



BOARD OF TRUSTEES MEETING MINUTES

February 17, 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 7pm followed by the Pledge of Allegiance.

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 (Zoom)
Camille Guido-Downey, Village Clerk-Treasurer

APPROVAL OF MINUTES

1. **February 3, 2026**

Resolution #138-25

Trustee Cherns made a motion to approve the February 3, 2026, minutes, seconded by Trustee Mause. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Mause and Trustee Krull. Abstain: Trustee Cherns. This motion carried.

PUBLIC HEARING

2. **Public Hearing to Consider the Application for Zoning Exemption Submitted by the Monsey Fire District for the Use of a Fire House.**

Trustee Cherns made a motion to open the public hearing, seconded by Trustee Mause.

Moshe Messner, Chief Monsey Fire Department was present and stated that the Fire Department

has been seeking property for several years to serve the north end of Monsey. This location was purchased and fits into the neighborhood as it is located across the street from an ambulance company and a commercial shopping center that includes a CVS. The main goal of the Fire Department is to reduce response times to this section of Monsey. Currently, it takes between 11–15 minutes to get a fire truck from its current location at 16 Grove Street to Wesley Hills. The Department plans to convert the existing single home to a firehouse with site improvements.

Yanky Fliegman, Chairperson of the Monsey Fire District Commissioners, was present and thanked the Board for their consideration of this use. Mr. Fleigman stated that many of their volunteers are from Wesley Hills and thanked the members that attended the meeting tonight to show support. Mr. Fliegman stated that he has previously received a complaint about sirens, lights and noise. Mr. Fliegman stated that, as most members are family people, they are aware of lights and sirens at night and are conscious of sleeping children. This location is a proposed substation for one fire truck.

Raphael Zeigler, 10 Kentor Lane and volunteer member of the MFD was present and read into the record his memo dated 2/17/26 in support of the fire house.

Scott Dow, Esq. Attorney for the MFD, was present and stated that he has had previous discussions with Howard Richman, Village Attorney. Mr. Dow stated that the MFD was created by the State of NY to protect and serve residents of Wesley Hills and this substation will reduce response times to this area.

Howard Richman, Village Attorney stated that the Village Board is only reviewing and hopefully granting permission for the use of a fire house at 381 Route 306. All other matters will be addressed to the planning board/zoning board.

Mayor Katz added that the Planning Board/Zoning Board's purpose is to review site plans using the Village Professionals to ensure that all sites address landscaping, screening, lighting, parking, drainage concerns, etc.

Trustee Schwartz questioned what happens when the property is sold?

Howard Richman answered that it reverts back to a single family home. The exemption is for the use of a firehouse only. When the site plan is developed by their engineer, they will visit the PB for site plan approval, and if variances are needed, they will visit the ZBA.

Shalom Horowitz, 392 Route 306 was present and stated a firehouse is important, and he is concerned about the two schools that operate a few doors down and all the children that walk in the area. Mr. Horowitz is also concerned about the architecture of the firehouse; will it remain residential looking and the trees in front remain? Mr. Horowitz also questioned if the turning lane will be installed at the intersection of Route 306 and Grandview Ave? Lastly, Mr. Horowitz is concerned that members will park on the sidewalk for events taking place at the firehouse.

Mayor Katz noted that those issues will be addressed at the Planning Board. Mayor Katz stated that he has had several conversations with the Town of Ramapo, State representative, NYSDOT

and the County of Rockland to get the turning lane project moving and unfortunately, has been unsuccessful.

Yanky Fliegman answered that there will be limited events at the firehouse, no one will be using this location as a hang-out, and no one will be parking on the sidewalk. The MFD has already committed to providing property to the State/County for the installation of a turning lane.

Dina Gold, 28 Wilder Road was present and stated that she and all the parents in the area are concerned about the traffic and not having a turning lane at the intersection. This location is a nightmare during the day and mostly parents who take their children to school avoid this area because of the traffic.

Mayor Katz suggested that Ms. Gold reach out to local and state representatives and voice her concern about the turning lane and traffic for their action.

Mr. Barg, 383 Route 306 stated that he lives next door to the firehouse, and he has been in discussions with the firehouse to purchase his property. Mr. Barg stated that this will take time and he is concerned that a fire truck will not be able to enter or exit the property with the traffic in a safe manner. Mr. Barg is unsure why the FD thinks that this is the best location. Mr. Barg also stated that he saw a plan that showed a temporary structure being placed on the lot line and he is not in favor of that and what does temporary mean?

Howard Richman answered that the Planning Board will address what temporary means and address the site for compliance which may include fencing, etc. Mr. Richman expressed that the Village Board is only approving permission for a firehouse use. Any bulk table area variances will be reviewed by the ZBA and the site plan permission will come from the Planning Board are not being waived.

Moshe Messner answered that this location is on a main artery of Monsey which provides access to the north end of Monsey which at the current time the MFD cannot access in a timely manner. The modifications to the traffic light will be addressed at the Planning Board and the Village professionals and the MFD professionals will discuss.

Ken Landau, 2 Lois Lane was present and stated that drainage needs to be reviewed.

Mayor Katz stated that the Planning Board will address drainage.

Trustee Cherns made a motion to close the public hearing, seconded by Trustee Mause.

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

RESOLUTION #139-25

WHEREAS, the Monsey Fire District is a political subdivision of the State of New York, established to provide public services in the area of fire protection and emergency response to residents of the Village of Wesley Hills, Rockland County, New York and having those powers

set forth in New York Town Law Article 11; and

WHEREAS, the Village of Wesley Hills is a political subdivision of the State of New York having those powers of zoning and land use regulation specified in New York Village Law Article 7; and

WHEREAS, the Board of Fire Commissioners of the Monsey Fire District have proposed the development of firehouse substation to serve the residents of the Monsey Fire District in the Village of Wesley Hills; and

WHEREAS, the Board of Fire Commissioners and/or its consultants have or will submit the required application(s) which may include a site plan and other requested documents and items to the Village of Wesley Hills Planning Board and/or Zoning Board of Appeals for their consideration and review; and

WHEREAS, the site of the development of its firehouse substation is in a R-35 zone; and

WHEREAS, it is in the best interests of the Village of Wesley Hills and the Monsey Fire District and the residents of the Village of Wesley Hills for the political subdivisions to act harmoniously and cooperatively toward the greater good for their residents; and

WHEREAS, a description of the proposed project is annexed hereto as Attachment A; and

WHEREAS, the Village of Wesley Hills Village Code does not specifically define or address governmental or municipal uses under the Village Code; and

WHEREAS, the proposed project is designed to be compliant with the NYS Uniform Fire Prevention and Building Code; and

WHEREAS, the Monsey Fire District has requested an exemption from the Village of Wesley Hills Zoning Code and Land Use regulatory jurisdiction; and

WHEREAS, the Village of Wesley Hills Village Board has considered the Monsey Fire District exemption request and has conducted a public hearing with notice to those who own property within 750 feet of the proposed Fire House pursuant to its local laws in order to balance the public interests as set forth by the New York State Court of Appeals in Matter of County of Monroe, 72 NY 2d 338 (1988) (“County of Monroe”); and

WHEREAS, after consideration of the balancing of public interests’ test established in County of Monroe case, the Village Board recognizes the important public safety functions provided by the Monsey Fire District to the residents of the Monsey Fire District and Village of Wesley Hills and recognizes as well the Monsey Fire District need for an additional facility in order to continue to carry out these functions; and will grant the Fire District its requested exemption from the Village’s Zoning Code to the extent that it gives permission to construct a Fire House at the proposed location in the Village of Wesley Hills after application to the Planning Board and/or Zoning Board as to the specific site

plans, and

NOW, THEREFORE BE IT RESOLVED, that: Section 1. The above “WHEREAS” clauses are incorporated herein by reference as if fully set forth herein. Section 2. The Village Board has considered the factors detailed in the County of Monroe case, and

NOW THEREFORE BE IT RESOLVED, that after a review of the record and an analysis conducted pursuant to County of Monroe as set forth above, the Village Board hereby finds that the Monsey Fire District should be immune and exempt from the applicability of the Village Code as it specifically relates to the R-35 Zone, and

FURTHER RESOLVED, that the Monsey Fire District will submit any and all applications required by the Planning Board/Zoning Board of Appeals to seek permission for said site plan, and

FURTHER RESOLVED, that the Monsey Fire District will further seek Building Permits for any/all building structures in the Village as a benefit to the public interest and promotes the health, safety, and general welfare for the reasons set forth herein; and

FURTHER RESOLVED, the Monsey Fire District will be subject to site plan and SEQRA approval through the Village of Wesley Hills Planning Board.

FURTHER RESOLVED, that the Village Clerk-Treasurer and any other Village official or employee, as directed by the Village Mayor, shall take any and all actions necessary to carry out the provisions of this Resolution.

FURTHER RESOLVED, that the Village Clerk-Treasurer is hereby directed to transmit a certified copy of this Resolution to the Village Planning Board, Building Inspector, and the Monsey Fire District for further actions consistent with this determination of immunity and this Resolution shall be effective immediately.

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

RESOLUTIONS/DISCUSSIONS

3. **Resolution Authorizing the Submission of a NYS Department of Transportation, Transportation Alternatives Program (TAP) Grant Application and Commitment of a 20% Funding Match**

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

RESOLUTION #140-25

WHEREAS, the Board of Trustees of the Village of Wesley Hills herein called the "Municipality", and

WHEREAS, after thorough consideration of the various aspects of the problem and study of available data, has hereby determined that certain work, as described in its application and attachments, herein called the "Project", is desirable, is in the public interest, and is required in order to implement the Project; and

WHEREAS, The New York State Department of Transportation has made funds available from the Federal Highway Administration through the Transportation Alternatives Program to support bicycle, pedestrian, multi-use path projects and programs and expand opportunities for transportation choices beyond traditional highway programs; and

WHEREAS, the activities of the Project herein improve mobility, provide safe routes for pedestrians to access daily needs, public transportation and recreational opportunities, enhance the character of the Village, contribute to its revitalization, and further the Village of Wesley Hills' plans for a continuous ADA-compliant sidewalk system on heavily-trafficked streets with extensive foot traffic providing not only for the safety of residents and visitors but also reducing vehicular traffic.

WHEREAS, the Municipality deems it to be in the public interest and benefit under these acts to authorize and direct Marshall Katz, as Mayor of the Village of Wesley Hills, New York, to file an application for funds to the New York State Department of Transportation, Transportation Alternatives Program.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Wesley Hills:

1. That Marshall Katz, as Mayor, is hereby authorized to file an application for funding in support of the design and construction of an ADA-compliant sidewalk system on the north side of Lime Kiln Road from the intersection with Wilder Road to the intersection with NYS Route 202.

2. That the Municipality agrees that it will fund as a match at least 20% of the cost of the Project, and that funds will be available to initiate the Project's field work upon execution of a contract with New York State Department of Transportation.

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

4. **Resolution Scheduling a Public Hearing for the 2025 Annual MS4 Report**

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

RESOLUTION #141-25

WHEREAS, that the Village Engineer for the Village of Wesley Hills has prepared the Village's Annual MS4 Report for the 2025 calendar year, and

WHEREAS, the report has been made available to the public for review and comment, and

BE IT RESOLVED, that the Village Board of the Village of Wesley Hills has selected our regular scheduled meeting to hear any public comments, and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees will meet on the 10th day of March 2026, at 7:00 P.M. at the Village Hall, 432 Route 306, in the Village of Wesley Hills, for the purpose of hearing any comments in reference to the adoption of the 2025 MS4 Annual Report.

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

5. **Authorizing the Contract with Power Authority for Electric Service for the Village of Wesley Hills**

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

RESOLUTION #142-25

RESOLVED, that the proposed contract for electric service between the Village of Wesley Hills and Power Authority, to provide reduced electric rate service for the Village of Wesley Hills Village Hall and sub accounts for the period of March 1, 2026, through February 28, 2029, 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 Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull. This motion carried unanimously.

6. **Resolution Setting Date for Public Hearing to Consider the Demolition of Unsafe Structures Located at 799 Union Road.**

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

RESOLUTION #143-25

WHEREAS, on February 4, 2026, 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 February 4, 2026, 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 February 4, 2026, and

WHEREAS, such notice was also posted on the unsafe structure located at 799 Union Road, 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 10th day of March 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.

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

7. **Resolution Reaffirming the Village of Wesley Hills Support of the County of Rockland Sidewalk Improvement Grant**

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

RESOLUTION #144-25

WHEREAS, the Village of Wesley Hills has been awarded \$1.7 million for the construction of sidewalks in two locations in the Village of Wesley Hills, and

WHEREAS, sidewalk will be constructed on Grandview Ave from Forshay Road to Willow Tree Road and Lime Kiln Road from Route 306 to Wilder Road, and

WHEREAS, in November 2025 the Village of Wesley Hills and the County of Rockland entered into an intermunicipal agreement for said grant, and

WHEREAS, as part of that agreement, the Village of Wesley Hills is committed to this project and has agreed to accept ownership and maintenance responsibilities for the sidewalks installed as part of this project, and

THEREFORE BE IT RESOLVED, that the Village of Wesley Hills is in full support of this project and accepts ownership and maintenance responsibilities for both locations.

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

REPORTS

8. Mayor

No Report.

9. Village Clerk/Treasurer

No Report.

10. Village Attorney

141 E Willow Tree Road

Howard Richman stated that the Village has been removed from this claim in reference to assessment reduction.

Wechsler

The Village was named in a foreclosure action for a judgment that was paid to the Justice Court. Mr. Richman stated that he has tried to get the Village removed. However, he has been unsuccessful. At this time, the Village will wait and see what happens as opposed to spending money.

15 Terrace

Howard Richman drafted a letter for review by the Board. This letter will be reviewed for the March 10, 2026, meeting.

Willows

Howard Richman stated that he is waiting for a date for a meeting.

EXECUTIVE SESSION

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

No action was taken during Executive Session.

Trustee Schwartz made a motion to close Executive Session, seconded by Trustee Cherns. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull. This motion carried unanimously.

NEW BUSINESS

Barnett Brodie, 8 Carter Lane was present and expressed his frustration to the Village Board in reference to his experience with the Building Department and Village Engineer trying to obtain a building permit for a new home to be located at 18 Roven Road. Mr. Brodie offered various policy and procedure changes to the Board for their consideration. Board members are not interested in making any changes at this time. Mr Brodie stated that the Village Engineer is interpreting Chapter 95 incorrectly and that should be reviewed. Board Members will review.

ADJOURNMENT

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

Respectfully Submitted,
Camille Guido-Downey