



BOARD OF TRUSTEES MEETING AGENDA

July 02, 2024 at 7:00 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- [1.](#) June 4, 2024
- [2.](#) June 18, 2024

RESOLUTIONS/DISCUSSIONS

- [3.](#) Discussion/Resolution: Local Law 1 of 2024 - Faculty Housing
- [4.](#) Resolution Approving the Installation of Stop Signs at the Intersection of Lime Kiln Road & Wilder Road
- [5.](#) Resolution Approving a Refund for a Double Tax Payment to Corelogic - 14 Doe Drive
- [6.](#) Resolution Approving a Refund for a Double Tax Payment to Corelogic - 4 Old Pomona Road
- [7.](#) Resolution Approving a Refund for a Double Tax Payment to Corelogic - 9 Cara Drive
- [8.](#) Resolution Approving Abstracts of Audited Claims
- [9.](#) Resolution Approving Transfer of Funds

REPORTS

- [10.](#) Mayor
- [11.](#) Village Clerk/Treasurer
- [12.](#) Village Attorney

OPEN FLOOR: PUBLIC DISCUSSION

EXECUTIVE SESSION

NEW BUSINESS

ADJOURNMENT



BOARD OF TRUSTEES MEETING MINUTES

June 04, 2024, at 7:00 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

MEMBERS PRESENT:

Marshall Katz, Mayor
Milton Schwartz, Deputy Mayor
Joseph Mause, Trustee
Tova Krull, Trustee (left at 8pm)

MEMBERS ABSENT:

Yisroel Cherns, Trustee

OTHERS PRESENT:

Camille Guido - Downey, Village Clerk-Treasurer

Mayor Katz opened the meeting at 7:05 pm followed by the pledge of allegiance.

ITEM #1

RESOLUTION #58-24

APPROVAL OF MINUTES

Trustee Schwartz made a motion to approve the minutes of May 7, 2024, seconded by Trustee Mause. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Mause, Trustee Krull. This motion was carried unanimously.

ITEM #2

CONTINUED PUBLIC HEARING - A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF WESLEY HILLS TO REVISE THE ZONING LAW IN RELATION TO FACULTY HOUSING AT SCHOOLS

Mayor Katz stated that he has reviewed every email, all the of the public comments from the last meeting and has created a list of items for the Board to review. Mayor Katz stated that the ZBA does not have any further comments and the Planning Board has not provided comments to date. The Planning Board has 30 days to comment and they have exceeded that time.

Mayor Katz stated that based on the public input, letters received, and Board feedback, he has created a list of potential changes:

- *Section 1 – Consider striking 2nd sentence, “The Board of Trustee has been made aware that qualified Faculty of such school have found it difficult to obtain affordable housing near the Village.” Board Members agree with the removal.*

- *Section 1 – Should language be added to require applicants to be free of any state and local violations and be in compliance with NYS education laws?* Board Members stated that some language should be added in reference to the school’s accreditation that is required.
- *Section 2 – based on meeting with PB and ZBA chairs change last words to, “actual vehicular access to be designed along other available frontage.”* Board Members agree with this change.
- *Section 2 – Should we add language that PB discretion should not overrule public or County Highway Dept safety concerns that cannot be mitigated?* Board Members stated that this comment is not applicable as if any agency has comments during the Planning Board process they must be addressed.
- *Section 3 (17) (a) - based on meeting with PB and ZBA chairs change last words to, “from any street and be located on the same lot as the school.”* Board Members agree with this change.
- *Section 3 (17) (b) (3) - # of years school must have been in operation – draft says 3. Do we change? 5, 7, 10 have been proposed.* Board Members agree to 10 years.
- *Section 3 (17) (c) – A member of public proposed 1500SF, 1800SF average based on his reported average home size in NYS of 1500SF and USA of 2028SF. Do we want to make a change here?* Board Members are not in favor of the proposed change.
- *Section 3 (17) (d) – Bulk regulations – should there be different setbacks for this use?* Board Members stated that the law already states that the setbacks are the same as the bulk requirements for schools.
- *Section 3 (17) (e) – Request to redefine number of units every year. KATZ Comment – not practical as once the units are built you cannot add or remove them every year.* Board Members agree and no change is needed.
- *Section 3 (17) (f) - Request to include faculty family members in site occupancy calculations. KATZ Comment – not practical as this number is not fixed and cannot be known in advance.* Board Members agree, no change required.
- *Section 3 (17) (i) - based on meeting with PB and ZBA chairs change end of 1st sentence to, “are located, and the family of such faculty.”* Board Members agree with this change.
- *Section 3 (17) (i) – Request to exclude non-immediate family members i.e., grandparents – KATZ comment – getting into defining family members could put the Village in contravention of State laws.* Board Members agree and no change is needed.
- *Section 3 (17) (j) – Request to redefine qualified faculty members by looking at where they currently live.* Board Members stated not applicable.
- *Section 3 (17) (k) – Request to add an annual processing fee.* Board Members agreed and stated that a fee will be decided and added to the Village Fee Schedule, but this fee is not part of the law itself.
- *Section 3 (17) (m) - based on meeting with PB and ZBA chairs change to, “if the property is sold, transferred, leased or licenses to another school...” in 2 places and, “the status of the residential use of all faculty housing units on property shall immediately expire...”* Board Members agree with this change.
- *Section 3 (17) – request to add fines for failure to comply or make false statements.* Board Members stated that this is already reflected in the code.
- *Senate Bill 7791A – Faith based affordable housing act – which would allow religious corporations to bypass restrictive zoning barriers to build affordable housing on their land. This*

bill if passed might supersede our law and make it moot, but that is not a reason not to proceed. This law is still in committee and does not appear to have been taken up by the assembly. Board Members stated that the proposed law has no effect on the Village's choosing to pass this law. It was noted that it is not certain the State will pass it's law and if it does, the Village will be required to comply, but that is not a reason not to pass our law at this time.

Mayor Katz questioned if the Board wants to wait for any Planning Board comments?

Board Members Schwartz & Krull answered yes, Mause answered no. In the end the Planning Board has time to comment until the next Village Board meeting.

Trustee Mause made a motion to close the public hearing, seconded Trustee Schwartz. Upon vote: Yea: Mayor Katz, Trustee Schwartz, Trustee Mause, Trustee Krull. This motion was carried unanimously.

Mayor Katz stated that the Village Board will act at our July 2, 2024, meeting at 7pm.

ITEM #3

DISCUSSION: DRAINAGE EASEMENT 2 ARDLEY PLACE

Paul Baum, Esq was present and presented his request. Mr. Baum stated that the homeowners at 2 Ardley Place constructed a new home, and it was discovered during the Village Engineer's inspections that the owner installed structures in the existing drainage easement on the property. There is a fence, rock wall and landscaping. Mr. Baum stated that the Village Engineer has provided a letter dated April 5, 2024, that outlines the items in the easement. Mr. Baum has provided the Village with an indemnification agreement for their consideration. Board Members stated that they would like to discuss this matter again next month when the Village Attorney is present.

ITEM #4

RESOLUTION #59-24

RESOLUTION APPROVING SPEED BUMPS ON WILLOW TREE ROAD

Trustee Schwartz made a motion to approve the following resolution, seconded by Trustee Mause:

WHEREAS, the Village of Wesley Hills and the Town of Ramapo has received many speeding complaints on Willow Tree Road from residents and the Ramapo Police Department, and

WHEREAS, the Town of Ramapo and the Village are researching a more permanent solution, and are offering this solution as a temporary one to mitigate the speeding on Willow Tree Road and both parties fully understand that this is a test as to whether these speed bumps will help with the issue, and

WHEREAS, the Town of Ramapo has agreed to pay for the speed bumps, install three (3) temporary speed bumps, any associated signage on Willow Tree Road, and maintain the speed bumps in the Village of Wesley Hills, and

WHEREAS, the three (3) temporary speed bumps and associated signage on Willow Tree Road will be located from the roundabout to Grandview Avenue, as per the attached plan dated October 6, 2023, and

WHEREAS, the Town of Ramapo has agreed to further remove these temporary speed bumps prior to the expected winter storms and further reinstall them after such storms while they are in use, and

NOW, THEREFORE BE IT RESOLVED, that the Village of Wesley Hills agrees to allow the Town of Ramapo to pay 100% of the cost of three speed bumps, install and maintain them as described in the above resolution and in the locations shown on the attached plan dated October 6, 2023.
Upon vote: Yea: Mayor Katz, Trustee Schwartz, and Trustee Mause. This motion was carried unanimously.

ITEM #5 **RESOLUTION #60-24**
APPROVAL OF A CONTRACT WITH CIVIL DESIGN WORKS FOR ENGINEERING SERVICES

Trustee Mause made a motion to approve the following resolution, seconded by Trustee Schwartz:

RESOLVED, that the Proposal and Fee Schedule for Engineering Consulting Services for the Village of Wesley Hills by Civil Design Works, a copy of which is made a part of the Minutes of this Board, is hereby approved and the Mayor is authorized to indicate approval of such agreement on said document on behalf of the Village of Wesley Hills.

Upon vote: Yea: Mayor Katz, Trustee Schwartz, and Trustee Mause. This motion was carried unanimously.

ITEM #6 **RESOLUTION #61-24**
RESOLUTION AUTHORIZING THE REDUCTION OF LETTER OF CREDIT FOR AMS ACQUISITIONS

Trustee Schwartz made a motion to approve the following resolution, seconded by Trustee Mause:

WHEREAS, as part of the Planning Board Subdivision approval resolution #22-22, the Applicant was required to post an Irrevocable Letter of Credit, and

WHEREAS, AMS Acquisitions has posted the recommended amount of \$129,919.50 in cash instead of a letter of credit, and

WHEREAS, as per the Village Engineer's letter dated April 10, 2024, the required amount has been reduced to \$99,099.50 as several of the required site work items have been completed, and

WHEREAS, the Applicant has requested that the amount of \$30,820 be refunded as per the Village Engineer's memo, and

NOW THEREFORE BE IT RESOLVED, that based on the Village Engineer's memo dated April 10, 2024, the Village Board approves the refund in the amount of \$30,820 and the Village Clerk-Treasurer is hereby authorized to refund same.

Upon vote: Yea: Mayor Katz, Trustee Schwartz, and Trustee Mause. This motion was carried unanimously.

ITEM #7 **RESOLUTION #62-24**

RESOLUTION AWARDING THE CONTRACT FOR THE RFP - HOLLAND LANE DRAINAGE IMPROVEMENT PROJECT

Trustee Mause made a motion to approve the following resolution, seconded by Trustee Schwartz:

WHEREAS, the Village of Wesley Hills has experienced major flooding on Holland Lane from August 2023 to current, and

WHEREAS, the Town of Ramapo Highway Department has maintained the culvert and its adjacent structures and has noted that major restoration work is needed which is above and beyond the contract requirements, and

WHEREAS, the Village Engineer also inspected the culvert and its adjacent structures on Holland Lane and has advised the Village that this work is emergent as nearby residents are being flooded, and

WHEREAS, the Village of Wesley Hills agrees with the Village Engineer and wishes to declare this restoration work an emergency due to the flooding damage to certain residents on Holland Lane, and

WHEREAS, the Village has prepared a request for proposals and received three proposals for the requested restoration, and

NOW, BE IT RESOLVED, that the Village of Wesley Hills declares this restoration work an emergency, and

THEREFORE, BE IT FURTHER RESOLVED, that the Village awards the lowest responsible proposal to Belleville Landscaping Inc. and the Mayor is authorized to sign the necessary documents on behalf of the Village.

Upon vote: Yea: Mayor Katz, Trustee Schwartz, and Trustee Mause. This motion was carried unanimously.

ITEM #8 **RESOLUTION #63-24** **RESOLUTION APPROVING ABSTRACTS OF AUDITED CLAIMS**

Trustee Mause made a motion to approve the following resolution, seconded by Trustee Schwartz:

RESOLVED, that the general fund claims #21890 through #21991 in the aggregate amount of \$177571.82 as set forth in Abstract #6/24 dated June 4, 2024, a copy of which abstract of audited claims is made a part of the Minutes of this Board, are hereby approved.

Upon vote: Yea: Mayor Katz, Trustee Schwartz, and Trustee Mause. This motion was carried unanimously.

ITEM #9 **RESOLUTION #64-24** **RESOLUTION APPROVING TRANSFER OF FUNDS**

Trustee Mause made a motion to approve the following resolution, seconded by Trustee Schwartz:

RESOLVED, that the transfers in the aggregate amount of \$225,000 as set forth in Abstract #6/24 dated June 4, 2024, a copy of which abstract of audited claims is made a part of the Minutes of this Board, are hereby approved.

Upon vote: Yea: Mayor Katz, Trustee Schwartz, and Trustee Mause. This motion was carried unanimously.

ITEM #10 - MAYOR'S REPORT

Sidewalk Funds

Mayor Katz stated that he participated in the announcement with the Town of Ramapo and NYS Assemblyman Lawler notifying the public of the grant funds. All the required paperwork will be distributed very soon. The Board Members will need to discuss this at our workshop.

McNamara & E Willow Tree Road

Mayor Katz has stated that the Village has requested the Village Engineer to review this intersection to square it off for better visibility. Police Reports were submitted and reviewed.

Sidewalk Survey

Mayor Katz stated that he spent time walking on each sidewalk in the Village. He has compiled a list of repairs that are needed. The County of Rockland has a concrete repair bid that the Village will utilize.

Lime Kiln Road/Wilder Road

There was a recent announcement that the County has agreed to allow the Village to make this intersection a 4-way stop intersection. The Village Engineer is preparing the plan.

ITEM #11 - VILLAGE CLERK/TREASURER'S REPORT

Camille Guido-Downey stated that the Village received eighteen complaints this past month. June is the 1st month of the new budget. It is currently tax collection time, bills have been mailed, and payments are coming in. Next month there will be a final budget cleanup for last year's budget.

ADJOURNMENT

Trustee Mause made a motion to adjourn the meeting, seconded by Trustee Schwartz. Upon vote: Yea: Mayor Katz, Trustee Schwartz, and Trustee Mause. This motion was carried unanimously.

Respectfully Submitted,
Camille Guido-Downey



SPECIAL BOARD OF TRUSTEES MEETING MINUTES

June 18, 2024, at 7:00 PM

432 Route 306, Wesley Hills, NY 10952

Phone: 845-354-0400 | Fax: 845-354-4097

MEMBERS PRESENT:

Marshall Katz, Mayor
Milton Schwartz, Deputy Mayor
Yisroel Cherns, Trustee
Joseph Mause, Trustee
Tova Krull, Trustee

MEMBERS ABSENT:

None

OTHERS PRESENT:

Benjamin Selig, Village Attorney
Camille Guido - Downey, Village Clerk-Treasurer

Mayor Katz opened the meeting at 7:05 pm followed by the pledge of allegiance.

Mayor Katz stated that we will move the minutes to the July 2, 2024, meeting date.

ITEM #2

RESOLUTION #65-24

RESOLUTION AUTHORIZING THE EMERGENCY REPAIR ON WILLOW TREE ROAD

Trustee Cherns made a motion to approve the following resolutions, seconded by Trustee Schwartz:

WHEREAS, the Village of Wesley Hills was notified that there was a partial roadway collapse on Willow Tree Road, and

WHEREAS, as per the Village Engineer's inspection on June 13, 2024, this collapse is dangerous and requires emergency repair as soon as possible, and

WHEREAS, this work is above and beyond the normal repair work that the Town of Ramapo would perform for the Village, and

WHEREAS, the Village with the assistance of the Village Engineer obtained an emergency proposal from Environmental Construction, a copy of which is made a part of the minutes of this Board, and

NOW, THEREFORE BE IT RESOLVED, that the Village of Wesley Hills declares this repair on Willow Tree Road an emergency and the Mayor is authorized to indicate the approval and acceptance

of such proposal by Environmental Construction by signing same on behalf of the Village of Wesley Hills nunc pro tunc.

Discussion:

Mayor Katz stated that on the south side of Willow Tree Road at the curve of the roadway there was a broken drainage pipe that undermined and washed away the side of the roadway. The railing was also collapsed. The Village Engineer has stated that this work is an emergency and needs to be repaired asap. This work was beyond the work of the Town Highway contract.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull; this motion was carried unanimously.

ITEM #3

RESOLUTION #66-24

RESOLUTION APPROVING INDEMNIFICATION & HOLD HARMLESS AGREEMENT FOR 2 ARDLEY PLACE

Trustee Mause made a motion to approve the following resolution, seconded by Trustee Schwartz:

RESOLVED, that the Indemnification and Hold Harmless Agreement between the Village of Wesley Hills and Yitzchok Rosenfeld, a copy of which is made a part of the minutes of this Board, is hereby accepted, and the Mayor is authorized to indicate the approval and acceptance of such Agreement by signing same on behalf of the Village of Wesley Hills.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull; this motion was carried unanimously.

DISCUSSION: LOIS LANE/AUBURN COURT STREET LIGHT

Mayor Katz stated that the Village has installed two streetlights on Lois Lane, one by #2 and #9. The residents that live on Auburn Court have requested a streetlight however none of the residents have agreed to have the streetlight placed on their front yard. Mayor Katz has stated that he has invited all the residents from Auburn Court (and the homes on Lois that have frontage on Auburn) to this meeting in hopes we will come to a decision in reference to the placement of the streetlight. Mayor Katz provided an area map for reference.

There was an open discussion between the Board Members and the following residents: 4 Auburn Court, 7 Lois Lane and 1 Auburn Court. After discussions it was decided that the new streetlight would be placed between #7 Lois Lane and #4 Auburn Court at the property line where the electric box is located.

Mayor Katz thanked the residents for attending the meeting and coming to an agreement.

ITEM #4

RESOLUTION #67-24

RESOLUTION AUTHORIZING THE FIRM OF ZARIN & STEINMETZ, LLP, TO REPRESENT THE VILLAGE OF WESLEY HILLS ON THE MATTER OF THE CHANA GOLD, MENDY GOLD & MICHELE LEVINSON V. THE VILLAGE BOARD OF THE VILLAGE OF WESLEY HILLS.

Trustee Schwartz made a motion to approve the following resolution, seconded by Trustee Mause:

WHEREAS, the Village Board is a respondent in a proceeding pursuant to NYCPLR Article 76 entitled, “Chana Gold, Mendy Gold & Michele Levinson” (Rockland County Clerk’s Index No. 2024-033053) (hereinafter, the “Proceeding”); and

WHEREAS, the Proceeding arose from determinations of the Village Board to grant the design of sidewalks on the north side of Willow Tree Road; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board hereby authorizes the firm of Zarin & Steinmetz, LLP, to appear on behalf of the Village Board of the Village of Wesley Hills to defend the Village, and file any motions or other papers necessary in this case, and

BE IT FURTHER RESOLVED, that the Mayor is authorized to sign any documentation on behalf of the Village.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull; this motion was carried unanimously.

ITEM #5 **RESOLUTION #68-24**
AUTHORIZING THE CONTRACT WITH COLLIERS ENGINEERING FOR THE REVIEW OF A TRAFFIC STUDY

Trustee Cherns made a motion to approve the following resolution, seconded by Trustee Krull:

WHEREAS, the Planning Board of the Village of Wesley Hills received a traffic report on behalf of an applicant, and

WHEREAS, the Planning Board has requested that a separate traffic engineer review said report out of an abundance of caution, and

WHEREAS, the Applicant has agreed to cover the 100% of the cost of said review, and

NOW, THEREFORE BE IT RESOLVED, that the Village approves the contract of Colliers Engineering to review a traffic report on behalf of the Village Planning Board, a copy of which is made a part of the minutes of this Board, is hereby accepted, and the Mayor is authorized to indicate the approval and acceptance of such Agreement by signing same on behalf of the Village of Wesley Hills nunc pro tunc.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull; this motion was carried unanimously.

ADJOURNMENT

Trustee Cherns made a motion to adjourn the meeting, seconded by Trustee Mause. Upon vote: Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull. This motion was carried unanimously.

Respectfully Submitted,
 Camille Guido-Downey

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF WESLEY HILLS, TO REVISE THE ZONING LAW IN RELATION TO FACULTY HOUSING AT SCHOOLS.

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESLEY HILLS, as follows:

Section 1. Legislative Intent.

The Board of Trustees acknowledges that the operation of kindergarten through 12th grade schools within the Village of Wesley Hills is desirable, provided that such schools are in compliance with the requirements of the Zoning Law. The Board of Trustees therefore finds that it is appropriate to allow schools with a dormitory, in order to attract and maintain qualified faculty, under appropriate conditions to provide accessory on-campus housing for its faculty.

Section 2. Amendment to Zoning Law.

The following definition is hereby added to Section 230-5 of the Code of the Village of Wesley Hills, to follow the definition of “Plant Health Materials”, to read as follows:

PRACTICAL ACCESS – For all necessary uses and special permit uses for which practical access to a major road is a requirement, the phrase “practical access” means that it must be reasonably possible for actual vehicular access to be designed and constructed along the particular frontage under consideration for that use. It does not require that such access must be constructed or included in an approved site plan if the Planning Board, in the exercise of its discretion, deems it to be in the public interest for the actual vehicular access to be designed along other available frontage.

Section 3. Amendment to Zoning Law. Section 230-26I of the Code of the Village of Wesley Hills is hereby amended by adding thereto a new Subsection I (17), to read as follows:

(17) Schools which contain faculty housing units shall comply with the following additional requirements:

(a) Applicant must be free of any local violations and be accredited by the New York State Department of Education.

(b) Each faculty housing unit shall be set back at least 50 feet from any street and be located on the same lot as the school.

(c) Faculty housing shall only be approved for schools meeting all of the following requirements: (1) the school has at least 4 grade levels classes from kindergarten through 12th grade; (2) the school has a dormitory located on the same site; (3) the school shall have been in operation within the Village for at least ten (10) years; and (4) the school can demonstrate the need for on-campus faculty housing.

(d) Faculty housing units shall not exceed an average of 2,250 square feet per housing unit, and no faculty housing unit shall exceed 2,500 square feet in any event.

(e) Except as expressly stated in this Subsection I, faculty housing shall comply with the bulk regulations of the underlying zoning district, including but not limited to height and number of stories. Where there is a conflict between this Subsection and the requirements pertaining to the underlying zoning district, the more restrictive requirement shall apply.

(f) Any special permit issued to an applicant for faculty housing shall specify, as a condition thereof, the maximum number of faculty housing units authorized on the lot. In no event shall the maximum number of faculty housing units exceed any of the following limits: (1) 40% of the number of faculty members of the school as defined in this Subsection I (17) (j); (2) 7.5% of the average number of active pupils during the most recent 3 years prior to the application; and (3) the ratio of 2.0 units per acre of net lot area.

(g) Net lot area, as referred to in the previous paragraph, shall be calculated with the same deductions as set forth for minimum lot area in Subsections I (2) and I (3). A school containing faculty housing must satisfy all of the follow requirements related to lot area: the minimum lot area requirement set forth in Subsection I (1) (which will determine the maximum number of pupils authorized to be enrolled in the school), the ratio to net lot area requirement set forth in Subsection I (17) (f) (which will determine the maximum number of authorized faculty units), and the net lot area requirement set forth in Subsection I(16) (b) (which will determine the maximum number of persons authorized to reside in the dormitory). The same lot area may be used to satisfy all of those requirements simultaneously.

(h) Any application to add or include faculty housing as an accessory use to a school shall include, in addition to other items which may be required by the Planning Board, a written statement setting forth information regarding faculty residency restrictions and policies, security provisions (including, without limitation, fencing, lighting, and supervision), and emergency services.

(i) In addition to any other off-street parking required for a school and accessory uses, there shall be 1 parking space provided for each facility housing unit. Such parking spaces shall be in close proximity to the faculty housing units, as determined by the Planning Board.

(j) Faculty housing units shall be occupied only by employed faculty members, as defined in Subsection I (17) (k), of the school being operated on the premises of which the housing units are located, and the family of such faculty. The faculty member to whom the housing unit is assigned must occupy such unit as his or her primary residence. Only one family may occupy a faculty housing unit, irrespective of the number of family members employed as faculty members by the school.

(k) For purposes of this Subsection I (17), the term “faculty member” who qualifies for on-premises housing shall mean a person employed by the school on a full time or part time basis, for no fewer than 22 hours per week, and whose duties include at least one of the following: (1) providing instruction to students for at least 2 classes for at least 1 instructional semester, or (2) providing on-site physical or psychological therapeutic or support services to a student or students, or (3) administrative employees such as a principal, assistance principal or department chairperson.

(l) On or before September 1st of each year, the school, by one of its officers, shall submit a signed and notarized affidavit to the Village Clerk, which affidavit shall contain the following information:

(1) The name of the school.

(2) The name, position or title, and housing unit number of each faculty member occupying a faculty housing unit.

(3) Certification that the faculty member occupying the housing unit is or will be employed by the school for the upcoming school year or part thereof (if only part of the school year, the intended employment end date shall be specified).

(4) Certification that the faculty member occupying the housing unit has been expressly advised, by written notice, that his or her occupancy of the housing unit is governed by the terms of this provision of the Zoning Law and of the special permit issued by the Planning Board, is further dependent upon his or her continued employment by the school, and that the housing unit must be vacated within 30 days after termination of such employment. A copy of such written notice shall be annexed annually to the affidavit filed with the Village Clerk.

(5) In the event that there is a change in occupancy of any housing unit that is not reported on the annual filing required by the Subsection I(17) (l), then within 30 days after such change the school shall file with the Village Clerk the information required in subdivisions (1) through (4) of this Subsection with respect to such new occupant.

(6) Failure to provide the affidavit required by this Subdivision I (17) (l), or the inclusion of knowingly false, inaccurate or misleading information in such affidavit, shall constitute a violation of this chapter and may constitute the basis for denial or revocation of the special permit, building permit, or certificate of occupancy for the faculty housing, and for all other applicable remedies.

(7) Payment of the annual processing fee as described in the Village of Wesley Hills Fee Schedule.

(m) No certificate of occupancy for any faculty housing unit shall be issued unless and until the school has been issued a certificate of occupancy.

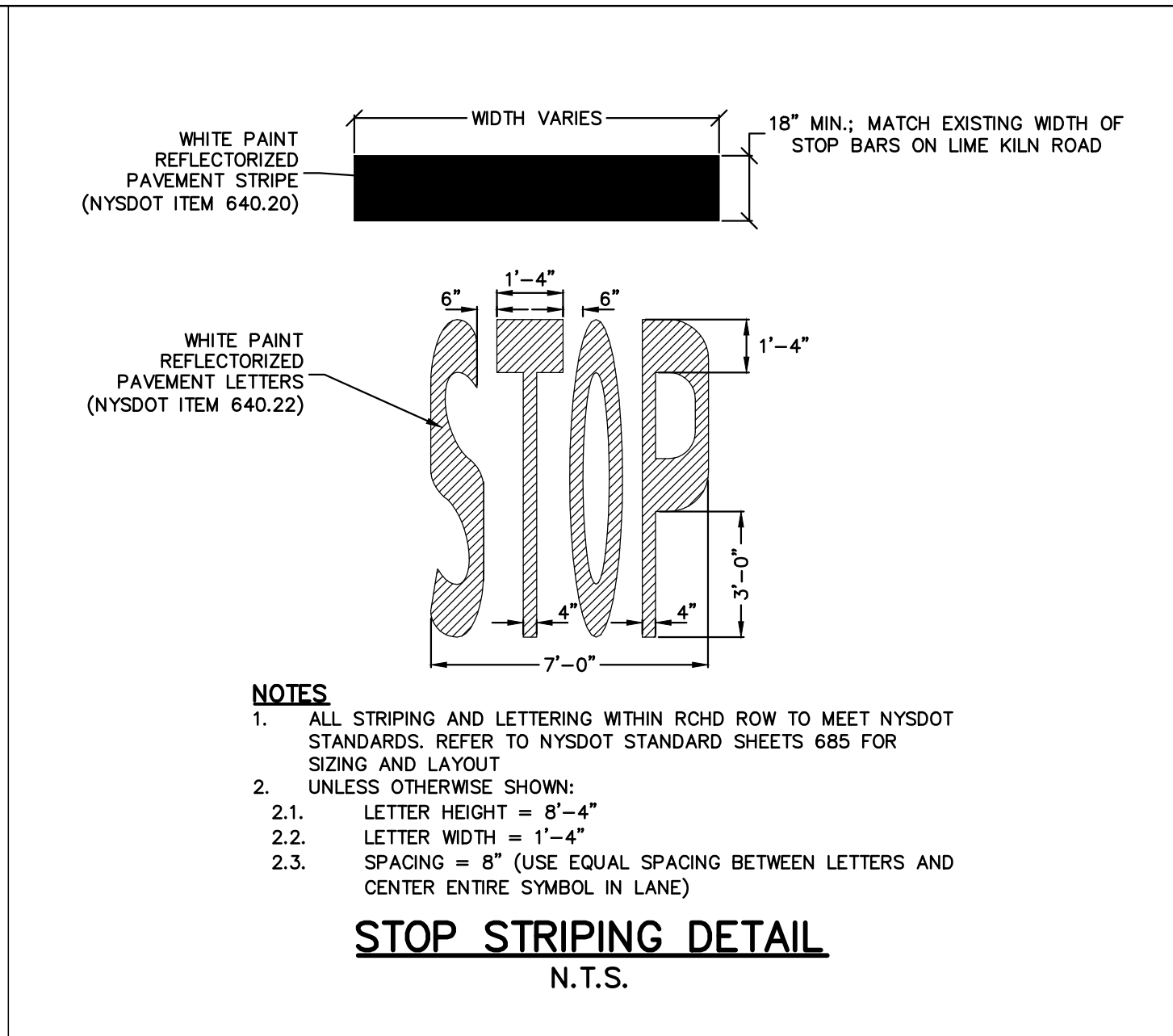
(n) If the property is sold, transferred, leased or licensed to another school and/or operator, that school and/or operator will require a new special permit (as another school may not be operating in the identical manner). If the property is sold, transferred, leased or licensed for any use other than a school, the status of the residential use of all faculty housing units on the property shall immediately expire, and there shall be no as-of-right to continue the residential use of any such units. Certificates of occupancy for all such units shall be terminated and shall be of no force and effect without any further action by the Village.

Section 4. Severability.

The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgement of any court of competent jurisdiction to be unconstitutional, unlawful, or unenforceable shall not affect the validity or enforceability of any section, subsection, paragraph, sentence, clause, provision, or phase thereof, which shall remain in full force and effect.

Section 5. Effective Date.

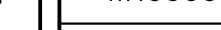
This local law shall become effective ten days after publishing, posting and filing with the Secretary of the State.



DISCLAIMER:
UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION
OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

PROJECT:
**LIME KILN ROAD & WILDER ROAD
INTERSECTION – STOP SIGNS**
VILLAGE OF WESLEY HILLS
ROCKLAND COUNTY, NEW YORK

	PROJECT NO: WH0000			
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DATE: 06/27/2024		DRAWING NO: 1		

VILLAGE OF WESLEY HILLS
432 ROUTE 306, WESLEY HILLS, NY 10952
PHONE: 845-354-0400
FAX: 845-354-4097

CLAIMANTS
NAME &
ADDRESS

CORELOGIC REFUNDS DEPT
3001 HACKBERRY ROAD
IRVING, TX 75063

CLAIMANT - DO NOT
WRITE IN THIS AREA

VOUCHER
NUMBER _____

DATE VOUCHER RECEIVED _____

FUND - APPROPRIATION

AMOUNT

TOTAL

ENTERED ON ABSTRACT NO

DETAILED INVOICES MAY BE ATTACHED AND TOTAL ENTERED ON
THIS VOUCHER. CERTIFICATION BELOW MUST BE SIGNED

30 DAYS
TERMS

PURCHASE
ORDER NO.

DATE	INVOICE NO.	QUANTITY & DESCRIPTION OF MATERIALS OR SERVICE				UNIT PRICE	AMOUNT
7/2023		REFUND OF TAX OVERPAYMENTS					\$1,364.69
		Tax Map #	Bill#	Owner	Amount		
		32.18-1-48	92	Rebecca Feldman	\$398.15		
		32.19-1-63	214	Joseph & Beila Wasserman	\$317.51		
		41.08-1-20	627	Tzvi & Batya Gorelick	\$649.03		

CLAIMANT'S CERTIFICATION

I, CoreLogic Tax Refunds, certify that the above account in the amount of \$ 1364.69 is true and correct; that the items, services, and disbursements charged were rendered to or for the municipality on the dates stated, and that no part has been p
satisfied; that taxes from which the municipality is exempt, are not included; and that the amount claimed is actually due.

6/24/24
Date

[Signature]
Signature

(Space below for municipal use)

uct
Title

DEPARTMENTAL APPROVAL

The above services or materials were rendered or
furnished to the municipality on the dates stated and the
charges are correct.

APPROVAL FOR PAYMENT

This claim is approved and ordered paid from the
appropriations indicated above.

Date

Authorized Official

Date

Authorized Signature

Village of Wesley Hills Village 2024 Collection Summary

Batches 26 thru 26

Item 5.

District:	Taxes Collected:	Penalty:	Surcharge:	Notice Fee:	Remaining Uncollected:
Village 2024	383943.10	0.00	0.00	0.00	519419.64
Totals:	383943.10	0.00	0.00	0.00	519419.64

Collection Statistics:

Number of Postings:	716
Percentage Collected:	43%
Number of Adjustments:	0
Number of Voids:	0
Number of Returned Payments:	0
Number Refunded Duplicate Pmnts:	0
Total Refunded:	0.00
Notice Handling Fees Collected:	0.00

Received Via:

Mail: 705
Counter: 14

Cash:	0.00
Check:	385307.79
Other:	0.00
Total:	385307.79
Minus Duplicate/Over Payments:	1364.69
	383943.10
Taxes:	383943.10
Penalty:	0.00
Surcharge:	0.00
Ret. Check Fees:	0.00
Notice Fees:	0.00
Total:	383943.10
Minus Direct / Under Payments:	
0 Direct:	0.00
0 Under:	0.00
	383943.10

VILLAGE OF WESLEY HILLS: VILLAGE 2024 TAXES

FISCAL YEAR: 06/01/2024 to 05/31/2025

WARRANT DATE: 05/07/2024

STATE AID - COUNTY: \$344,000.00

VILLAGE: \$132,273.

Item 5.

MAKE CHECK PAYABLE TO:

BANK

BILL NUMBER

PAGE

0492242

000092

1 OF 1

VILLAGE OF WESLEY HILLS
432 ROUTE 306
MONSEY, NY 10952
(845) 354-0400

TO PAY IN PERSON:

Village Hall
Mon - Fri 9:00 AM - 4:00 PM
Nighttime Hours/July 1st, 6:00 PM
to 8:00 PM

PROPERTY INFORMATION:

TAX MAP #: 392611 32.18-1-48

DIMENSION: 0.80 acres

RS: 1 CLASS: 1 Family Res

ADDRESS: 14 DOE DR

SCHOOL: EAST RAMAPO CSD

FULL MARKET VALUE: 632197.00

UNIFORM % OF VALUE: 8.51

ASSESSMENT: 53800

PROPERTY OWNER:

FELDMAN, REBECCA
14 DOE DR
SUFFERN NY 10901

RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance. For information, please contact the Town of Ramapo Assessor. Any reduction in assessment will NOT be reflected on this bill. POST DATED CHECKS WILL NOT BE HONORED. They will be deposited when received. Any returned checks will be assessed a fee of \$25.00. You can pay your bills online at www.wesleyhills.org.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
VILLAGE TAX	903363	-0.0200	7.40060000	53800.00	398.15

PAYMENTS RECEIVED

Receipt#: 283

Date Paid: 06/10/2024

Full Payment

Tax: 398.15

Penalty: 0.00

Surcharge: 0.00

Notice Fee: 0.00

Ret. Check Fee: 0.00

Cash: 0.00

Check: 0.00

Check #:

Online Payment: 398.15

240610222...

Received from Internet - Via On-Line: \$398.15

Receipt#: 1067

Date Paid: 06/18/2024

Duplicate Payment - Bank Payment

Tax: 0.00

Penalty: 0.00

Surcharge: 0.00

Notice Fee: 0.00

Ret. Check Fee: 0.00

Cash: 0.00

Check: 398.15

Check #: 966123266

Received from PHH MORTGAGE SERVICES - Via Mail: \$398.15

TOTAL TAXES PAID TO DATE:

\$398.15

PAID IN FULL

VILLAGE OF WESLEY HILLS: VILLAGE 2024 TAXES

FISCAL YEAR: 06/01/2024 to 05/31/2025

WARRANT DATE: 05/07/2024

STATE AID - COUNTY: \$344,000.00

VILLAGE: \$132,273

MAKE CHECK PAYABLE TO:

BANK

BILL NUMBER

PAGE

Item 5.

0420977

000214

1 OF 1

VILLAGE OF WESLEY HILLS
432 ROUTE 306
MONSEY, NY 10952
(845) 354-0400

TO PAY IN PERSON:

Village Hall
Mon - Fri 9:00 AM - 4:00 PM
Nighttime Hours/July 1st, 6:00 PM
to 8:00 PM

PROPERTY INFORMATION:

TAX MAP #: 392611 32.19-1-63

DIMENSION: 0.29 acres

RS: 1 CLASS: 1 Family Res

ADDRESS: 4 OLD POMONA RD

SCHOOL: EAST RAMAPO CSD

FULL MARKET VALUE:

504148.00

UNIFORM % OF VALUE:

8.51

ASSESSMENT:

42903

PROPERTY OWNER:

WASSERMAN JOSEPH & BEILA
4 OLD POMONA RD
SUFFERN NY 10901

RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance. For information, please contact the Town of Ramapo Assessor. Any reduction in assessment will NOT be reflected on this bill. POST DATED CHECKS WILL NOT BE HONORED. They will be deposited when received. Any returned checks will be assessed a fee of \$25.00. You can pay your bills online at www.wesleyhills.org.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
VILLAGE TAX	903363	-0.0200	7.40060000	42903.00	317.51

PAYMENTS RECEIVED

Receipt#: 183

Date Paid: 06/06/2024

Full Payment

Tax: 317.51

Penalty: 0.00

Surcharge: 0.00

Notice Fee: 0.00

Ret. Check Fee: 0.00

Cash: 0.00

Check: 0.00

Check #:

Online Payment: 317.51

240606171...

Received from Internet - Via On-Line: \$317.51

Receipt#: 810

Date Paid: 06/18/2024

Duplicate Payment - Bank Payment

Tax: 0.00

Penalty: 0.00

Surcharge: 0.00

Notice Fee: 0.00

Ret. Check Fee: 0.00

Cash: 0.00

Check: 317.51

Check #: 8724.95

Received from PENNYMAC - Via Mail: \$317.51

TOTAL TAXES PAID TO DATE: \$317.51

PAID IN FULL

VILLAGE OF WESLEY HILLS: VILLAGE 2024 TAXES

FISCAL YEAR: 06/01/2024 to 05/31/2025

WARRANT DATE: 05/07/2024

STATE AID - COUNTY: \$344,000.00

VILLAGE: \$132,273

Item 5.

MAKE CHECK PAYABLE TO:

BANK

BILL NUMBER

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0415114

000627

1 OF 1

VILLAGE OF WESLEY HILLS
432 ROUTE 306
MONSEY, NY 10952
(845) 354-0400

TO PAY IN PERSON:

Village Hall
Mon - Fri 9:00 AM - 4:00 PM
Nighttime Hours/July 1st, 6:00 PM
to 8:00 PM

PROPERTY INFORMATION:

TAX MAP #: 392611 41.08-1-20

DIMENSION: 0.79 acres

RS: 1 CLASS: 1 Family Res

ADDRESS: 9 CARA DR

SCHOOL: EAST RAMAPO CSD

FULL MARKET VALUE: 1030552.00

UNIFORM % OF VALUE: 8.51

ASSESSMENT: 87700

PROPERTY OWNER:

GORELICK, TZVI AND BATYA
9 CARA DR
SUFFERN NY 10901

RECEIPT

If you feel the assessment on your property is too high, you have the right to file a grievance. For information, please contact the Town of Ramapo Assessor. Any reduction in assessment will NOT be reflected on this bill. POST DATED CHECKS WILL NOT BE HONORED. They will be deposited when received. Any returned checks will be assessed a fee of \$25.00. You can pay your bills online at www.wesleyhills.org.

LEVY DESCRIPTION	TAX LEVY	% Change From Prior YR Levy	RATE	TAXABLE VALUE	AMOUNT DUE
VILLAGE TAX	903363	-0.0200	7.40060000	87700.00	649.03

PAYMENTS RECEIVED

Receipt#: 181

Date Paid: 06/06/2024

Full Payment

Tax: 649.03

Penalty: 0.00

Surcharge: 0.00

Notice Fee: 0.00

Ret. Check Fee: 0.00

Cash: 0.00

Check: 0.00

Check #:

Online Payment: 649.03 240606141...

Received from Internet - Via On-Line: \$649.03

Receipt#: 729

Date Paid: 06/18/2024

Duplicate Payment - Bank Payment

Tax: 0.00

Penalty: 0.00

Surcharge: 0.00

Notice Fee: 0.00

Ret. Check Fee: 0.00

Cash: 0.00

Check: 649.03

Check #: 966123248

Received from CENTRAL LOAN ADMINISTRATION - Via Mail: \$649.03

TOTAL TAXES PAID TO DATE: \$649.03

PAID IN FULL

Village of Wesley Hills Village 2024

Overpayment List

Item 5.

Batches 26 thru 26

Tax Map #: Transaction:	Bill #:	Owner: Paid By:	Date: Notes:	Batch:	Amount:
32.18-1-48	000092	FELDMAN, REBECCA	06/18/2024	26	398.15
Duplicate Payment - Bank Payment		PHH MORTGAGE SERVICES			
32.19-1-63	000214	WASSERMAN JOSEPH & BEILA	06/18/2024	26	317.51
Duplicate Payment - Bank Payment		PENNYMAC			
41.08-1-20	000627	GORELICK, TZVI AND BATYA	06/18/2024	26	649.03
Duplicate Payment - Bank Payment		CENTRAL LOAN ADMINISTRATION			

Total Overpayments:	1364.69
Non Refunded Overpayments:	1364.69