R328 of the *Residential Code of New York State*. Enclosures for all other *swimming pools*, spas, and hot tubs shall be in compliance with Section 3109 of the *Building Code of New York State*.

Exception: *Swimming pools*, hot tubs, and spas that have a permanent barrier installed and maintained in accordance with the barrier requirements of the version of the *Uniform Code* in effect at the time of the installation shall be deemed to be in compliance with this section.

[NY] 303.3 Swimming pool, hot tub, and spa alarms. A *swimming pool*, hot tub, or spa installed, constructed or substantially modified after December 14, 2006, shall be equipped with an approved pool alarm in compliance with Section R328.6 of the *Residential Code of New York State* or Section R3109.5 of the *Building Code of New York State*.

Exceptions:

1. A hot tub or spa equipped with a safety cover that complies with ASTM F1346.
2. A *swimming pool* (other than a hot tub or spa) equipped with an automatic power safety cover that complies with ASTM F1346.

[NY] 303.4 Entrapment protection for swimming pools and spas. *Swimming pools* and spas shall maintain body entrapment protections for suction outlets in accordance with the *Building Code of New York State* or the *Residential Code of New York State*, as applicable.

SECTION 304—EXTERIOR STRUCTURE

304.1 General. The exterior of a *structure* shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Potentially unsafe conditions. The following conditions shall be considered to be potentially unsafe, shall be assessed and shall be addressed in compliance with the *Existing Building Code of New York State*, the *Residential Code of New York State* or the *Building Code of New York State*:

1. Structural members have *deterioration* or distress that appears to reduce their load-carrying capacity.
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations has *deterioration* or distress that appears to reduce its load-carrying capacity.
3. *Structures* or components thereof have *deterioration* or distress that appears to reduce their load-carrying capacity.
4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or watertight.
5. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
6. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.
7. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *deterioration*, fatigue or without proper *anchorage* and incapable of supporting all nominal loads and resisting all load effects.
8. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects.
9. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
10. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
11. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.
12. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored*, or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted where *approved* by the *code official*.

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

[NY] 304.2.1 Lead-based paint. In addition to requirements of this code, 40 CFR 745 (titled "Lead-based Paint Poisoning Prevention in Certain Residential Structures"), a regulation issued and enforced by the Federal Environmental Protection Agency, applies to certain activities in buildings that may contain lead-based paint, including renovations performed for compensation in "target housing" and "child-occupied facilities," "abatement" of lead-based paint hazards and other "lead-based paint activities" (as those terms are defined in 40 CFR Part 745).

[NY] 304.3 Address identification. New and existing buildings shall be provided with *approved* address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of $^1/_2$ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional *approved* locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the *structure*. Address identification shall be maintained.

Exception: Buildings subject to address identification requirements as part of a countywide 911 numbering system that allows first responders to identify the address when responding.

304.4 Structural members. Structural members shall be maintained free from *deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

304.5 Foundation walls. Foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

304.6 Exterior walls. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *deterioration*.

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *deterioration* in the walls or interior portion of the *structure*. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper *anchorage* and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. Where required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper *anchorage* and capable of supporting the imposed loads.

304.11 Chimneys and towers. Chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

304.13.1 Glazing. Glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

[NY] 304.14 Insect screens. During the period from May 15 to September 15, every door, window and other outside opening required for *ventilation* of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with *approved* tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

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NOTICE OF LAWN MAINTENANCE REQUIREMENTS

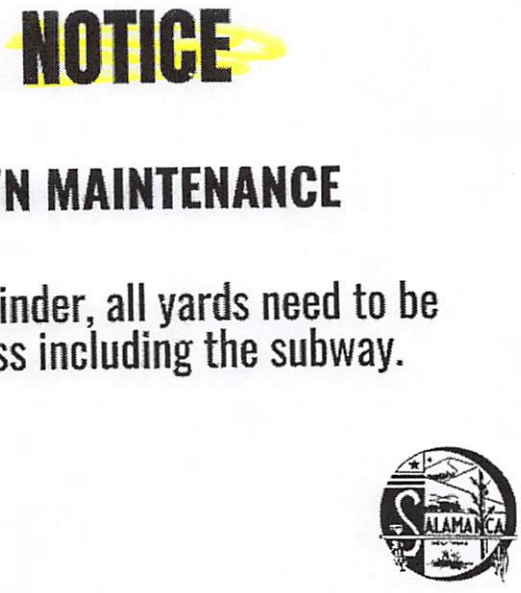
The City of Salamanca reminds all property owners, occupants, and responsible parties that lawns, grass, weeds, and other vegetation must be maintained at a height of 10 inches or less, including areas between the sidewalk and roadway (commonly referred to as the subway strip or tree lawn).

Regular maintenance of these areas helps:
- Maintain neighborhood appearance
- Improve public safety and visibility
- Reduce pests and nuisance conditions
- Support community pride

Property owners are responsible for mowing and maintaining all applicable areas of their property, including the subway strip adjacent to their lot.

If you have questions regarding property maintenance requirements, please contact the City of Salamanca Code Enforcement Office.

Thank you for helping keep Salamanca clean, safe, and attractive for everyone. See less



Who enforces this rule? Does this apply year-round?

59 154 comments 34 shares

Like Comment Share

City Of Salamanca Police Department · Follow
April 25 ·

DENNIS R. COOK, P.E.
Consulting Engineer
3436 Bakerstand Road
Franklinville, N.Y. 14737

November 2, 2023

John Helgager, CEO
103 Rock City St.
Little Valley, NY, NY

Ref: 107 Park Place.
Little Valley, NY

Dear John,

Per your request, I inspected the structure at the above referenced site with respect to structural integrity and I have the following comments:

Observations:

1. The building is III B construction circa 1900
2. The building is in very poor structural condition
3. The exterior exposed walls are brick and are severely deteriorated

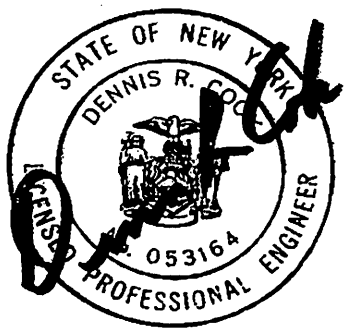
Recommendations:

1. The costs to repair the structure are not economically viable.
2. The building is not salvageable and should be demolished

If there are any further questions, please do not hesitate to ask.

Sincerely,

Dennis R. Cook, P.E.



This Structure is Unsafe and its Occupancy Has Been Prohibited by the Fire Code Official

2020 FCNYS, SEC. 109.1.1 Notice

It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition, or demolishing the structure.

By Order of the Fire Code Enforcement Officer: John Helgager **Dated: November 9, 2022**

Village of Little Valley Building Department

103 Rock City Street
Little Valley, NY 14755
(716)938-9151

Notice of Violation/Order to Remedy

03/22/23

To: Frank Jonathan Bartholome
7789 Jackman Hill Box 453
Ellicottville, NY 14731

Property Location: 107 Park Pl

Tax Map#: 54.072-1-16.1

Violation# : VI22-0038 **Violation Date: 11/30/22** **Offense: Buildings, Unsafe**

An apparent violation of the Zoning/Building Laws exists on the above property. I observed:

Decayed wood and masonry portions of the exterior wall are indeed falling onto the neighboring property. The wall has decayed to the point requiring a design professional inspection and immediate corrective action to correct.

This is in violation of the law/ordinance specified below and detailed at the end of this notice:

Authority : Village of Little Valley
Section : Chapter 108
Title : Buildings, Unsafe
Page : 108-1 through 108-9

YOU ARE THEREFORE DIRECTED AND ORDERED to comply with the law and to remedy the condition above on or before 04/05/23.

Code VLV Chapter 108-9. Penalties for offenses. [Added at time of adoption of Code (see Ch. 1, General Provisions, Art. III)] In addition to assessment of costs provided for in 108-7, any person, firm or corporation who shall violate any provision of this chapter shall, upon conviction, be subject to a maximum fine of $250 or a maximum term of imprisonment of 15 days, or both, for each offense.

03/22/23
Date

John Helgager, Code Enforcement Officer

Violation Detail :
DANGEROUS BUILDING - Includes any building, shed, fence or other man-made structure which: A. Is dangerous to the public health because of its condition and which may cause or aid in the spread of disease or injury to health of the occupants of it or neighboring structures; B. [illegible] is especially liable to fire and constitutes or creats a fire hazard; C.

Summary Sheet for Contractor's Pay Application for Payment Number:

		Application Period:	5/4/26 thru 5/29/26	Application Date:	6/22/2026
To (Owner):	Village of Little Valley	From (Contractor):	Willey Well Drilling, Inc.	Via (Engineer):	Barton & Logudice DPC
Project:	Water System Improvements Project	Contract:	No. 2A - General Construction	Application Number:	10

1. ORIGINAL CONTRACT PRICE	$1,312,250.00
2. Net change by Change Orders	$0.00
3. Current Contract Price (Line 1 ± 2)	$1,312,250.00
4. Total Completed and Stored to Date	$955,921.21
5. Retainage	$47,796.06
6. Amount Eligible to Date (Line 4 - Line 5)	$908,125.15
7. Total Previous Payments	$873,412.68
8. Payment Due this Period	$34,712.47

CONTRACTOR SIGN-OFF ON PAYMENT

Jade Ellis

DATE

06/22/2026

ENGINEER SIGN-OFF ON PAYMENT

DATE

06/22/2026

VILLAGE OF LITTLE VALLEY SIGN-OFF ON PAYMENT

DATE

6/23/2026

Little Valley Water System Improvements Project Contract No. 2A - General Construction — Contractor's Pay Application

Contractor:	Willey Well Drilling, Inc.	**Application Number:**	10
Application Period:	5/4/26 thru 5/29/26	**Application Date:**	6/22/2026

A		A1	A2	A3	All Previous Periods Quantity		Total Quantity (Including Previous Periods)		D1	E
#	Description	Bid Value	Quantity	Total Value	B1 Quantity	B2 Amount of (A1*B1)	C1 Quantity	C2 Amount (A1*C1)	Materials Presently Stored	Total Completed to Date C2 + D1
1	Mobilization (Not to Exceed 5% of Bid)	$56,750.00	1	$56,750.00	74.00%	$41,995.00	74.0%	$41,995.00		$41,995.00
2	General Construction	$48,000.00	1	$48,000.00	60.00%	$28,800.00	70.0%	$33,600.00		$33,600.00
3	Well No. 1 Exterior	$128,750.00	1	$128,750.00		$0.00		$0.00	$20,944.51	$20,944.51
4	Well No. 1 Interior	$55,961.00	1	$55,961.00	85.00%	$47,566.85	97.0%	$54,282.17		$54,282.17
5	Well No. 3 Exterior	$187,500.00	1	$187,500.00	15.00%	$28,125.00	15.0%	$28,125.00	$37,814.93	$65,939.93
6	Well No. 3 Interior	$55,961.00	1	$55,961.00	85.00%	$47,566.85	97.0%	$54,282.17		$54,282.17
7	Well No. 4A Exterior	$352,250.00	1	$352,250.00	85.00%	$299,412.50	85.0%	$299,412.50	$0.00	$299,412.50
8	Well No. 4A Interior	$55,963.00	1	$55,963.00	85.00%	$47,568.55	97.0%	$54,284.11		$54,284.11
9	Well Abandonment	$14,250.00	1	$14,250.00	75.00%	$10,687.50	75.0%	$10,687.50		$10,687.50
10	Foundation & Flat Work	$131,865.00	1	$131,865.00	95.00%	$125,271.75	100.0%	$131,865.00		$131,865.00
11	Masonary	$100,000.00	1	$100,000.00	98.00%	$98,000.00	100.0%	$100,000.00		$100,000.00
12	Roofing & Siding	$75,000.00	1	$75,000.00	96.00%	$72,000.00	100.0%	$75,000.00		$75,000.00
13	Contingency Allowance	$50,000.00	1	$50,000.00	27.30%	$13,650.00	27.3%	$13,628.32		$13,628.32
	TOTALS			$1,312,250.00		$860,644.00		$897,161.77	$58,759.44	$955,921.21

Stored Material Summary

Contractor's Pay Application

For (contract):	No. 2A - General Construction	Application Number:	10
Application Period:	5/4/26 thru 5/29/26	Application Date:	6/22/2026

A	B	C	D	E1	E2	E3	E4	E5	E6	E7		E8
Associated Bid Items	Supplier	Materials Description	Invoice	Units	Invoice Qty.	Price Per Qty	Total Invoice S=E2*E3	Qty Installed to date	Qty Currently in Stored Materials = E2 - E5	Incorporated in Work		Materials Remaining in Storage ($) (E4-E7)
										Quantity	Amount ($)	
3	Morris Industries, Inc.	Well No. 1 Equipment	20022174-02, 20022174-01, 20022174-00	LS	1	$20,944.51	$ 20,944.51		100.0%			$ 20,944.51
5	Morris Industries, Inc.	Well No. 3 Equipment	20022172-02, 20022172-01, 20022172-00	LS	1	$37,814.93	$ 37,814.93		100.0%			$ 37,814.93
7	Morris Industries, Inc.	Well No. 4A Equipment	20022173-02, 20022173-01, 20022173-00	LS	1	$14,430.71	$ 14,430.71	100.0%		100.0%	$14,430.71	$ -
7	Core&Main	16-inch DR-18 PVC Water Main	Y348789	LF	160	$69.00	$ 11,040.00	160		100.0%	$11,040.00	$ -
7	Core&Main	16-inch 90 DI Bends	Y348789	EA	4	$1,445.61	$ 5,782.44	4		100.0%	$5,782.44	$ -
							$ -					$ -
							$ -					$ -
							$ -					$ -
							$ -					$ -
							$ -					$ -
							$ -					$ -
							$ -					$ -
							$ -					$ -
							$ -					$ -
		Totals					$90,012.59				$31,253.15	$ 58,759.44

Contingency Allowance

Contractor's Pay Application

13 - Contingency Allowance

Items	Date	Amount	Description
Hydrant Assembly Complete	3/2/2026	$13,628.32	Additional blow-off hydrant assembly complete prior to connection
	Total Value	$13,628.32	
	Fraction of Bid Item ($50k)	0.2726	

Change Orders

Contractor's Pay Application

Contractor:	Willey Well Drilling, Inc.	**Application Number:**	10
Application Period:	5/4/26 thru 5/29/26	**Application Date:**	6/22/2026

CHANGE ORDER TRACKING

TOTAL	$0.00

A		A1	A2	A3	All Previous Periods Quantity		Total Quantity (Including Previous Periods)		D1	D2	E (Split)
#	Description	Change Order Value	Change Order Quantity	Total Value	B1 Quantity	B2 Amount of (A1*B1)	C1 Quantity	C2 Amount (A1*C1)	Total Payment withheld for restoration	Materials Presently Stored	Total Completed to Date C2 - D1 + D2
	SEE BID ITEM SHEET			$0.00	0	$0.00		$0.00			$0.00
				$0.00	0	$0.00		$0.00			$0.00
				$0.00	0	$0.00		$0.00			$0.00
				$0.00	0	$0.00		$0.00			$0.00
				$0.00	0	$0.00		$0.00			$0.00
				$0.00	0	$0.00		$0.00			$0.00
	Totals			$0.00		$0.00		$0.00	$0.00	$0.00	$0.00

SEWER CREDITS FOR JULY BILLING - POOL FILLING					
Customer	End Read	Start Read	Consumption	$5.75	CR to SWR
JANET HOCH	73	64	9	$5.75	$51.75
GLENN HAHN	968	966	2	$5.75	$11.50
JENNIFER VANDUSEN	134	131	3	$5.75	$17.25
LEWIS DILLE JR	89	76	13	$5.75	$74.75
Consumption*$5.75=CR to SWR					

SEWER CREDIT FOR 2026-06

Customer	End Read	Start Read	Consumption		$5.50 CR to SWR	
STEPHEN FRANK	149	144	5	$5.50	$27.50	Already billed

Water reads had not been gone through before the last meeting.

Consumption*$5.50=CR to SWR

Xylem Tree Experts
150 Granby St
Norfolk, VA 23510 US
+17166811414
info@treecarenation.com

RECEIVED
JUN 23 2026
BY: .....

TREE CARE OF NEW YORK
"Growing a Better Tomorrow"

Estimate

ADDRESS
Louis Szabo
Village of Little Valley
Village Hall
103 Rock City Street
Little Valley, NY 14755

ESTIMATE 12073
DATE 06/16/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	A Foreman	30	68.40	2,052.00
	Journeyman	30	61.34	1,840.20
	Trainee 3rd Year	30	55.46	1,663.80
	Bucket Truck	30	30.00	900.00
	Chipper	30	14.00	420.00
	Track Bucket	20	43.00	860.00
	Equipment Hauler	10	16.50	165.00

Payment Accepted by Check Only To:
Xylem Tree Experts
150 Granby Street
Norfolk, VA 23510

TOTAL **$7,901.00**

Accepted By

Accepted Date

PAYROLL NO: 01 VILLAGE OF LITTLE VALLEY PAYROLL DATE: 6/10/2026

*** REGISTER TOTALS ***

REGULAR CHECKS:		
DIRECT DEPOSIT REGULAR CHECKS:	13	21,937.05
MANUAL CHECKS:		
PRINTED MANUAL CHECKS:		
DIRECT DEPOSIT MANUAL CHECKS:		
VOIDED CHECKS:		
NON CHECKS:		
TOTAL CHECKS:	13	21,937.05

*** NO ERRORS FOUND ***

** END OF REPORT **

VENDOR SORT KEY	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
AFLAC TRADITIONAL AND DIRECT	INS PREMIUMS	TRUST FUND	NON-DEPARTMENTAL	58.20
	INS PREMIUMS	TRUST FUND	NON-DEPARTMENTAL	103.80
			TOTAL:	162.00
ALS GROUP USA, CORP	SLUDGE, SOLID	SEWER FUND	SEWER	224.00
	WATER - AMMONIA (2)	SEWER FUND	SEWER	52.00
	WATER - SOLIDS (2)	SEWER FUND	SEWER	36.00
	WATER - BOD (2)	SEWER FUND	SEWER	60.00
			TOTAL:	372.00
AMREX CHEMICAL CO. INC.	SODIUM BICARB 50LB BAG - 2	SEWER FUND	SEWER	680.00
	ENVIRONMENTAL SURCHARGE	SEWER FUND	SEWER	12.00
			TOTAL:	692.00
CATT CO DPW	TIPPING FEES G(EWS)	GENERAL FUND	GENERAL	7.32
	TIPPING FEES E(GWS)	ELECTRIC FUND	ELECTRIC	7.31
	TIPPING FEES S(GEW)	SEWER FUND	SEWER	7.31
	TIPPING FEES W(GES)	WATER FUND	WATER	7.31
			TOTAL:	29.25
CATT CO HEALTH DEPT	SWR 1258 SPECIMEN	SEWER FUND	SEWER	25.00
	SWR 1314 SPECIMEN	SEWER FUND	SEWER	25.00
	WTR 1224 SPECIMEN	WATER FUND	WATER	30.00
	WTR 1341 SPECIMEN	WATER FUND	WATER	30.00
			TOTAL:	110.00
CATTARAUGUS COUNTY BANK	FICA W/H	GENERAL FUND	GENERAL	504.21
	MEDICARE W/H	GENERAL FUND	GENERAL	117.92
	FICA W/H	ELECTRIC FUND	ELECTRIC	930.55
	MEDICARE W/H	ELECTRIC FUND	ELECTRIC	217.64
	FICA W/H	SEWER FUND	SEWER	359.00
	MEDICARE W/H	SEWER FUND	SEWER	83.96
	FED W/H	TRUST FUND	NON-DEPARTMENTAL	3,002.92
	FICA W/H	TRUST FUND	NON-DEPARTMENTAL	1,946.83
	MEDICARE W/H	TRUST FUND	NON-DEPARTMENTAL	455.32
	FICA W/H	WATER FUND	WATER	153.07
	MEDICARE W/H	WATER FUND	WATER	35.80
			TOTAL:	7,807.22
CHASE CARD SERVICES	ADT G(E)	GENERAL FUND	GENERAL	118.64
	DEWALT BATTERY - AMAZON	GENERAL FUND	GENERAL	189.99
	MICROSOFT EXCHANGE ONLINE	GENERAL FUND	GENERAL	8.40
	APPRENTICE SCHOOL A.Z ROOM	ELECTRIC FUND	ELECTRIC	528.00
	APPRENTICE SCHOOL A.Z MEAL	ELECTRIC FUND	ELECTRIC	186.62
	TRAINING FAIRPORT L.S. ROO	ELECTRIC FUND	ELECTRIC	174.00
	TRAINING FAIRPORT L.S. MEA	ELECTRIC FUND	ELECTRIC	112.74
	ADT E(G)	ELECTRIC FUND	ELECTRIC	118.64
	APPRENTICE SCHOOL RM - J.K	ELECTRIC FUND	ELECTRIC	528.00
	APPRENTICE SCHOOL RM - A.S	ELECTRIC FUND	ELECTRIC	528.00
	APPRENTICE SCHOOL MEALS	ELECTRIC FUND	ELECTRIC	495.99
	NYRWA ROOM - J.Z.	SEWER FUND	SEWER	699.00
	NYRWA MEALS - J.Z.	SEWER FUND	SEWER	44.98
	NYRWA ROOM - A.T.	WATER FUND	WATER	699.00
	NYRWA MEALS - A.T.	WATER FUND	WATER	45.01
			TOTAL:	4,477.01

ENDOR SORT KEY	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
OGECO US (PENN), LLC DBA: BREEZELINE	STATIC IP G(W)	GENERAL FUND	GENERAL	12.50
	STATIC IP W(G)	WATER FUND	WATER	12.50
			TOTAL:	25.00
ULL ELECTRIC, INC	4" SCH 40 PVC CONDUIT - 20	ELECTRIC FUND	ELECTRIC	61.15
	2H STRAP - 4	ELECTRIC FUND	ELECTRIC	9.74
			TOTAL:	70.89
ACK HENRY & ASSOCIATES, INC.	PYMT SOLUTIONS 2025	ELECTRIC FUND	ELECTRIC	5.00
			TOTAL:	5.00
AMESTOWN MACADAM, INC	4000# - 9YDS	TRUST FUND	NON-DEPARTMENTAL	1,809.00
	FIBER - 9YDS	TRUST FUND	NON-DEPARTMENTAL	162.00
	52'CONVEYOR - 2 HRS	TRUST FUND	NON-DEPARTMENTAL	580.00
			TOTAL:	2,551.00
EMORIAL LIBRARY OF LITTLE VALLEY	LIBRARY SRVCS 6/1/26-5/31/	GENERAL FUND	GENERAL	1,000.00
			TOTAL:	1,000.00
ATIONAL GRID	ISO EXT 2026-05	ELECTRIC FUND	NON-DEPARTMENTAL	20,886.03
			TOTAL:	20,886.03
EW YORK POWER AUTHORITY	BILLING 2026-05	ELECTRIC FUND	NON-DEPARTMENTAL	16,924.99
			TOTAL:	16,924.99
EW YORK STATE DEFERRED COMPENSATION P	DEF COMP	TRUST FUND	NON-DEPARTMENTAL	480.00
	DEF COMP - ROTH	TRUST FUND	NON-DEPARTMENTAL	50.00
			TOTAL:	530.00
YS CHILD SUPPORT PROCESSING CENTER	BX94301K1	TRUST FUND	NON-DEPARTMENTAL	339.74
			TOTAL:	339.74
YS EMPLOYEES RETIREMENT	RETIREMENT CONTRIBUTIONS	TRUST FUND	NON-DEPARTMENTAL	922.70
	RETIREMENT LOANS	TRUST FUND	NON-DEPARTMENTAL	404.00
			TOTAL:	1,326.70
YS TAX DEPARTMENT	STATE W/H	TRUST FUND	NON-DEPARTMENTAL	1,408.20
			TOTAL:	1,408.20
ROTOCOL 80, INC.	OMNIS TECH G(EWS)	GENERAL FUND	GENERAL	252.50
	OMNIS TECH E(GWS)	ELECTRIC FUND	ELECTRIC	252.50
	OMNIS TECH S(GEW)	SEWER FUND	SEWER	252.50
	OMNIS TECH W(GES)	WATER FUND	WATER	252.50
			TOTAL:	1,010.00
OBBINS AND JOHNSON PC	PROF FEES 12/2025-5/2026	GENERAL FUND	GENERAL	1,645.00
			TOTAL:	1,645.00
TUART C IRBY CO	PART #1510 - GUY ATTACH (2	ELECTRIC FUND	NON-DEPARTMENTAL	578.75
	POLE LINE HARDWARE - PLATF	ELECTRIC FUND	NON-DEPARTMENTAL	7,800.00
	PART# 0312 - MACH BOLT 75	ELECTRIC FUND	NON-DEPARTMENTAL	165.00
	PART# 0311 - MACH BOLT 50	ELECTRIC FUND	NON-DEPARTMENTAL	112.50
	PART# 2580 - GUY WIRE 3/8	ELECTRIC FUND	NON-DEPARTMENTAL	152.50
	PART# 0313 - MACH BOLT 25	ELECTRIC FUND	NON-DEPARTMENTAL	66.25
	PART# 1490 - GUY GUARD 25	ELECTRIC FUND	NON-DEPARTMENTAL	76.56
	PART# 1920 - PIN POLE TOP	ELECTRIC FUND	NON-DEPARTMENTAL	875.00

VENDOR SORT KEY	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	PART# 1620 - DE INSULATOR	ELECTRIC FUND	NON-DEPARTMENTAL	565.00
	PART# 1530 - INSULATOR SPO	ELECTRIC FUND	NON-DEPARTMENTAL	41.25
	PART# 0040 - CROSSARM 25	ELECTRIC FUND	NON-DEPARTMENTAL	2,231.25
	PART# 0840 - C7 COVER 100	ELECTRIC FUND	NON-DEPARTMENTAL	143.00
	PART# 0785 - TAP CON WR189	ELECTRIC FUND	NON-DEPARTMENTAL	82.00
	PART# 0795 - TAP CON WR399	ELECTRIC FUND	NON-DEPARTMENTAL	87.50
	PART# 0895 - TAP CON YHD30	ELECTRIC FUND	NON-DEPARTMENTAL	72.50
	PART# 0012 - ANCHOR ROD 20	ELECTRIC FUND	NON-DEPARTMENTAL	669.00
	PART# 1930 - CROSSARM PIN	ELECTRIC FUND	NON-DEPARTMENTAL	575.00
	PART# 1105 - DE 1/4" GUY G	ELECTRIC FUND	NON-DEPARTMENTAL	75.00
	PART# 1550 - INSULATOR PIN	ELECTRIC FUND	NON-DEPARTMENTAL	800.00
	PART# 2160 - GROUND ROD 25	ELECTRIC FUND	NON-DEPARTMENTAL	437.50
	PART# 0006 - SCREW ANCHOR	ELECTRIC FUND	NON-DEPARTMENTAL	1,461.00
	PART# 2730 - 1/4 GUY WIRE	ELECTRIC FUND	NON-DEPARTMENTAL	95.00
			TOTAL:	17,161.56
TEAMSTERS LOCAL 264	UNION DUES	TRUST FUND	NON-DEPARTMENTAL	387.50
			TOTAL:	387.50
USA BLUE BOOK	REAGENT - WELLS (2)	WATER FUND	WATER	73.20
	SODIUM ARSENITE - WELLS (2	WATER FUND	WATER	42.40
	FREIGHT	WATER FUND	WATER	41.20
			TOTAL:	156.80
VAIL HARDWARE INC	MED DUTY TOGGLE SWITCH	GENERAL FUND	GENERAL	7.89
			TOTAL:	7.89

FUND TOTALS

A01	GENERAL FUND	3,864.37
E20	ELECTRIC FUND	59,128.46
S11	SEWER FUND	2,560.75
T30	TRUST FUND	12,110.21
W07	WATER FUND	1,421.99
	GRAND TOTAL:	79,085.78

TOTAL PAGES: 3

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