



BOARD OF TRUSTEES MEETING MINUTES

September 30, 2025, at 7:00 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

ROLL CALL

MEMBERS PRESENT: Mayor Marshall Katz
Trustee Yisroel Cherna
Trustee Tova Krull
Trustee Milton Schwartz, Zoom

ABSENT: Trustee Joseph Mause

OTHERS PRESENT: Ben Selig, Esq., Village Attorney
Howard Richman, Esq., Incoming Village Attorney
Camille Guido-Downey, Village Clerk-Treasurer

CALL TO ORDER

Mayor Katz called the meeting to order at 7pm followed by the Pledge of Allegiance.

Mayor Katz stated that he is sad to announce that ZBA Member Richard Weinberger passed away last week.

Mayor Katz announced that this would be the last meeting of the Village Attorney, Ben Selig as he is retiring after 35 years of service with the Village. Mayor Katz thanked Ben for his dedication to the Village.

Ben Selig thanked Mayor Katz, Howard Richman, and Camille Guido-Downey for their continued support over the years.

APPROVAL OF MINUTES

ITEM# 1

Resolution No. 84-

25

Trustee Cherna made a motion to approve the Minutes of September 9, 2025, seconded by Trustee Krull. Upon vote, Yea: Mayor Katz, Trustee Cherna, and Trustee Krull. This motion was carried unanimously.

RESOLUTIONS/DISCUSSIONS

ITEM# 2 Appointment of Zoning Board of Appeals Member

Mayor Katz appointed Barry Rozenberg as a Member of the Zoning Board of Appeals.

Resolution No. 85-25

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

RESOLVED, that the Mayor's appointment of Barry Rozenberg as a Member of the Zoning Board of Appeals of the Village of Wesley Hills to fill the remaining term of Richard Weinberger's term expiring April 2029 is hereby approved.

Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Krull. This motion was carried unanimously.

ITEM# 3 Appointment of 1st Alternate to the Zoning Board of Appeals

Mayor Katz appoints Anita Hajioff as 1st Alternate to the Zoning Board of Appeals.

Resolution No. 86-25

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

RESOLVED, that the Mayor's appointment of Anita Hajioff as 1st Alternate to the Zoning Board of Appeals of the Village of Wesley Hills for the balance of a one-year term is hereby approved.

Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Krull. This motion was carried unanimously.

ITEM# 4 Appointment of 2nd Alternate to the Zoning Board of Appeals

Mayor Katz made a motion to table this item until a candidate is selected, seconded by Trustee Cherns:

Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Krull. This motion was carried unanimously.

ITEM# 5 Resolution Approving the Installation of Stop Signs in the Pomona Heights Neighborhood

Resolution No. 87-25

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

WHEREAS, the Village of Wesley has received several complaints from residents expressing their frustration with vehicles speeding in the Pomona Heights neighborhood; and

WHEREAS, the Village Board in 2024 had installed temporary speed humps to reduce the speeding, and

WHEREAS, that action was not beneficial in reducing the speeding in the neighborhood,

WHEREAS, the Village Board requested the Village Engineer to performs inspection and submit a review, and

WHEREAS, the Village Engineer has submitted a review dated September 22, 2025 and stated that in order to safely facilitate traffic through the neighborhood and reduce speeding, they are recommending the installation of the following stop signs:

1. Both sides of Pomona Road have a stop sign to be installed at the intersection of Pomona Road and Serven Road as described in the plan dated September 22, 2025, and
2. Both sides of Buena Vista Road have a stop sign to be installed at the intersection of Buena Vista Road and Serven Road as described in the plan dated September 22, 2025, and
3. Both sides of Cains Road have a stop sign to be installed at the intersection of Cains Road and Old Pomona Road as described in the plan dated September 22, 2025, and

THEREFORE, BE IT RESOLVED, that the Village of Wesley Hills approves the installation of stop signs, other associated signage, and street painting in the locations noted on the plan prepared by the Village Engineer dated September 22, 2025, a copy of which is made a part of the minutes of this Board, is hereby approved and the Village Clerk Treasurer is authorized to contact the Town of Ramapo Highway Department for installation of same.

Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Krull. This motion was carried unanimously.

ITEM# 6 Resolution Approving the Installation of a Stop Sign at the Intersection of Willow Tree Road & Grandview Ave

Resolution No. 88-25

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

WHEREAS, the Village of Wesley Village Board has noticed that at the intersection of Willow Tree Road & Grandview Ave there is a yield sign and not a stop sign; and

WHEREAS, the Village Board has requested the Village Engineer to perform a review of the intersection and stated that the existing yield sign should be changed to a stop sign, and

THEREFORE, BE IT RESOLVED, that the Village of Wesley Hills approves the installation of the stop sign, other associated signage, and street painting in the location noted on the plan prepared by the Village Engineer dated September 22, 2025, a copy of which is made a part of the minutes of this Board, is hereby approved and the Village Clerk Treasurer is authorized to contact the Town of Ramapo Highway Department/County Highway for notification and installation of same.

Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Krull. This motion was carried unanimously.

ITEM# 7 Resolution Approving the Release of Road Opening Escrow - 110 Forshay Road

Resolution No. 89-25

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

WHEREAS, on May 5, 2021, the Engineer recommended that Shimmy Enterprise, Inc. post the sum of \$1,000.00 with the Village of Wesley Hills to be held in escrow for the road opening completion for the property located at 110 Forshay Road, and

WHEREAS, on May 5, 2021, Shimmy Enterprise, Inc., on behalf of the homeowner posted said \$1,000.00, and

WHEREAS, on August 4, 2024, the Village Engineer submitted an approval letter for the release of the escrow funds on the amount of \$1,000.00, and

WHEREAS, the Applicant is now requesting reimbursement as the project is 97% complete, and

NOW, BE IT RESOLVED, that the Village Clerk of the Village of Wesley Hills is hereby directed to refund the sum of \$1,000.00 to be paid to the aforesaid Shimmy Enterprise, Inc.

Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Krull. This motion was carried unanimously.

ITEM# 8 Resolution Approving the Road Opening Escrow Release - 14 Holland Lane

Resolution No. 90-25

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

WHEREAS, on August 11, 2025, the Engineer recommended that Melaney Dr Corp post the sum of \$5,000.00 with the Village of Wesley Hills to be held in escrow for the road opening completion for the property located at 14 Holland Lane, and

WHEREAS, on August 11 2025, Melaney Dr Corp posted said \$5,000.00, and

WHEREAS, on September 26, 2025, the Village Engineer submitted an approval letter for the release of the escrow funds on the amount of \$5,000.00, and

NOW, BE IT RESOLVED, that the Village Clerk of the Village of Wesley Hills is hereby directed to refund the sum of \$5,000.00 to be paid to the aforesaid Melaney Dr Corp.

Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Krull. This motion was carried unanimously.

ITEM# 9 **Acceptance of Justice Court Audit**

Resolution No. 91-25

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

RESOLVED, that the Justice Court Audit of the Village Accountant for 2024-2025 is hereby approved and a copy of which is made apart of the Minutes of this Board; and

BE IT FURTHER RESOLVED, that said document be forwarded to the New York State Office of Court Administration.

Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Krull. This motion was carried unanimously.

ITEM# 10 **Resolution Approving Abstract of Funds**

Resolution No. 92-25

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

RESOLVED, that the general fund claims #23,469 through #23,537 in the aggregate amount of \$146,005.62 as set forth in Abstract #6/25 dated September 30, 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 Cherns, and Trustee Krull. This motion was carried unanimously.

ITEM# 11 **Resolution Approving Transfer of Funds**

Resolution No. 93-25

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

RESOLVED, that the transfers in the aggregate amount of \$155,000 as set forth in Abstract #6/25 dated September 30, 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 Cherns, and Trustee Krull. This motion was carried unanimously.

REPORTS

ITEM# 12 Mayor

County Sidewalk Grant

Mayor Katz stated that he has received confirmation from the County that the Village will be receiving \$1.7 million from the County of Rockland for sidewalks. The Mayor will share the contracts once they are received and will alert the Village Engineer to move ahead with the required works once contracts are in place.

Speed Bumps on Willow Tree Road

Mayor Katz stated that he has received complaints from residents in reference to the speed bumps that the Town has installed on Willow Tree Road. Board Members stated that the speed bumps are doing their job by slowing the vehicles down and in the future, we can discuss other solutions.

ITEM# 13 Village Clerk/Treasurer

No report.

ITEM# 14 Village Attorney

No report.

OPEN FLOOR: PUBLIC DISCUSSION

Ethan Halpert, Village Green Shul was present and thanked the Mayor for allowing them to use the Venue in the shopping center for overflow pray services during the high holiday. Mr. Halpert requested the Village Board to review the allowable uses in the Village to allow catering facilities. The Venue has been operating illegally as the Village does not have that use in the code. The Mayor and Board Members are in favor of reviewing this change (addressing noise, hours of operation, liquor, parking etc.) and directed Howard Richman to research the matter.

EXECUTIVE SESSION

Trustee Krull made a motion to enter Executive Session to discuss litigation, seconded by Trustee Cherns. Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Krull. This motion was carried unanimously.

No action was taken during Executive Session.

Trustee Cherns made a motion to exit Executive Session to discuss litigation, seconded by Trustee Krull. Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Krull. This motion was carried unanimously.

NEW BUSINESS

Upcoming Meetings:

October 28, 2025 - Public Meeting on Wilder Road Sidewalks

November 4, 2025 - Regular Board Meeting

November 18, 2025 - Workshop Board Meeting

ADJOURNMENT

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

Respectfully Submitted,
Camille Guido-Downey