



## BOARD OF TRUSTEES MEETING MINUTES

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

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

### ROLL CALL

**MEMBERS PRESENT:** Mayor Marshall Katz  
Deputy Mayor Milton Schwartz  
Trustee Joseph Mause  
Trustee Yisroel Cherns  
Trustee Tova Krull

**ABSENT:** None

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

### APPROVAL OF MINUTES

1. **January 6, 2026**

#### **Resolution #125-25**

Trustee Cherns made a motion to approve the January 6, 2026 Minutes, seconded by Trustee Mause. Upon vote, Yea: Mayor Katz, Trustee Cherns, and Trustee Mause. Nay: None. Abstain: Trustee Schwartz & Trustee Krull. This motion was carried.

### RESOLUTIONS/DISCUSSIONS

2. **Resolution Authorizing the Emergency Repair on Amsterdam Avenue**

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

#### **Resolution #126-25**

**WHEREAS**, the Village of Wesley Hills was notified that there is a water ponding issue along

the right-of-way on Amsterdam Avenue, and

**WHEREAS**, as per the Village Engineer's inspection on December 30, 2025, the water ponding along the roadway is creating a water/ice hazard and is dangerous and requires emergency repair as soon as possible, and

**WHEREAS**, this work is above and beyond the normal repair work that the Town of Ramapo would perform for the Village, and

**WHEREAS**, the Village with the assistance of the Village Engineer obtained an emergency proposals from several companies, and the lowest bidder is Suncat Excavators, and

**NOW, THEREFORE BE IT RESOLVED**, that the Village of Wesley Hills declares this repair on Amsterdam Avenue an emergency and the Mayor is authorized to indicate the approval and acceptance of the lowest proposal from Suncat Excavators by signing same on behalf of the Village of Wesley Hills.

**Discussions:**

Mayor Katz stated that the Village received four proposals to repair the drainage issue at the corner of Wesley Chapel and Spook Rock Road. The lowest bidder is a company called Suncat at \$12,700.00. Mayor Katz confirmed with the Village Engineer that Suncat will pay the prevailing wage requirement. Village Engineer has also stated that the job is simple enough for a new company to do along with the Village Engineer being onsite.

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

3. **Resolution Authorizing The Demolition Of Unsafe Structures Located At 799 Union Road**

**Resolution #127-25**

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

**RESOLUTION AUTHORIZING THE DEMOLITION OF UNSAFE STRUCTURES LOCATED AT 799 UNION ROAD**

**WHEREAS**, on December 29, 2025, pursuant to Chapter 86 of the Code of the Village of Wesley Hills, the Building Inspector of the Village of Wesley Hills, with the concurrence of a licensed professional engineer, determined that the structures on 799 Union Road to wit the greenhouse structures and associated buildings are in a state of advanced structural failure and 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, and

**WHEREAS**, on December 29, 2025 the Building Inspector issued a Notice of Unsafe Structure

that identified such unsafe condition and an Order to Correct which required that the remains of such structure be demolished and that the debris therefrom be removed within 10 days, and

**WHEREAS**, such Notice of Unsafe Structure and Order to Correct was served on Jacob Kohl, the owner of record of such property, at the address shown on the last preceding tax assessment roll, by certified mail on December 29, 2025, and

**WHEREAS**, the owner of such property failed to comply with such Order to Correct, and

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Trustees thereupon authorizes the remains of such structure to be demolished and the debris therefrom to be removed, and pursuant to such Code, the expenses of such demolition and removal work are to be assessed against such property,

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Trustees will meet on the 3rd day of February 2026, at 7:00 P.M. at the Village Hall, 432 Route 306, in the Village of Wesley Hills, for the purpose of authorizing said demolition and,

**BE IT FURTHER RESOLVED**, that the Village Clerk shall notify the owner of record of such property of such meeting by sending to him by certified mail, at the address shown on the last preceding tax assessment roll, a certified copy of this resolution, which mailing shall be made at least 8 days prior to such meeting.

**Discussion:**

Jacob Kohl, owner, was present and expressed his frustration with the Village Board for not having notice of this meeting. Mr. Kohl stated that they have had many meetings with the Mayor and they have spent thousands of dollars cleaning up the property.

Howard Richman, Village Attorney stated that he has spoken with his attorney for the past two weeks and he is unsure why his own attorney did not provide him with the information. Mr. Richman stated that it was made clear at the meeting this afternoon that there was no agreement to be made.

Jacob Kohl stated that he did not offer a solution as he was silent this afternoon. However, he wishes to work something out with the Village and was surprised that the Village is taking these steps.

Mayor Katz requested the owner to place any proposal in writing to be reviewed by the Village Attorney and the Village Engineer. Mayor Katz advised the owner that this matter has been in court since October 2025 for several violations and no progress has been made on the removal of the unsafe structures.

Yisreal Kohl was presented and stated that the Village does not want to work with its residents and the Village is doing everything possible to hurt his brother and himself.

Mayor Katz assured Mr. Kohl that the Village has been trying to work with them since they

purchased the property a few years back, and they have not done anything to remedy the violations.

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

## **REPORTS**

### 4. Mayor

#### Governor Hochul Property Tax Exemptions

Mayor Katz stated that the Village received notification from the Town of Ramapo Assessor's office that a new veteran's exemption will be offered to veterans. The Village usually mirrors the exemptions offered by the Town and will proceed with preparing the appropriate local law. Howard Richman, Village Attorney stated that the Village Board will see this in March 2026.

#### NYCOM

Mayor Katz has stated that NYCOM has sent out a notice that the State of celebrating the US 250 anniversary and offered options on how Towns/Villages can celebrate. If any Board Member is interested in doing an event please let the Mayor know.

#### Willow Tree Sidewalk Project

Mayor Katz stated that the Village has received notice to proceed to final design from the State DOT. The Village's Engineer estimates that we will be constructing this project around July 2026.

#### Wilder Road Sidewalk Project

The Village's Engineer estimates that we will be constructing this project around the same time as Willow Tree-July 2026.

#### NYS Parks Grant

Mayor Katz stated that the Village was unsuccessful in obtaining the parks grant for the replacement playground equipment. Mayor Katz asked how the Board wants to move forward? Options are: Allocate the funds we need in the next budget, form a committee, or allocate a certain dollar amount and make it a several year project? Board Members elected to allocate \$100,000 in the upcoming budget. Mayor Katz stated that the Board will need to provide additional information in the future on what types of equipment they would like to see for the bidding process.

### 5. Village Clerk/Treasurer

No report at this time.

### 6. Village Attorney

#### Catering Law

Howard Richman stated that the Village Planner and himself have drafted a local law that was provided to the Village Board for discussion tonight. Board Members reviewed the proposed

local law and offered two minor changes. Mr. Richman stated that he will make those changes and get this scheduled for public hearing as soon as possible.

#### AMS Dedication

Howard Richman stated that there is an in-house meeting this week to get a better understanding of what items need to be dedicated to the Village and where the projects stands.

#### Monsey Fire District

The Monsey Fire District owns the property located at 381 Route 306. The District has submitted a narrative to the Village Board dated 1/20/26 requesting exemption from the zoning code for the use of a Fire House. Board Members welcomed Yanky Fliegman, Chairman of the Monsey Fire District. Howard Richman stated that in order for the Village Board to exempt the fire house use, the Village needs to hold a public meeting. The Mayor and the Board members decided to hold the public hearing on February 17, 2026. Village Clerk will do the public hearing notice for publication and send out notices to the adjourning neighbors. Resolution under New Business.

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

### **NEW BUSINESS**

#### **Resolution #128-25**

#### **Resolution Setting a Public Hearing for the Consideration of Exemption for the Monsey Fire District**

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

**WHEREAS**, the Village of Wesley Hills is desirous of permitting The Monsey Fire District/Brewer Engine Co. No 1 to the development of a firehouse substation at 381 Route 306 in the Village of Wesley Hills,

**WHEREAS** the Village of Wesley Hills needs to make a finding of a balance of public interests in order to grant an exemption in said firehouse substation being located at 381 Route 306 in the Village of Wesley Hills,

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Trustees will meet on the 17th day of February 2026 at 7 PM at the Village Hall of Wesley Hills, at 432 Route 306, Wesley Hills, NY 10952 for the purpose of authorizing said exemption to place said firehouse substation at 381 Route 306 Wesley Hills, NY,

**NOW, THEREFORE BE IT RESOLVED**, that the Village Clerk shall notify property owners within 750 feet of 381 Route 306 via the methodology utilized by the ZBA to notice its hearings.

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

### **ADJOURNMENT**

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

Respectfully Submitted,  
Camille Guido-Downey