



BOARD OF TRUSTEES MEETING MINUTES

September 09, 2025, at 7:00 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

MEMBERS' PRESENT:

Marshall Katz, Mayor
Yisroel Cherns, Trustee
Joseph Mause, Trustee
Tova Krull, Trustee

MEMBERS ABSENT:

Milton Schwartz, Deputy Mayor

OTHERS PRESENT:

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

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

ITEM #1

RESOLUTION #73-25

APPROVAL OF MINUTES

Trustee Cherns made a motion to approve the minutes of August 5, 2025, seconded by Trustee Krull. Upon vote, Yea: Trustee Cherns, Trustee Mause, and Trustee Krull. This motion was carried (Katz abstained).

ITEM #2

RESOLUTION #74-25

APPROVAL OF MINUTES

Trustee Mause made a motion to approve the minutes of August 19, 2025, seconded by Trustee Cherns. Upon vote, Yea: Mayor Katz, Trustee Cherns, Trustee Mause, and Trustee Krull. This motion was carried unanimously.

ITEM #3

RESOLUTION 75-25

RESOLUTION AUTHORIZING THE COMPLETION OF THE SEQRA PROCESS FOR THE WILDER ROAD SIDEWALK PROJECT

Trustee Mause 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) (Projects), Village of Wesley Hills, Rockland County, and

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

WHEREAS, the Village Board is duly qualified to act as Lead Agency for compliance with SEQRA which requires environmental review of certain actions undertaken by local governments and in accordance with the coordinated review procedures of SEQRA, the Village of Wesley Hills Village Board wishes to be designated as the SEQRA Lead Agency for the proposed Project; now, therefore, be it

RESOLVED, that the Village Board of the Village of Wesley Hills hereby indicates its wish to be Lead Agency for SEQRA review of the proposed Wilder Road Sidewalks Project (P.I.N. 8763.50); and be it further.

RESOLVED, that the Village Board of the Village of Wesley Hills authorizes and directs the Village of Wesley Hills' Village Clerk-Treasurer to send a copy of the Short Environmental Assessment Form Part I presented at this meeting, along with a certified copy of this resolution stating the Village Board's intention to be declared as Lead Agency, to any and all communities or agencies that it is necessary to give written notice to in accordance with New York State Town 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.

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

ITEM #4 **RESOLUTION #76-25**
RESOLUTION APPROVING THE PROPOSAL FROM INTERNATIONAL CODE COUNCIL
FOR THE UPGRADED AGENDA AND MINUTES PROGRAM

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

RESOLVED, that the Proposal from International Code Council for the upgrade agenda and minutes program, 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, nunc pro tunc.

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

ITEM #5 **RESOLUTION #77-25**
RESOLUTION ACCEPTING THE RESIGNATION OF BEN SELIG AS VILLAGE
ATTORNEY

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

RESOLVED, that the resignation of Ben Selig from the Village Attorney for the Village of Wesley Hills be and the same is hereby accepted as of October 1, 2025.

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

ITEM #6 **RESOLUTION #78-25**
RESOLUTION ACCEPTING THE RESIGNATION OF HOWARD RICHMAN AS
ASSOCIATE JUSTICE

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

RESOLVED, that the resignation of Howard Richman from the Associate Justice for the Village of Wesley Hills be and the same is hereby accepted as of October 1, 2025.

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

ITEM #7 **RESOLUTION #79-25**
RESOLUTION APPOINTING HOWARD RICHMAN TO THE VILLAGE ATTORNEY
POSITION

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

RESOLVED, that the Mayor and Board of Trustees appoint Howard Richman to the Office of Village Attorney for the balance of a one-year term extending to April 2026 is hereby approved.

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

ITEM #8 **RESOLUTION #80-25**
RESOLUTION APPOINTING ALAN STRAUS TO THE POSITION OF ASSOCIATE JUSTICE

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

RESOLVED, that the Mayor and Board of Trustees appoint Alan Straus to the Office of Associate Justice for the balance of a one-year term extending to April 2026 is hereby approved.

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

ITEM #9 **RESOLUTION #81-25**
RESOLUTION APPOINTING STEPHANIE CAPUTO TO THE POSITION OF SECRETARY
TO THE PLANNING AND ZONING BOARDS

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

RESOLVED, that the Mayor and Board of Trustees appoint Stephanie Caputo to the position of Secretary to the Planning And Zoning Board for the balance of a one-year term extending to April 2026 is hereby approved.

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

ITEM #10

RESOLUTION #82-25

RESOLUTION APPROVING ABSTRACTS OF AUDITED CLAIMS

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

RESOLVED, that the general fund claims #23,385 through #23,459 in the aggregate amount of \$133,466.00 as set forth in Abstract #4/25 dated September 9, 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, Trustee Mause, and Trustee Krull. This motion was carried unanimously.

ITEM #11

RESOLUTION #83-25

RESOLUTION APPROVING TRANSFER OF FUNDS

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

RESOLVED, that the transfers in the aggregate amount of \$150,000 as set forth in Abstract #4/25 dated September 9, 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, Trustee Mause, and Trustee Krull. This motion was carried unanimously.

ITEM #12

DISCUSSION: PARKING ON GLENBROOK ROAD

Mayor Katz stated that once he gets the recommendation from the Village Engineer, the Board can discuss this matter further.

VILLAGE CLERK/TREASURER REPORTS

Camille Guido-Downey reported the following for the month of August 2025:

1. Building Department processed nine court appearances last month.
2. Twenty-three complaints were received.
3. Ninety-seven percent of taxes were collected. Approximately \$25,000 is outstanding.
4. Fusco Engineering will be covering for the Village's Code Enforcement Officer while he is out for a month for surgery.

ADJOURNMENT

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

Respectfully submitted,
Camille Guido-Downey