



## **BOARD OF TRUSTEES MEETING AGENDA**

**January 20, 2026 at 7:00 PM**  
**432 Route 306, Wesley Hills, NY 10952**  
**Phone: 845-354-0400 | Fax: 845-354-4097**

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### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

1. **January 6, 2026**

### **RESOLUTIONS/DISCUSSIONS**

2. **Resolution Authorizing the Emergency Repair on Amsterdam Avenue**
3. **Resolution Authorizing The Demolition Of Unsafe Structures Located At 799 Union Road**

### **REPORTS**

4. Mayor
5. Village Clerk/Treasurer
6. Village Attorney

### **OPEN FLOOR: PUBLIC DISCUSSION**

### **EXECUTIVE SESSION**

### **NEW BUSINESS**

### **ADJOURNMENT**



## 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

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### 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



**CIVIL DESIGN WORKS**  
LLC

Glenn McCreedy, P.E., C.M.E.  
Stuart Strow, P.E., C.F.M.

January 12, 2026

Village of Wesley Hills  
432 Route 306  
Wesley Hills, NY 10952

Attn: Camille Guido-Downey, RMC  
Village Clerk-Treasurer

Re: Amsterdam Avenue Drainage Improvements  
Village of Wesley Hills  
CDW# WH25-104

Dear Camille,

The Village received four bids for the above captioned project on Friday, January 9, 2026.

Contractor	Bid Amount
Belleville Landscaping Inc.	\$24,920.00
Environmental Construction Inc.	\$23,220.00
Scaffidi's Paving and Excavating	\$30,200.00
Suncat Excavators	\$12,700.00

The apparent low bidder is Suncat Excavators for a Lump Sum Base Bid in the amount of \$12,700.00.

We recommend the bid be awarded to Suncat Excavators and be put on the next available Village Board Meeting agenda for award and execution of contract pending review by the Village Attorney.

Respectfully Submitted,

**Civil Design Works, LLC**  
Glenn McCreedy, P.E., President  
Village of Wesley Hills Consulting Engineer

Cc: Village Board  
Village Attorney

W:\Projects\WH\2025\WH25-104 - 18-20 Amsterdam Cut Off Drain\Bid Documents\Bids Received\2026-1-12 Award.docx



*Belleville Landscaping Inc.*  
*Lawn and Landscape Contractors*

License No. H-06552-B6

84 N. Rte 9W – Suite D · Congers, New York 10920  
Telephone (845) 268-7437  
Fax (845) 268-8437

January 8, 2026

Village of Wesley Hills  
Attn: Mr. Glen McCreedy  
432 Route 306  
Wesley Hills, NY 10952

RE: Amsterdam Ave. Drainage Mitigation

Dear Mr. McCreedy,

Please see our proposal below:

- Installation of drainage as per plan on specification provided in front of 18 and 20 Amsterdam Ave.
- All work as per plan Dated 12/30/25 by Civil Design Works.

**Cost: \$24,920.00**

Thank you for your consideration. If you have questions, please do not hesitate to call me.

Very truly yours,

BELLEVILLE LANDSCAPING, INC.

JAMES MIELE



21 Holt Drive Stony Point, NY 10980  
845-429-0497

**Submitted to Owner:**

Village of Wesley Hills  
432 Route 306  
Wesley Hills, NY 10953

# PROPOSAL

DATE: 1/7/2026

RE : BID- Amsterdam Ave. Drainage Mitigation

<b>JOB NAME/LOCATION</b>
Schedule for Completion of Work:
<b>APPROXIMATE STARTING DATE:</b>
<b>APPROXIMATE COMPLETION DATE:</b>
<b>THE CONTRACTOR AND OWNER HAVE DETERMINED</b>
<input type="checkbox"/> IS OF THE ESSENCE <input type="checkbox"/> IS NOT OF THE ESSENCE

**WE PROPOSE TO:** The following work shall be performed to mitigate drainage issues along 18 and 20 Amsterdam Avenue, in accordance with the plans provided.

- 1) Excavate the designated area for the proposed underdrain system.  
Furnish and install Mirafi 140N geotextile filter fabric to provide separation and filtration.
- 3) Furnish and install approximately 130 linear feet of 6" perforated PVC pipe and and 20 l.f of 6" pipe as show on the project plans.
- 4) the interior surface as required Connect the new underdrain system to the existing catch basin and parge
- 5) Installation of 3 feet of 3/4" clean stone surrounding the pipe.
- 6) Restore all disturbed areas, including asphalt roadway, driveway, curb and lawn to existing conditions upon completion of the installation.

**This proposal does not include the following: any unforeseen obstacles and/or obstructions, rock excavation, major de-watering, permits, fees, stake-outs, engineering costs or removal of hazardous materials if present.**

**WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications, for the sum Of :  
Twenty three thousand two hundred twenty \$23,220.00**

Payment Schedule: One-third deposit; balance upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

**Authorized Signature:**

**CONTRACTOR**

Note: This proposal may be withdrawn by us if not accepted within 30 days.

**Acceptance of Proposal:** I have read this document and accept the prices, specifications and conditions stated. I understand that upon signing, this proposal becomes a binding contract. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(CONTRACTOR)

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(OWNER)

**Additional Notices to Owner**

**Right to Stop Work:** If any payment under this agreement is not made when due, the contractor may suspend work on the job until such time as all payments due have been made.

**Notice of Lien:** The contractor or subcontractor who performs on the contract and is not paid may have a claim against the owner which may be enforced against the property in accordance with the applicable Lien Laws.

**Cancellation:** The owner has an unconditional right to cancel the contract, without penalty or obligation, until midnight of the third business day after he/she signs the contract. Cancellation must be done by giving the contractor a written notice indicating the owners intention not to be bound. Notice of cancellation shall be deemed given when deposited in a mailbox, properly addressed and postage prepaid. Upon cancellation, any property traded in, any payments made under this contract, and any negotiable instrument executed by you will be returned within 10 business days following receipt by the contractor of a cancellation notice. Any security interest arising out of this transaction will be canceled.

**SCAFFIDI'S**

**PAVING AND  
EXCAVATING**

34 North Route 9W  
West Haverstraw, NY 10993



**ESTIMATE / BID**

A 2.5% Late Fee Will Be Assessed Monthly For Any Bill That Is Not Paid 3 Days After Its Due Date.

Date	Account #	Estimate No.
1/9/2026	GM0425	3413339

Visit Us On The Web At [www.ScaffidisPaving.com](http://www.ScaffidisPaving.com)  
Follow Us On Facebook, Twitter & Instagram at @ScaffidisPaving  
You Can Also Find Us On YouTube, Google, Yelp! And More

**Family Owned And Operated Since 1984**  
**We Are A NY State Certified Minority Contractor**

Name / Address
Village of Wesley Hills ATTN: Glenn McCreedy 254 South Main Street Suite #308 New City, NY 10956

Job Site	
18-20 Amsterdam Ave. Wesley Hills, NY 10952 Amsterdam Avenue Drainage	
Project ID	AMSTERDAM AVE
Supervisor	GLENN M.

**Licensed & Insured Full Service General Contractors**

Customer Phone	Customer Fax	Customer E-mail	Alt. Phone	Rep	Project
(845) 266-6441 x 101		gmccreedy@civildesign...	201-953-0759	AR	Amsterdam Avenue

Description	Qty	U/M	Rate	Total
{Amsterdam Avenue Road Drainage - Between 18 & 20 Amsterdam Ave.} [ PREVALING WAGE JOB ]				
• 6" Perf PVC Drain Pipe: Sawcut Road. Install 130LF Of 6 Inch Perforated PVC Drain Pipe. Encase In 3/4 Inch Gravel And Filter Fabric. Tie Into Proposed 6" Solid Drain Pipe, As Per Plan.	1		30,200.00	30,200.00
• 6" Solid PVC Drain Pipe: Install 20LF Of 6 Inch Solid PVC Drain Pipe Across Driveway. Encase In 3/4 Inch Gravel And Filter Fabric. Cut The Existing Catch Basin For The 6" Drain Pipe & Tie In. Parge Interior/Exterior Wall Of Existing Catch Basin.				
• Restore Asphalt Trench: Restore/Repair Asfalt Driveway, Asphalt Curb/Road, As Per Plan.				
Thank You Very Much For Considering Scaffidi's Paving And Excavating To Quote Your Job!				

Thank you for considering Scaffidi's Paving And Excavating to quote your job!

**Total \$30,200.00**

Terms As Per Payment Schedule  
\*1 Year Guarantee On Workmanship \*Not Responsible for Oil Leaks, Tire Marks, Gas Leaks, Sink Holes, Ground Erosion, Cracks, Damage Caused By Weather or Any "Acts of God". Asphalt Could Take A Year to Cure. We Recommend Any New Driveway To Get A Sealer Within 6 Months To Maintain The Integrity Of The Driveway. If You Want To Use Us, Any Sealer Quote Must Be Performed Through Our Office. If Another Company Performs Work On A Job We've Done, The Warranty Is No Longer In Effect.

Scaffidi's Paving Rep Signs Here To Agree To Estimate

Customer Signs Here To Agree To Estimate

**\*\* DUE TO THE CONTINUAL RISE IN MATERIAL & FUEL COSTS, QUOTES \*\*  
ARE NOW ONLY VALID FOR 14 DAYS. WE APOLOGIZE FOR ANY INCONVENIENCE.**

Phone: (845) 429-0081 \* Fax: (845) 429-7030  
Email: [Info@ScaffidisPaving.com](mailto:Info@ScaffidisPaving.com) \* Web: [ScaffidisPaving.com](http://ScaffidisPaving.com)

Paving \* Excavating \* Drainage \* Retaining Walls \* Demolition \* Belgian Blocks \* Pavers  
Sidewalks & Stairs \* Curbs \* Trucking \* Emergency Service \* Unilock Patios & More



**SunCat Excavator Inc.**

161 Route 59 Suite 101  
 Monsey, NY 10952

# Estimate

Date	Estimate #
1/5/2026	1751

Name / Address
Village of Wesley Hills Glenn McCreedy

Project
Amsterdam Avenue Drainage

Description	Qty	Cost	Total
This proposal is based on the site plan dated 12/30/2025.			
Prevailing Wage (excluding weekends and holidays) Supply & Install 6" Perf and Solid PVC As Per Plan	1	12,700.00	12,700.00

<b>Total</b>	<b>\$12,700.00</b>
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**NOTES & EXCLUSIONS**

- 1) Any work not explicitly stated in the proposal is neither included nor implied.
  - 2) The General Contractor is responsible for obtaining all necessary permits, fees, and licenses.
  - 3) Final engineering and layout plans to be provided by the General Contractor via email prior to work commencement.
  - 4) SunCat is not responsible for unmarked or incorrectly marked utilities.
  - 5) Demolition work is excluded unless explicitly stated in the proposal.
  - 6) If rock, ledge, or boulders exceeding 1 cubic yard are encountered, a change order will be issued, to be approved by the owner in a timely manner prior to executing the work.
  - 7) Disposal fees and trucking are not included.
  - 8) Due to fluctuations in fuel and material costs, the proposal price is valid for 90 days from the date of issuance.
  - 9) Any material cost changes exceeding 10% at the time of construction will be passed on to the General Contractor during invoicing.
  - 10) Dewatering services are limited to surface water runoff. If specialized dewatering devices are required, they must be negotiated and agreed upon prior to installation.
  - 11) Payment schedule and terms to be provided and agreed upon prior to commencement of any work. Typically, all invoices are due upon receipt unless otherwise noted.
  - 12) All communications should be directed to [Office@SunCatExcavators.com](mailto:Office@SunCatExcavators.com).
- Thank you!

Customer Signature



*Consulting Engineers*

*Alfred A. Fusco, Jr.*  
*P.E. Principal*

*Alfred A. Fusco, III*  
*General Manager*

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Village of Wesley Hills  
432 Route 306  
Wesley Hills, NY 10952

RE: 799 Union Road  
SBL 42.13-1-23.5  
Village of Wesley Hills  
Our File #WH-003

On December 11, 2025 a representative of our office performed a visual inspection on the existing greenhouse structures located on the above-mentioned property. The following is based on our observations:

## **1. INTRODUCTION**

An inspection was conducted of three (3) existing greenhouse structures and their adjoining buildings to assess their current structural condition and determine whether continued use or repair is feasible. The purpose of this report is to document observed deficiencies, assess structural integrity, and provide engineering recommendations regarding safety and demolition.

## **2. SCOPE OF INSPECTION**

The inspection consisted of a visual evaluation of the following components:

- Concrete foundations.
- Structural framing (wood and steel)
- Adjoining buildings and roof systems
- Stairs, retaining walls, and access structures
- General structural stability and safety conditions

No destructive testing or material sampling was performed.

## **3. OBSERVED CONDITIONS**

### **3.1 Foundations**

Concrete foundations were observed to be severely deteriorated, with extensive cracking, spalling, and crumbling.

Multiple areas exhibited loss of structural integrity, indicating compromised load-bearing capacity. Differential settlement and foundation failure were evident in several locations.

### **3.2 Structural Framing**

Wood framing and structural supports exhibited advanced dry rot, deterioration, and loss of sections. Many wood members were crumbling, fractured, or no longer capable of carrying design loads. Steel framing and supports were heavily corroded, rusted, and visibly bent and deformed.

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### **3.3 Roof Structures**

Adjoining buildings showed partial and full roof collapses.  
Remaining roof systems were unstable and at high risk of further collapse.  
Roof failures have rendered portions of the structures immediately unsafe.

### **3.4 Adjoining Buildings**

Several adjoining structures were leaning, partially collapsed, or structurally unstable.  
Wall systems lacked adequate support and bracing.  
The extent of deterioration indicates progressive structural failure.

### **3.5 Access Structures**

Wooden stairs and retaining walls leading to the greenhouses were severely deteriorated, unstable, and unsafe for use.  
Significant rot, displacement, and material failure were observed.

## **4. STRUCTURAL ASSESSMENT**

Based on observed conditions:

The structures have exceeded their serviceable life.  
Structural components are no longer capable of safely supporting imposed loads.  
The extent of deterioration is widespread and systemic, affecting foundations, framing, and roof systems.  
Repairs would require complete replacement of major structural elements, making rehabilitation economically and practically infeasible.

## **5. SAFETY CONCERNS**

The structures pose an immediate safety hazard to occupants, maintenance personnel, and the public.  
Risks include sudden collapse, falling debris, and structural failure under minimal loads.  
Continued access or use is not recommended.

## **6. ENGINEERING RECOMMENDATION**

Based on the inspection and observed structural deficiencies, it is the professional recommendation that:

1. All three greenhouse structures and adjoining buildings be condemned and demolished.
2. Access to the structures be restricted immediately to prevent injury.
3. Demolition be performed by a qualified contractor in accordance with applicable local, state, and environmental regulations.
4. Debris removal and site stabilization be completed following demolition.

## **7. LIMITATIONS**

This report is based on a visual inspection only and reflects conditions observed at the time of inspection.  
Hidden or concealed conditions may exist that were not observable.

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## **8. CONCLUSION**

The greenhouse structures and associated buildings are in a state of advanced structural failure. Due to severe foundation degradation, rotted wood framing, corroded steel supports, roof collapses, and unsafe access structures, demolition is the only reasonable and safe course of action.

Very Truly Yours,



Alfred A. Fusco, Jr., P.E.  
Fusco Engineering  
& Land Surveying, DPC

































