



BOARD OF TRUSTEES MEETING MINUTES

December 2, 2025 at 7:00 PM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

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

Mayor Katz welcomed Town of Ramapo Police Officer Gabriel and requested enforcement of overnight parking. Mayor Katz also requested enforcement of the new stop signs that were installed in the Pomona Heights neighborhood.

ROLL CALL

MEMBERS PRESENT: Trustee Tova Krull
Mayor Marshall Katz
Trustee Yisroel Cherns
Deputy Mayor Milton Schwartz

ABSENT: Trustee Joseph Mause

OTHERS PRESENT: Howard Richman, Village Attorney
Camille Guido-Downey, Village Clerk-Treasurer

APPROVAL OF MINUTES

1. **November 4, 2025**

ITEM # 107-25

Trustee Cherns made a motion to approve the November 4, 2025 Minutes, seconded by Trustee Schwartz.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns and Trustee Krull. Nay: None
Abstain: None This motion was carried unanimously.

RESOLUTIONS/DISCUSSIONS

2. **Resolution Approving the 2026 Agreement for Snow Removal Services,**

Highway Maintenance and Storm Drain Maintenance Between the Town of Ramapo and the Village of Wesley Hills

ITEM # 108-25

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

RESOLVED, that the proposed agreement between the Town of Ramapo and the Village of Wesley Hills for snow removal services, highway maintenance and storm drain maintenance for 2026, a copy of which is made a part of the Minutes of this Board, is hereby accepted, and approved and the Mayor's execution of same on behalf of the Village of Wesley Hills is hereby authorized.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns and Trustee Krull. Nay: None
Abstain: None This motion was carried unanimously.

3. Resolution Approving the Installation of Stop Signs on Glenbrook Road

ITEM # 109-25

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

RESOLVED, that the Board of Trustees hereby requests that the Town of Ramapo Highway Department install Stop signs east and west on Glenbrook Road at the intersection of Glenbrook Road and Moccasin Place along with the required street markings and any other associated signage, in accordance with the Village Engineer of the Village of Wesley Hills memo dated November 25, 2025, a copy of which plan is made a part of the Minutes of this Board is hereby approved.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns and Trustee Krull. Nay: None
Abstain: None This motion was carried unanimously.

4. Resolution Referring to the Planning Board and Other Agencies the Proposed Zoning Law Amendment Regarding Sidewalks

ITEM # 110-25

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

WHEREAS, the Village Attorney of the Village of Wesley Hills has noticed a conflict in the Zoning Law of the Village of Wesley Hills for the treatment of sidewalks, and

WHEREAS, the Village Attorney, at the request of this Board, has prepared a proposed local law entitled, "An Amendment to the Code of the Village of Wesley Hills Chapter 187 Streets & Sidewalks", and

NOW, THEREFORE, BE IT RESOLVED, that it is hereby determined that the revision of

such law will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act for the reason that such proposed local law clarifies any ambiguity with respect to the treatment of sidewalks in the Village of Wesley Hills, and

BE IT FURTHER RESOLVED, that in accordance with the provisions of Section 230-76 of the Wesley Hills Code, such proposed local law is hereby referred for review and report to the Planning Board, Zoning Board of Appeals, Village Attorney, Village Engineer, Building Inspector, and Code Inspector of the Village of Wesley Hills, and pursuant to the GML of the County of Rockland Planning Department and all abutting municipalities,

BE IT FURTHER RESOLVED, that the Village Clerk is hereby directed to forward a copy of such proposed local law to such Boards and Officials forthwith.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns and Trustee Krull. Nay: None
Abstain: None This motion was carried unanimously.

5. Resolution Approving Abstract of Funds

ITEM # 111-25

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

RESOLVED, that the general fund claims #23,650 through #23,725 in the aggregate amount of \$168,927.80 as set forth in Abstract #7/25 dated December 2, 2025, 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, Trustee Cherns and Trustee Krull. Nay: None
Abstain: None This motion was carried unanimously.

6. Resolution Approving Transfer of Funds

ITEM # 112-25

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

RESOLVED, that the transfers in the aggregate amount of \$175,000 as set forth in Abstract #7/25 dated December 2, 2025, 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, Trustee Cherns and Trustee Krull. Nay: None
Abstain: None This motion was carried unanimously.

NEW BUSINESS

Resolution Designating the Village of Wesley Hills Lead Agency for the Wilder Road ADA-Complaint Sidewalk System Project

ITEM # 113-25

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

WHEREAS, the Village Board authorized and approved the Wilder Road Sidewalks Project (P.I.N. 8763.50) (Project); and

WHEREAS, the Village's consulting engineer, Creighton Manning Engineering, has advised the Village Board that the proposed Project are an Unlisted Action in accordance with the rules and regulations of the State Environmental Quality Review Act (SEQRA); and

WHEREAS, the Village Board indicated its wish to be Lead Agency for SEQRA review of the proposed Project and authorized and directed the Village Mayor to send a copy of the Short Environmental Assessment Form Part I, along with a certified copy of the Resolution stating the Village Board's intention to be declared Lead Agency, to any and all agencies to which it must give written notice in accordance with New York State Village Law, including the New York State Department of Environmental Conservation, New York State Department of Transportation and New York State Office of Parks, Recreation and Historic Preservation, and

WHEREAS, notice was provided to those agencies and over 30 days have passed and the Village has received one response from the New York State Department of Transportation indicating that the Department concurs with the Village's intent to become the Lead Agency for the action, and

WHEREAS, the Village Board is duly designated to act as SEQRA Lead Agency and, in that capacity, has reviewed the SEQRA Short EAF for this Project; now, therefore, be it

RESOLVED, that the Wesley Hills Village Board designated itself as Lead Agency for SEQRA review of the proposed Wilder Road Sidewalks Project (P.I.N. 8763.50); and be it further

RESOLVED, that the Wesley Hills Village Board determines that no significant adverse environmental impacts are likely to result from the proposed Wilder Road Sidewalk Project (P.I.N. 8763.50) and such determination is reached after careful consideration and analysis of the proposed action and the EAF for the proposed action; and be it further

RESOLVED, that the Village Board hereby authorizes and directs the Village Mayor to complete the Environmental Assessment Form by checking the box indicating that the proposed action will not result in any significant adverse impacts; and be it further

RESOLVED, that the Village Board approves a SEQRA Negative Declaration - Determination of Non-Significance and authorizes and directs the Village Clerk's Office to file any necessary documents in accordance with the provisions of the general regulations of the Department of Environmental Conservation; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns and Trustee Krull. Nay: None
Abstain: None This motion was carried unanimously.

REPORTS

7. Mayor

Mayor Katz stated that our newly appointed ZBA member has resigned. Mayor Katz asked the Board to seek a replacement.

8. Village Clerk/Treasurer

Camille Guido-Downey, Village Clerk-Treasurer reported on the following:

Upcoming Meetings

Workshop Meeting - December 16, 2025

Regular Meeting - January 6, 2026

Workshop Meeting - January 20, 2026

Tap Grant Application

The Village Engineer and the Grant Writer are meeting early next week to start the application process for the installation of sidewalks on Lime Kiln Road to Route 202 and Wilder Road to Route 202.

Bridge NY Grant - Wesley Chapel Culvert

The final design plan has been submitted to the State for approval which includes finalizing the utilities and ROW. All the permits have been updated and submitted to the Army Corp of Engineers and NYSDEC. Currently we are drafting the utility contracts.

TAP Grant - Willow Tree Sidewalks

Waiting on NYSDOT to give the Village final design approval. Engineer expects it within the next month.

TAP Grant - Wilder Road Sidewalks

Waiting on NYSDOT to give the Village final design approval. Engineer expects it within the next month.

County Funding - Grandview/Lime Kiln Sidewalks

An introduction meeting has been scheduled with the County of Rockland Highway for early next week.

9. Village Attorney

Howard Richman, Village Attorney reported on the following items:

Local Law Changes

Howard Richman stated the he has a meeting scheduled for early next week with the Village Planner and will present any changes to the Board.

Willow HOA

Howard Richman stated that he obtained certified copies of the incorporation documents and the dissolution documents from NYS. He will review the settlement agreement and report back to the Village Board.

Congregation Trisk Tolna-33 Glenbrook

Howard Richman stated that he has received a signed agreement and is waiting on the certified copy of a corporate resolution.

Monsey Fire Department

Mayor Katz stated that he meet with the Fire Department and they will get back to us in reference to scheduling a inspection for the Building Inspector and Fire Inspector. The Fire Department will also make a presentation to the Village Board for zoning exemption. Further once they have their site plan completed they will apply to the Planning Board.

799 Union Road

Village Clerk is scheduling a structural inspection with the Village Engineer for review of the greenhouses on site.

OPEN FLOOR: PUBLIC DISCUSSION

EXECUTIVE SESSION

Trustee Cherns made a motion to enter Executive Session to discuss litigation, seconded by Trustee Krull. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns and Trustee Krull. Nay: None Abstain: None This motion was carried unanimously.

No action was taken during Executive Session.

Trustee Schwartz made a motion to exit Executive Session, seconded by Trustee Krull. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns and Trustee Krull. Nay: None Abstain: None This motion was carried unanimously.

ADJOURNMENT

Trustee Schwartz made a motion to adjourn the meeting, seconded by Trustee Cherns. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns and Trustee Krull. Nay: None Abstain: None This motion was carried unanimously.

Respectfully Submitted,

Camille Guido-Downey

