



BOARD OF TRUSTEES MEETING MINUTES

January 6, 2026 at 7:00 PM
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 7:02 pm, followed by the Pledge of Allegiance.

ROLL CALL

MEMBERS PRESENT: Mayor Marshall Katz
Trustee Joseph Mause
Trustee Yisroel Cherns

ABSENT: Trustee Tova Krull
Deputy Mayor Milton Schwartz

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

APPROVAL OF MINUTES

1. **December 2, 2025**

Resolution #114-25

Trustee Cherns made a motion to approve the December 2, 2025 minutes, seconded by Trustee Mause. Upon vote, Yea: Mayor Katz and Trustee Cherns. Abstained: Trustee Mause. This motion was carried.

RESOLUTIONS/DISCUSSIONS

2. **Resolution Approving Indemnification & Hold Harmless Agreement - 14 Astor Place**

Resolution #115-25

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

RESOLVED, that the Indemnification and Hold Harmless Agreement between the Village of Wesley Hills and Shimon Rieder, 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 Cherns and Trustee Mause. This motion was carried unanimously.

3. **Resolution Approving the Contract with Limnology Information and Freshwater Ecology Inc. for the Maintenance of the Village Pond**

Resolution #116-25

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

RESOLVED, that the proposal submitted from Limnology Information & Freshwater Ecology Inc. for treatment of the Village pond, 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 proposal by signing same on behalf of the Village of Wesley Hills, nunc pro tunc.

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

4. **Resolution Setting the Public Hearing for the Proposed Local Law Amendment Regarding Sidewalks**

Resolution #117-25

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

WHEREAS, the Village Attorney of Wesley Hills has noticed that our local law is silent as to treatment of the sidewalks built by the Village and that at various public hearings on the approval of said sidewalks the Mayor and Village Board has represented to the public that the Village would be responsible for said sidewalks, and

WHEREAS, the Village Attorney of Wesley Hills has noticed that our local law has not adopted a prior notice provision as to issues with streets and sidewalks that have maintenance issues with them, and

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the Municipal Home Rule Law Section 7-706 of the Village Law, a Public Hearing on the adoption of said proposed Local Law shall be held before the Board of Trustees of the Village of Wesley Hills on the 3rd day of February 2026, at 7:00 pm at the Village Hall, 432 Route 306, in the Village of Wesley Hills, at which time citizens shall have the opportunity to be heard with respect to such Local Law,

BE IT FURTHER RESOLVED, that the notice of said time and place of Public Hearing shall be published and posted by the Village Clerk at least ten (10) days in advance of such time in the

manner provided by law.

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

5. Resolution Approving the Road Opening Escrow Release - 380 Route 306

Resolution #118-25

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

WHEREAS, on February 22, 2021, the Village Engineer recommended that Mordechai Light 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 380 Route 306, and

WHEREAS, on February 22, 2021, Mordechai Light, the homeowner posted said \$5,000.00, and

WHEREAS, on December 17, 2025, the Village Engineer submitted an approval letter for the release of the escrow funds in the amount of \$5,000.00, and

WHEREAS, the Applicant is now requesting reimbursement as the project is 100% complete, 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 Mordechai Light.

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

6. Resolution Approving the Agreement with Congregation Trisk Tolna

Resolution #119-25

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

RESOLVED, that the Agreement between the Village of Wesley Hills and Congregation Trisk Tolna, 33 Glenbrook Road, 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 Cherns and Trustee Mause. This motion was carried unanimously.

7. Resolution Referring to the Planning Board and Other Agencies the Proposed Zoning Law Amendment Regarding On Street Parking

Resolution #120-25

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

WHEREAS, the Town of Ramapo Police Chief has noticed a conflict in the Zoning Law of the Village of Wesley Hills for the treatment of on-street parking during weather-related events, and

WHEREAS, the Village Attorney, at the request of this Board, has prepared a proposed local law entitled, "A Local Law Amending Chapter 210-11 of the Code of the Village of Wesley Hills to Restrict on Street Vehicle Parking During Certain Weather Events", and

NOW, THEREFORE, BE IT RESOLVED, it is hereby determined that the revision of such a 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 on street parking 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 Cherns and Trustee Mause. This motion was carried unanimously.

8. **Authorizing the Implementation and Funding, in the First Instance, 100% of the Federal-Aid Eligible Costs, of a Transportation Federal-Aid Project, and Appropriating Funds For the Willow Tree Road ADA-Complaint Sidewalk System Project**

Resolution #121-25

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

WHEREAS, a Project for the Willow Tree Road ADA-Compliant Sidewalk System in the Village of Wesley Hills, Rockland County, NY, PIN 8762.88 (the "Project") is eligible for funding under Title 23 U.S. Code, as amended, that calls for the apportionment of the costs such program to be borne at the ratio of 80% Federal funds and 20% non-federal funds; and

WHEREAS, the Village of Wesley Hills desires to advance the Project by making a commitment of 100% of the non-federal share of the costs of right-of-way acquisition work.

NOW, THEREFORE, the Wesley Hills Village Board of Trustees, duly convened, does hereby.

RESOLVED, that the Wesley Hills Village Board of Trustees hereby approves the above-

subject project; and it is hereby further.

RESOLVED, that the Wesley Hills Village Board of Trustees hereby authorizes the Village of Wesley Hills to pay in the first instance 100% of the federal and non-federal share of the cost of right-of-way acquisition work for the Project or portions thereof; and it is further.

RESOLVED, that the sum of \$81,000 (\$430,000 minus the previous \$349,000) is hereby appropriated from the Village Budget - Contingency Account #A6999 and made available to cover the cost of participation in the above phase of the Project; and it is further.

RESOLVED, that in the event the full federal and non-federal share costs of the project exceed the amount appropriated above, the Wesley Hills Village Board of Trustees shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the Mayor thereof, and it is further.

RESOLVED, that the Mayor of the Village of Wesley Hills be and is hereby authorized to execute all necessary Agreements, certifications or reimbursement requests for Federal Aid and/or applicable Marchiselli Aid on behalf of the Village of Wesley Hills with the New York State Department of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the municipality's first instance funding of project costs and permanent funding of the local share of federal-aid and state-aid eligible Project costs and all Project costs within appropriations therefore that are not so eligible, and it is further

RESOLVED, that in addition to the Mayor, the following municipal titles: Village Engineer, Comptroller/Treasurer, Village Clerk-Treasurer are also hereby authorized to execute any necessary Agreements or certifications on behalf of the Municipality/Sponsor, with NYSDOT in connection with the advancement or approval of the project identified in the State/Local Agreement;

RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project, and it is further.

RESOLVED, this Resolution shall take effect immediately.

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

9. **Resolution Re-establishing the Position of Secretary to the Planning & Zoning Boards to a Full-Time Position**

Resolution #122-25

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

WHEREAS, in May 2025 the Village Board established the part time position of Secretary to

the Planning & Zoning Boards, and

WHEREAS, as the Village continues with the reorganization of the Building Department, it has been determined that re-classifying this position to a full-time position is in the best interest of the Village due to the workload, and

NOW, THEREFORE BE IT RESOLVED, that the position of Secretary to the Planning & Zoning Boards be re-established to a full-time position with the starting salary of \$49,000.00, and

RESOLVED, that Stephanie Caputo be appointed to said position, and

FURTHER RESOLVED, that the Mayor is authorized to sign any and all documents necessary to facilitate this change.

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

10. **Resolution Approving Abstract of Funds**

Resolution #123-25

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

RESOLVED, that the general fund claims #23,737 through #23,812 in the aggregate amount of \$171,601.82 as set forth in Abstract #8/25 dated January 6, 2026, 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 Mause. This motion was carried unanimously.

11. **Resolution Approving Transfer of Funds**

Resolution #124-25

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

RESOLVED, that the transfers in the aggregate amount of \$200,000 as set forth in Abstract #8/25 dated January 6, 2026, 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 Mause. This motion was carried unanimously.

REPORTS

12. Mayor

Arcadian Drive Drainage Project

Mayor Katz stated that the Village Engineer is obtaining proposals for the emergency work needed to control the water on Arcadian Drive. This project will be similar to the one the Village did on Holland Lane.

Lawler-HUD Grant

Mayor Katz stated that he and the Village Clerk-Treasurer had a conference call and the funding is moving forward. The Village was advised to start the design stage of the project and reimbursement requests are to be made to the Town of Ramapo.

13. Village Clerk/Treasurer

Upcoming Meetings:

January 20, 2026 Workshop Meeting

February 3, 2026 Regular Meeting

February 17, 2026 Workshop Meeting

March 10, 2026 Regular Meeting

March 24, 2026 Workshop Meeting

14. Village Attorney

799 Union

Howard Richman stated that the Village Engineer and the Building Inspector have completed the paperwork to serve the property owner to have the unsafe greenhouses removed from the property. The owner has until January 20 to act or the Village Board will need to step in and remove the structures.

8 Lois Lane

Howard Richman stated that the Village has received the 1st progress report and the owners are making progress.

15 Terrace Dedication

Howard Richman stated that he will have discussions with the Village Engineer to get a understanding of the project before he discusses this with their Attorney.

OPEN FLOOR: PUBLIC DISCUSSION

EXECUTIVE SESSION

Trustee Cherns made a motion to enter executive session to discuss litigation, seconded by Trustee Mause. Upon vote, Yea: Mayor Katz, Trustee Cherns and Trustee Mause. 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 Mause. Upon vote, Yea: Mayor Katz, Trustee Cherns and Trustee Mause. This motion

was carried unanimously.

NEW BUSINESS

ADJOURNMENT

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

Respectfully Submitted,

Camille Guido-Downey