



BOARD OF TRUSTEES MEETING MINUTES

October 17, 2025 at 10:00 AM

432 Route 306, Wesley Hills, NY 10952

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

CALL TO ORDER

Mayor Katz called the meeting to order at 10:02 am.

ROLL CALL

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

ABSENT: Trustee Joseph Mause
Trustee Yisroel Cherns

OTHERS PRESENT: Howard Richman, Village Attorney
Jody Cross, Zarin & Steinmetz (zoom)
Camille Guido-Downey, Village Clerk-Treasurer

EXECUTIVE SESSION

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

No action was taken during Executive Session.

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

RESOLUTIONS/DISCUSSIONS

1. Resolution Approving Stipulation of Settlement Between the Village of Wesley Hills and Mesivta Lubavitch of Monsey

Resolution No. 94-25

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

WHEREAS, Mesivta operates a dormitory for its students at 8 Lois Lane, Monsey, New York 10952 within the Village's jurisdiction; and

WHEREAS, on November 30, 2022, the Village issued a Notice of Violation regarding Mesivta's use and operation of the Property as a rooming house/dormitory in violation of Village Code and the Certificate of Occupancy issued for the Property; and

WHEREAS, on January 9, 2023, the Village revoked the Certificate of Occupancy for the Property due to Mesivta's ongoing violations of Village Code; and

WHEREAS, in or around July 2023, the Village commenced a Village Justice Court proceeding against Mesivta under Appearance Ticket 2023-175 to compel Mesivta to comply with Village Zoning Code; and

WHEREAS, on November 15, 2024, the Village filed an action in the Supreme Court of the State of New York, Rockland County under Index No.: 036959/2024 seeking to enjoin Mesivta's illegal use and occupation of the Property ("Injunction Action"); and

WHEREAS, on July 8, 2025 the Court in the Injunction Action issued a Decision and Order ("Injunction Order," NYSCEF Doc. No. 54), which Injunction Order, inter alia, enjoined occupation of the Property by Mesivta; and

WHEREAS, in exchange for the Village agreeing to temporarily hold enforcement of the Injunction Order in abeyance, Mesivta has agreed to cease use of the Property as a dormitory and to seek a new property for its dormitory use, but has requested that the Village provide a reasonable timeframe to locate and, if necessary, develop, renovate, and/or seek approvals from any relevant municipal board to accommodate the dormitory use; and

WHEREAS, in an effort to avoid the expenses, time demands, and risk of further litigation, and without either or any of the Parties admitting any liability or fault whatsoever, the Parties wish to amicably settle the Injunction Action; and

WHEREAS, the Village of Wesley Hills agrees and accepts the terms of said agreement, in the form annexed hereto, and which is attached and made a part hereof; and

NOW, THEREFORE, BE IT RESOLVED, that the Village of Wesley Hills agrees to accept and adopt the terms of the aforementioned Stipulation of Settlement and the Mayor is authorized to execute same on behalf of the Village of Wesley Hills upon receipt of the executed agreement on behalf of Mesivta, as well as any other documents that may need to be executed in order to effectuate the attached Stipulation of Settlement.

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

NEW BUSINESS

None.

ADJOURNMENT

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

Respectfully Submitted,
Camille Guido-Downey