



BOARD OF TRUSTEES MEETING MINUTES

April 14, 2026 at 7:00 PM
432 Route 306, Wesley Hills, NY 10952
Phone: 845-354-0400 | Fax: 845-354-4097

ROLL CALL

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

ABSENT: Trustee Tova Krull

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

CALL TO ORDER

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

APPROVAL OF MINUTES

1. **March 10, 2026**

Resolution #160-26

Trustee Schwartz made a motion to approve the March 10, 2026, minutes, seconded by Trustee Mause. Upon vote, Yea: Mayor Katz, Trustee Schwartz and Trustee Mause. This motion carried unanimously.

PUBLIC HEARING

2. **2026-2027 Village Budget**

Mayor Katz confirmed with the Village Clerk that the public hearing was properly noticed in the newspaper and posted.

Trustee Mause made a motion to open the public hearing, seconded by Trustee Schwartz. Upon vote, Yea: Mayor Katz, Trustee Schwartz and Trustee Mause. This motion carried unanimously.

Janice Golda, 16 Martha Road was present and requested that the Mayor review the accumulated surplus number as the proposed budget seems to have an error. Mayor Katz agreed that the last page of the budget relating to surplus had errors and would have those corrected which would result in the proper number being shown for accumulated surplus.

Janice Golda questioned why there is not a tax reduction proposed in the budget since the Village has a large surplus. Mayor Katz answered that the Village is proposing a 1.06 % reduction. Mayor Katz added that the Village does have a large surplus as we have been planning all the sidewalk projects. The Village needs funds on hand as we have to lay out 100% of the cost of each invoice the projects and wait while the State processes reimbursements.

Janice Golda noted that administrative costs have been increased over the past few years. How does the Village plan on handling the staff if there is a lull in activity? Mayor Katz answered that the Village has seen an increase in rateables in the Village. While there is not much land left to build on in the Village, the reconstruction of and additions to existing homes have been increasing our rateables. We currently have over 300 open permits at the current time, which is why we added a new full-time staff member in the budget. Ms. Golda questioned if the Village has to downsize, what will happen to staff? Mayor Katz answered that the Board will make a decision at that time.

Janice Golda questioned what improvements are proposed for the Village Park? Mayor Katz stated that the Village is in need to replace the playground equipment and have allocated \$100,000 in the budget. The Village has requested \$75,000 from Senator Weber. We did not place the proposed grant in the Budget because that commitment has not been confirmed.

Janice Golda questioned if the software upgrades have made the workflow more efficient or less efficient? Mayor Katz has stated that once they are implemented, the software upgrades will make access to our records open to the public. As with all new equipment, it takes time to test it before it is released.

Mayor Katz stated that he has received a request from Judge Schnelwar for an increase in his salary due to the increase in work duties. Board Members are in favor of this increase. Mayor Katz stated line item 8110 would be increased from \$20,000-\$25,000.

Mayor Katz made a motion to close the public hearing, seconded by Trustee Schwartz. Upon vote, Yea: Mayor Katz, Trustee Schwartz and Trustee Mause. This motion carried unanimously.

RESOLUTIONS/DISCUSSIONS

3. Resolution Adopting the 2026-2027 Village Budget

Resolution #161-26

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

WHEREAS, the Board of Trustees of the Village of Wesley Hills has met and considered the

tentative budget for the fiscal year beginning June 1, 2026, and has conducted a public hearing thereon as required by Section 5-508 of the Village Law; and

WHEREAS, said Board of Trustees has determined that the amounts estimated in the tentative budget are more than required for said fiscal year,

NOW, THEREFORE, BE IT RESOLVED, that the tentative budget for said fiscal year is hereby revised as follows:

Account	From	To	Difference
8110	\$83,040	\$88,040	\$5,000

BE IT FURTHER RESOLVED, as a consequence of such changes such tentative budget, “Summary of Budget” is hereby revised as follows:

1. Total Appropriated Surplus is hereby increased/decreased to \$0.
2. Balance to be raised by Taxation is hereby not increased.
3. Tax Rate is hereby not changed.

BE IT FURTHER RESOLVED, that the tentative budget as revised and pending revision of the appropriated surplus and as set forth in the copy of such budget annexed hereto and made a part of the Minutes of this Board, is hereby adopted, and that the several amounts set forth in the “Tentative Budget” column of such budget be and hereby are appropriated for the objects and purposes specified, and the salaries and wages set forth in the budget shall be and hereby are fixed at the amounts shown therein effective June 1, 2026.

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

4. **Mayor's Appointment - Deputy Mayor**

Mayor Katz appoints Trustee Schwartz as Deputy Mayor for a one-year term.

5. **Resolution Appointing Howard Richman to the Village Attorney Position**

Resolution #162-26

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

RESOLVED, that the Mayor and Board of Trustees appoint Howard Richman to position of Village Attorney for the Village of Wesley Hills is hereby approved.

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

6. **Appointment of Village Clerk Treasurer as Marriage Officer and Registrar of**

Vital Statistics - two year term

Resolution 163-26

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

RESOLVED, that the Mayor's appointment of Camille Guido-Downey as Marriage Officer and Registrar of Vital Statistics for a one-year term is hereby approved.

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

7. Appointment of Deputy Village Clerk

Mayor Katz appoints Alicia Schultz as Deputy Village Clerk.

Resolution #164-26

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

RESOLVED, that the Mayor's appointment of Alicia Schultz to the office of the Deputy Village Clerk for a one-year term is hereby approved.

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

8. Appointment of Deputy Village Treasurer

Mayor Katz appoints Yael Ash as Deputy Village Treasurer.

Resolution #165-26

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

RESOLVED, that the Mayor's appointment of Yael Ash to the office of the Deputy Village Treasurer for a one-year term is hereby approved.

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

9. Appointment of Associate Justice

Mayor Katz recommends Alan Straus to the position of Associate Justice for a one-year term.

Resolution #166-26

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

RESOLVED, that the Mayor's appointment of Alan Straus to the office of Associate Justice for a one-year term is hereby approved.

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

10. Appointment of Planning Board Chairman

Mayor Katz recommends Lon Lieberman as Chairman of the Planning Board for a one-year term.

Resolution #167-26

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

RESOLVED, pursuant to the provisions of Section 7-718 of the Village Law, that the Mayor's appointment of Lon Lieberman as Chairman of the Planning Board of the Village of Wesley Hills for a one-year term is hereby approved.

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

11. Appointment of Planning Board Member

Resolution #168-26

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

RESOLVED, that the Mayor's appointment of Albert Tew to the Planning Board of the Village of Wesley Hills for a five-year term, effective April 1, 2026, extending to April 2031.

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

12. Appointment of 1st Alternate to the Planning Board

Mayor Katz appoints Joseph Zupnik as the first alternate member of the Planning Board of the Village of Wesley Hills for a one-year term.

13. Appointment of 2nd Alternate to the Planning Board

Mayor Katz appoints Tzvee Rotberg as the second alternate member of the Planning Board of

the Village of Wesley Hills for a one-year term.

14. Appointment of Zoning Board of Appeals Chairman

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

Resolution #169-26

RESOLVED, that the Mayor's appointment of Jonathan Gewirtz to the Zoning Board of Appeals of the Village of Wesley Hills for a five-year term, effective April 1, 2026, extending to April 2030.

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

15. Appointment of Zoning Board of Appeals Member

Resolution #170-26

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

RESOLVED, pursuant to the provisions of Section 7-718 of the Village Law, that the Mayor's appointment of Jonathan Gewirtz as Chairman of 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 and Trustee Mause. This motion carried unanimously.

16. Appointment of 1st Alternate to the Zoning Board of Appeals

Mayor Katz appoints Anita Hajioff as the first alternate member of the Zoning Board of Appeals of the Village of Wesley Hills for a one-year term.

17. Appointment of 2nd Alternate to the Zoning Board of Appeals

Mayor Katz appoints Zvi Joseph as the second alternate member of the Zoning Board of Appeals of the Village of Wesley Hills for a one-year term.

18. Resolution Designating Official Depositories for Village Funds

Resolution #171-26

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

RESOLVED, that the following banks are hereby designated as official depositories for Village funds: Key Bank, N.A.; JPMorgan Chase Bank, N.A.; M&T Bank; MBIA; Webster Bank; T.D.

Bank Corp; and N.Y. Class.

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

19. **Resolution Designating Official Newspapers**

Resolution #172-26

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

RESOLVED, that the Rockland County Times and the Rockland Journal News, local newspapers, be designated as official Village newspapers of the Village.

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

20. **Resolution Approving the 2026-2027 Stormwater Education Program Agreement with Cornell Cooperative Extension of Rockland**

Resolution #173-26

Trustee Mause made a motion to approve the following resolution, Trustee Schwartz.

RESOLVED, that the 2026-2027 Stormwater II Education Program Agreement between the Village of Wesley Hills and the Cornell Cooperative Extension of Rockland, 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 and Trustee Mause. This motion carried unanimously.

21. **Approval of a Contract with Civil Design Works LLC for Engineering Services for the 2026-2027 Year**

Resolution #174-26

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

RESOLVED, that the Proposal and Fee Schedule for Engineering Consulting Services for the 2026-2027 year for the Village of Wesley Hills by Civil Design Works, 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 and Trustee Mause. This motion carried

unanimously.

22. **Resolution Approving the Proposal from Civil Design Works LLC for Professional Services - Stormwater Program Coordinator**

Resolution #175-26

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

RESOLVED, that the Proposal and Fee Schedule for Professional Consulting Services for the Village's Stormwater Program for the 2026-2027 year for the Village of Wesley Hills by Civil Design Works LLC, 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 and Trustee Mause. This motion carried unanimously.

23. **Resolution Referring to the Planning Board and Other Agencies the Proposed Zoning Law Amendment Regarding Veterans Exemption**

Resolution #176-26

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

WHEREAS, the Village of Wesley Hills was notified by the Town of Ramapo Assessors' Office that a new exemption is available for veterans, and

WHEREAS, the Village of Wesley Hills wishes to provide any property owners who qualify with the same exemption, and have prepared the proposed local law entitled, "Veterans Tax Exemption - 100% Service Connected Disability", and

NOW, THEREFORE, BE IT RESOLVED, that it is hereby determined that the revision of such 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 brings the Village's exemption law in conformity with the Town Assessor's Office, 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 Schwartz and Trustee Mause. This motion carried unanimously.

24. **Authorizing the Agreement with the County of Rockland, Acting on Behalf of the Youth Bureau/Rockland Conservation and Service Corps, for Summer Member Program (Planning Department) – 2026**

Resolution #177-26

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

WHEREAS, the Rockland County Youth Bureau has created a Rockland Conservation and Service Corps which is staffed with members to participate in a service-oriented, educational and environmentally beneficial program and it has proposed to provide Rockland Conservation and Service Corps members under the direction of the Village Engineer to participate in the collection of data for application within the Village of Wesley Hills Geographic Information System (GIS) and work related to the implementation Village of Wesley Hills MS4 Stormwater Program, and

WHEREAS, the Village will require assistance in collecting spatial data in the field and processing and applying this data into the GIS, and

WHEREAS, the Rockland Conservation and Service Corps members will be collecting information on the Village's stormwater outfalls and other municipal infrastructure for addition to the Village's GIS database, and

WHEREAS, this stormwater data will enhance the Village's current Municipal Separate Storm Sewer System (MS4) program and heighten our ability to track and intercept illicit discharges and fuel spills or other pollutants which may be accidentally discharged to the municipal stormwater system, and

WHEREAS, the Village will require assistance in researching and organizing information to aid in the implementation of the Village of Wesley Hills Stormwater Management Plan and its update, and

WHEREAS, Rockland Conservation and Service Corps members receive a minimal stipend while participating in the program which would be funded in part by the Village of Wesley Hills, and

WHEREAS, the Village Engineer has recommended this program for adoption in the Village of Wesley Hills;

NOW THEREFORE, BE IT RESOLVED, that the Mayor is hereby authorized to enter into an agreement with the County of Rockland, acting on behalf of the Youth Bureau/Rockland Conservation and Service Corps, for the calendar year ending August 31, 2026, in a form

approved by the Village Attorney, to utilize the service of not more than one (1) Rockland Conservation and Service Corps members to participate in the collection of data for application within the Village of Wesley Hills Geographic Information System (GIS) and work related to the implementation of the Village of Wesley Hills Stormwater Management Plan, for a program total not to exceed 250 service hours for the member at a cost not to exceed \$2,500.

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

25. **Resolution Approving Abstract of Funds**

Resolution #178-26

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

RESOLVED, that the general fund claims 24,120 through 24,213 in the aggregate amount of \$272,561.77 as set forth in Abstract #11/25 dated April 14, 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 and Trustee Mause. This motion carried unanimously.

26. **Resolution Approving Transfer of Funds**

Resolution #179-26

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

RESOLVED, that the transfers in the aggregate amount of \$300,000 as set forth in Abstract #11/25 dated April 14, 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 and Trustee Mause. This motion carried unanimously.

REPORTS

27. Mayor

Calendar

April 28, 2026 NO Workshop Meeting

May 5, 2026 Regular Meeting

May 19, 2026 Workshop Meeting

June 2, 2026 Regular Meeting

June 16, 2026 Workshop Meeting

28. Village Clerk/Treasurer

Camille Guido-Downey, Village Clerk Treasurer reported on the following:

Wesley Chapel Bridge

The Village had the required 6 trees removed from the site to speed up the time frame to get O&R onsite to start their utility work. By doing the tree removal and utility work now we are eliminating that work from the bid documents. The State is reviewing the draft documents now.

Willow Tree Road Sidewalk Project

Project Engineer is finalizing the ROW work now. The Village is waiting for NYSDOT to give final approval on the design. Project Engineer expects to go out to bid in 2026 and maybe construct in 2026.

Wilder Road Sidewalk Project

Project Engineer stated that the Village is waiting on NYSDOT for preliminary design approval.

Route 306 Sidewalks

The surveying work is 90% complete and we are waiting on the contract for Stonefield Engineer, who the Village will need to contract with for the design and traffic light changes.

Village Paving

The following streets will be paved in 2026, Grand Park, Fieldcrest, Shul and Carter Lane. Paving is expected to start in June.

29. Village Attorney

Howard Richman, Village Attorney, reported the following:

15 Terrace Dedication

Howard will follow up with Mr. Emanuel on the status.

Franchise Agreement

The Village has stated the process of negotiating the 10-year contract with Cabelvision.

OPEN FLOOR: PUBLIC DISCUSSION

Max Jacobs, 220 Willow Tree Road requested the Village Board to not re-install the speed humps on Willow Tree Road. Mr. Jacobs stated that the humps are not reducing the speeding on the street. The humps are extremely noisy. Mayor Katz took a poll of the Board Members if the speed humps should be removed:

Trustee Schwartz - agreed

Trustee Mause - agreed

Trustee Cherns - disagreed

Mayor Katz - agreed

Board Members agree that the speed humps at this location should not be re-installed as they have not been productive in mitigating speeding and requested the Village Clerk-Treasurer to notify the Town of Ramapo to not install the speed humps.

Max Jacobs requested the Mayor and Village Board to speak with Ramapo Police Department on the enforcement of no truck traffic on Willow Tree Road. Mayor Katz stated that he will reach out to the Police Department.

Lastly, Max Jacobs requested that the Village review our code in reference to lawn signs as he understands that they are not allowed, but they are all over the Village. Enforcement and fines need to be reviewed and amended. Howard Richman stated that he is aware and has had conversations with the Code Officer about changes to the law.

EXECUTIVE SESSION

Trustee Schwartz made a motion to enter into Executive Session to discuss litigation, seconded by Trustee Mause.

No action was taken during Executive Session.

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

NEW BUSINESS

ADJOURNMENT

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

Respectfully Submitted,

Camille Guido-Downey