



## BOARD OF TRUSTEES MEETING MINUTES

August 05, 2025, at 7:00 PM

432 Route 306, Wesley Hills, NY 10952

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

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**MEMBERS' PRESENT:**

Marshall Katz, Mayor (Zoom)  
Milton Schwartz, Deputy Mayor  
Yisroel Cherns, Trustee  
Joseph Mause, Trustee

**MEMBERS ABSENT:**

Tova Krull, Trustee

**OTHERS PRESENT:**

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

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

**ITEM #1****RESOLUTION NO. 65-25****APPROVAL OF MINUTES**

Trustee Cherns made a motion to approve the minutes of July 1, 2025, seconded by Trustee Mause. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Mause, and Trustee Cherns. This motion was carried unanimously.

**ITEM #2****RESOLUTION NO. 66-25****RESOLUTION AUTHORIZING ZARIN & STEINMETZ TO REPRESENT THE VILLAGE IN RELATION TO AN ARTICLE 78 -FEIG**

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

**WHEREAS**, the Village Board is a respondent in an Article 78 proceeding entitled, "Eliyahu Feig v Yisroel Cherns, Trustee of the Village of Wesley Hills, Zoning Board of Appeals of the Village of Wesley Hills, Building Inspector of the Village of Wesley Hills, Public Officers and Employees of the Village of Wesley Hills" (Rockland County Clerk's Index No. 034641/2025) (hereinafter, the "Proceeding"); and

**WHEREAS**, the Proceeding arose from a pending application before the Zoning Board of Appeals for the property located at 38 Willow Tree Road; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Village Board hereby authorizes the firm of Zarin & Steinmetz, LLP, to appear on behalf of the Yisroel Cherns, a Trustee of the Village of Wesley Hills in his capacity of Village Trustee only, Building Inspector of the Village of Wesley Hills, Public Officers and Employees of the Village of Wesley Hills to defend the Village, and file any motions or other papers necessary in this case, and

**BE IT FURTHER RESOLVED** that the Mayor is authorized to sign any documentation on behalf of the Village nunc pro tunc.

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

**ITEM #3** **RESOLUTION NO. 67-25**  
**RESOLUTION AUTHORIZING DORIS ULMAN, ESQ, ASSISTANT VILLAGE ATTORNEY**  
**TO REPRESENT THE VILLAGE IN RELATION TO AN ARTICLE 78 -FEIG**

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

**WHEREAS**, the Village Board is a respondent in an Article 78 proceeding entitled, “Eliyahu Feig v Yisroel Cherns, Trustee of the Village of Wesley Hills, Zoning Board of Appeals of the Village of Wesley Hills, Building Inspector of the Village of Wesley Hills, Public Officers and Employees of the Village of Wesley Hills” (Rockland County Clerk’s Index No. 034641/2025) (hereinafter, the “Proceeding”); and

**WHEREAS**, the Proceeding arose from a pending application before the Zoning Board of Appeals for the property located at 38 Willow Tree Road; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Village Board hereby authorizes Doris Ulman, Esq. Assistant Village Attorney, to appear on behalf of the Zoning Board of Appeals of the Village of Wesley Hills to defend the Village, and file any motions or other papers necessary in this case, and

**BE IT FURTHER RESOLVED** that the Mayor is authorized to sign any documentation on behalf of the Village nunc pro tunc.

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

**ITEM #4** **RESOLUTION NO. 68-25**  
**RESOLUTION AUTHORIZING THE REDUCTION OF LETTER OF CREDIT FOR AMS**  
**ACQUISITIONS**

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

**WHEREAS**, as part of the Planning Board Subdivision approval resolution #22-22, the Applicant was required to post an Irrevocable Letter of Credit, and

**WHEREAS**, AMS Acquisitions has posted the recommended amount of \$99,099.50 in cash instead of a letter of credit, and

**WHEREAS**, as per the Village Engineer's letter dated July 18, 2025, the required amount has been reduced to \$24,750.50 as several of the required site work items have been completed, and

**WHEREAS**, the Applicant has requested that the amount of \$74,349.50 be refunded as per the Village Engineer's memo, and

**NOW THEREFORE BE IT RESOLVED**, that based on the Village Engineer's memo dated July 18, 2025, the Village Board approves the refund in the amount of \$74,349.50 and the Village Clerk-Treasurer is hereby authorized to refund same.

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

**ITEM #5** **RESOLUTION NO. 69-25**  
**RESOLUTION APPROVING STANDARD WORKDAY FOR VILLAGE EMPLOYEES FOR THE NEW YORK STATE AND LOCAL RETIREMENT SYSTEM**

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

**RESOLVED**, that the Standard Workday Resolution for Employees and Reporting Resolution for Elected and Appointed Officials, copies of which are made a part of the Minutes of this Board, are hereby approved, and the Village Clerk is authorized to execute said documents on behalf of the Village of Wesley Hills.

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

**ITEM #6** **RESOLUTION NO. 70-25**  
**RESOLUTION APPROVING ABSTRACTS OF AUDITED CLAIMS**

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

**RESOLVED**, that the general fund claims #23,271 through #23,351 in the aggregate amount of \$397,381.34 as set forth in Abstract #3/25 dated August 5, 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: Trustee Schwartz, Trustee Cherns and Trustee Mause. This motion was carried unanimously.

**ITEM #7** **RESOLUTION NO. 71-25**  
**RESOLUTION APPROVING TRANSFER OF FUNDS**

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

**RESOLVED**, that the transfers in the aggregate amount of \$850,000.00 as set forth in Abstract #3/25 dated August 5, 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: Trustee Schwartz, Trustee Cherns and Trustee Mause. This motion was carried unanimously.

### **VILLAGE CLERK'S REPORTS**

Camille Guido Downey reported that the Village Park Improvements project is scheduled to start this week. The Willow Tree Sidewalk and the Wesley Chapel Culvert Replacement are in final approval stages, and we will be going out for bid within the next few months.

### **NEW BUSINESS**

### **RESOLUTION NO. 72-25**

### **RESOLUTION APPROVING THE INTERMUNICIPAL AGREEMENT WITH THE COUNTY OF ROCKLAND FOR SIDEWALK FUNDING**

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

**WHEREAS**, the Village of Wesley Hills wishes to enter into an Intermunicipal Agreement with the County of Rockland for \$1.7 million in funding for the installation of sidewalks on County roadways, a copy of which is made a part of the minutes of this Board, by which the Village has agreed to design and construct sidewalks in the Village at the following locations:

1. Grandview Road from Forshay to Willow Tree (on the north side)
2. Lime Kiln Road from 306 to Wilder (also on the north side)

**NOW, THEREFORE BE IT RESOLVED**, that the said Intermunicipal Agreement for funding be and the same is hereby accepted and approved, and the Mayor is authorized to indicate such approval by signing on behalf of the Village of Wesley Hills.

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

### **ADJOURNMENT**

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

Respectfully submitted,  
Camille Guido-Downey