



BOARD OF TRUSTEES MEETING MINUTES

March 10, 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:

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

APPROVAL OF MINUTES

1. **February 17, 2026**

Resolution #145 of 2026

Trustee Cherns made a motion to approve the February 17, 2026, minutes, seconded by Trustee Mause. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull. This motion carried unanimously.

PUBLIC HEARING

2. **Public Hearing on a Proposed Local Law Restricting On-Street Parking During Weather Related Events**

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

No one wished to speak.

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

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

Resolution #146-25

RESOLVED, that the 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 Related Events”, a copy of which is made a part of the Minutes of this Board, is hereby approved, and enacted as Local Law No. 2 of 2026.

Discussion:

Trustee Cherns stated that he has received several calls from residents who are not in support of this law and, therefore, he is not supporting the law.

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

3. Public Hearing on the Proposed Local Law Allowing Catering Facilities

Mayor Katz read into the record the Planning Board review memo dated March 9, 2026.

Howard Richman stated that the comments from the Planning Board are already incorporated into the law.

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

No one from the public wished to speak.

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

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

Resolution #147-26

RESOLVED, that the proposed Local Law entitled, “A Local Law Amending Village Code Chapter 230 Of The Village Of Wesley Hills To Allow The Use Of Catering Facilities In The Village”, a copy of which is made a part of the Minutes of this Board, is hereby approved, and enacted as Local Law No. 3 of 2026.

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

4. Public Hearing 2025 MS4 Annual Report

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

No one from the public wished to speak.

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 #148-26

RESOLVED, that the Village of Wesley Hills Village Board hereby adopts the Village's Annual MS4 Report for the 2025 calendar year, as prepared by the Village Engineer, a copy of which is made a part of the Minutes of this Board, and the Mayor is hereby authorized to execute any necessary documents.

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

5. **Public Hearing to Consider the Demolition of Unsafe Structures Located at 799 Union Road.**

Howard Richman, Village Attorney stated that the Village Board should table this item as an application has been submitted to the Zoning Board of Appeals for their consideration.

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

RESOLUTIONS/DISCUSSIONS

6. **Resolution Supporting Increased Aid To Municipalities And Strengthening New York State-Local Partnership**

Resolution #149-26

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

WHEREAS, Governor Kathy Hochul released her 30-day amendments to the Executive Budget, which include an additional \$100 million in Temporary Municipal Assistance (TMA) to be allocated in the same manner as in the past two years; and

WHEREAS, these additional investments reflect a recognition that New York's strength begins in its cities, villages, and towns, and that a strong state-local partnership is essential to delivering the services, infrastructure, public safety, and quality of life that residents expect and deserve; and

WHEREAS, local governments across New York continue to face mounting fiscal pressures driven by inflation, increased service demands, infrastructure needs, and rising operational costs, while striving to provide relief to taxpayers amid a rising cost of living; and

WHEREAS, NYCOM Executive Director Barbara Van Epps, along with mayors from across the State, testified at the Local Government Joint Budget Hearing in Albany, advocating for increased unrestricted aid and a strengthened state-local partnership; and

WHEREAS, the additional \$100 million in TMA will offer meaningful assistance to many municipalities statewide, helping to address fiscal challenges and maintain essential services for residents;

NOW, THEREFORE, BE IT RESOLVED, that the Village of Wesley Hills applauds Governor Hochul for recognizing the importance of investing in local governments and for reaffirming her commitment to strengthening New York’s cities and villages; and

BE IT FURTHER RESOLVED, that the Village of Wesley Hills urges the New York State Legislature to include, at a minimum, this additional \$100 million in Temporary Municipal Assistance in the adopted state budget; and

BE IT FURTHER RESOLVED, that the Village of Wesley Hills calls upon the Governor and the State Legislature to develop a more permanent and predictable solution for unrestricted municipal aid to ensure long-term fiscal stability for New York’s local governments; and

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to the Governor, the Temporary President of the Senate, the Speaker of the Assembly, and the members of the State Legislature representing the Village of Wesley Hills.

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

7. **Resolution Approving the Proposal from Civil Design Works LLC for the Annual MS4 Reports**

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

Resolution #150-26

RESOLVED, that the Proposal and Fee Schedule for Engineering Consulting Services to facilitate the annual MS4 Report by Civil Design Works, LLC dated February 17, 2026 a copy of which is made a part of the Minutes of this Board, is hereby approved and the Mayor is authorized to indicate approval of such agreement on said document on behalf of the Village of Wesley Hills.

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

8. **Resolution Scheduling the Public Hearing for the Approval of the Tentative Budget for the Fiscal Year Beginning June 1, 2026**

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

Resolution 151-26

RESOLVED, that a Public Hearing on the tentative budget of the Village of Wesley Hills for the fiscal year beginning June 1, 2026, shall be held before the Board of Trustees of the Village of Wesley Hills on April 14, 2026, at 7:00 p.m. and that the Village Clerk is hereby directed to arrange for proper publication of a notice of such Public Hearing in the official newspaper of the Village, and

BE IT FURTHER RESOLVED, that the tentative budget of the Village of Wesley Hills for the fiscal year beginning June 1, 2026, shall be available at the Village Hall, 432 Route 306, in the Village of Wesley Hills, from March 11, 2026, until April 14, 2026, during the hours of 9 am until 4 pm weekdays, for the purpose of inspection by interested persons.

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

9. **Appointment of 2nd Alternative Member to the Zoning Board of Appeals**

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

Resolution #152-26

RESOLVED, that the Mayor's appointment of Tvi Joseph as 2nd Alternate to the Zoning Board of Appeals of the Village of Wesley Hills for a one-year term is hereby approved.

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

10. **Resolution Authorizing the Release of Escrow Funds - 1 Lois Lane**

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

Resolution #153-26

WHEREAS, on March 8, 2022, the Village Engineer recommended that Mordechai Light post the sum of \$38,500.00 with the Village of Wesley Hills to be held in escrow for the completion of site work for the property located at 1 Lois Lane, and

WHEREAS, on March 10, 2022, Mordechai Light posted said \$38,500.00, and

WHEREAS, on December 31, 2025, the Village Engineer submitted an approval letter for the release of the escrow funds in the amount of \$38,500.00, 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 \$38,500.00 less an administrative fee of \$250.00 and outstanding professional fees in the amount of \$484.00 to be paid to Mordechai Light.

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

11. **Resolution Authorizing the Release of Escrow Funds - 14 Holland Lane**

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

Resolution #154-26

WHEREAS, on September 8, 2025, the Village Engineer recommended that Melaney Drive Corp post the sum of \$13,000.00 with the Village of Wesley Hills to be held in escrow for the completion of site work for the property located at 14 Holland Lane, and

WHEREAS, on September 9, 2025, Melaney Drive Corp., on behalf of the homeowner, posted said \$13,000.00, and

WHEREAS, on February 26, 2026, the Village Engineer submitted an approval letter for the release of the escrow funds in the amount of \$13,000.00, 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 \$13,000.00 less an administrative fee of \$250.00 and outstanding professional fees in the amount of \$2,168.08 to be paid to Melaney Drive Corp.

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

12. **Resolution Approving the Renaming of Beatrice Road to Hidden Valley Drive**

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

Resolution #155-26

WHEREAS, the resident located at 25 Onderdonk Road will be constructing a new home on a vacant lot, and the new home is proposed to have its entrance on Beatrice Road, and

WHEREAS, the County of Rockland Department of Emergency Services has stated that there are no other homes or potential buildable lots on Beatrice Road and is requesting that the Village of Wesley Hills rename Beatrice Road to Hidden Valley Drive to be more consistent with the area, and

WHEREAS, the Village of Wesley Hills after consideration of the facts have decided to rename Beatrice Road to Hidden Valley Drive as per the County of Rockland Department of Emergency Services recommendation dated February 27, 2026, and

BE IT RESOLVED, that the Board of Trustees for the Village of Wesley Hills hereby renames Beatrice Road to Hidden Valley Drive, and

FURTHER RESOLVED, that the Mayor of the Village of Wesley Hills is hereby authorized to sign any requested documents that may be necessary and further authorize the Town of Ramapo to install any necessary street signage.

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

13. **Resolution Scheduling the Annual Reorganization Meeting on April 14, 2026**

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

Resolution #156-26

WHEREAS, the Village of Wesley Hills is required to hold its annual re-organization meeting during the first week in April of each year, and

WHEREAS, the Passover Holiday falls during the first week of April in 2026 and scheduling a meeting during this time is not feasible, and

WHEREAS, due to the Passover Holiday the Village of Wesley Hills will be scheduling the Annual Re-organizational Meeting on April 14, 2026, and

BE IT RESOLVED, that the Village of Wesley Hills will hold its annual re-organizational meeting on April 14, 2026 at 7pm at Village Hall.

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

14. **Resolution Approving Abstract of Funds**

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

Resolution #157-26

RESOLVED, that the general fund claims #24,023 through 24,112 in the aggregate amount of \$182,655.16 as set forth in Abstract #10/25 dated March 10, 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 Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull. This motion carried unanimously.

15. **Resolution Approving Transfer of Funds**

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

Resident #158-26

RESOLVED, that the transfers in the aggregate amount of \$150,000 as set forth in Abstract #10/25 dated March 10, 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 Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull. This motion carried unanimously.

REPORTS

16. Mayor

Passover Dumpsters

Dumpsters will be placed at Village Hall on Tuesday, March 31, 2026 at 6am and will be picked up at Wednesday, April 1, 2026 at 4pm.

Village Email List

Mayor Katz stated that there was a case that went to the NYS Court of Appeals in reference to government email lists and how they are subject to FOIL. It was determined that email lists are not subject to FOIL by the highest Court and that each Board should make a policy in reference to whether or not to provide its email list when requested. Previously, the email list was subject to FOIL. Board Members decided that the Village's email list is NOT to be provided to anyone who requests it in the interest of privacy.

17. **Presentation: Mayor's 2026 Village Budget**

Mayor Katz presented the Mayor's 2026 Budget to the Board Members for their review and discussions.

No one had comments at this time.

Mayor Katz stated that the budget public hearing is schedule for April 14.

18. Village Clerk/Treasurer

Camille Guido-Downey reported the following items:

5 violations last month were issued
19 building permit were issued
24 complaints were received

NYS TAP grant was submitted for the installation of sidewalks on Lime Kiln Road from Wilder to Route 202.

19. Village Attorney

Our Village Community LLC

The Village was dismissed from this case in reference to 141 E Willow Tree Road tax exemption.

1 Mark Drive

We need to have an in-house meeting to discuss permitted uses in the Village

15 Terrace Offer of Dedication

Board Members stated that they recommend that the developer do all the required items before the Village accepts anything for dedication.

Willows Subdivision

Howard Richman requested Trustee Schwartz to touch base with his contact to get a date for a meeting in reference to the stormwater system in the subdivision. The Village will move ahead with creating a special drainage district should a meeting not be scheduled soon.

OPEN FLOOR: PUBLIC DISCUSSION

EXECUTIVE SESSION

Trustee Mause made a motion to enter executive session to discuss litigation, seconded by Trustee Cherns.

No action was taken during executive session.

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

NEW BUSINESS

20. **Discussion: Request for Village Hall Parking Lot Access - 4 Village Green**

Todd Rosenblum, Architect, was present and is representing the shul located at 4 Village Green. Mr. Rosenblum stated that the shul next door to the Village Hall is amending their site plan to reduce the scope of work that was originally proposed. Applicant is currently seeking an addition only. Applicant will utilize the parking onsite and off-site to meet the requirements. The site is required to have fire access and would like to utilize a portion of the Village Hall parking lot. The Fire Department would enter the Village Hall parking area and be able to access the emergency gate to get to the rear of the structure. The applicant is also proposing one handicap parking space on the Village Hall property. Further, the applicant is willing to hold the Village harmless for liability and also willing to sign an agreement that should the Village require their property back for any reason the applicant would have to legalize their use by constructing

another means of access.

Mayor Katz and Board Members are in favor of the shul utilizing the Village Hall property. Mayor Katz requested the Village Clerk to draft a letter of understanding for the shul for the Planning/Zoning process.

21. **Resolution Approving the Contract with FYS Computers**

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

Resolution #159-26

RESOLVED, that the proposed contract renewal between the Village of Wesley Hills and FYS Computer Consulting to provide technical support for the Village of Wesley Hills for the period of June 1, 2026, through May 31, 2027, 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.

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

Respectfully Submitted,
Camille Guido Downey