



## **BOARD OF TRUSTEES MEETING AGENDA**

**July 01, 2025 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**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

- [1.](#) June 10, 2025

### **PUBLIC HEARINGS**

### **RESOLUTIONS/DISCUSSIONS**

2. Discussion: Sidewalk Funding
- [3.](#) Resolution Supporting Rockland County Stormwater Consortium Concerns with the NYS Nutrient Runoff Law
- [4.](#) Resolution Authorizing the Release of Escrow Funds - Congregation Sha'ar Hashamayim
5. Resolution Approving Abstracts of Audited Claims
6. Resolution Approving Transfer of Funds

### **REPORTS**

7. Mayor
8. Village Clerk/Treasurer
9. Village Attorney

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

### **EXECUTIVE SESSION**

### **NEW BUSINESS**

### **ADJOURNMENT**



## BOARD OF TRUSTEES MEETING MINUTES

June 10, 2025, at 7:00 PM

432 Route 306, Wesley Hills, NY 10952

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

### MEMBERS' PRESENT:

Marshall Katz, Mayor  
Milton Schwartz, Deputy Mayor  
Yisroel Cherns, Trustee  
Joseph Mause, Trustee  
Tova Krull, Trustee

### MEMBERS ABSENT:

None

### OTHERS PRESENT:

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

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

### ITEM #1

**RESOLUTION NO. 48-25**

### APPROVAL OF MINUTES

Trustee Cherns made a motion to approve the minutes of May 6, 2025, seconded by Trustee Krull. Upon vote, Yea: Mayor Katz, Trustee Mause, Trustee Cherns and Trustee Krull (Trustee Schwartz abstained). This motion was carried unanimously.

### OPEN FLOOR: PUBLIC DISCUSSION

Mayor Katz welcomed David Steiner, 19 Lime Kiln Road who stated that he is present to discuss the speed bumps that were installed last year in the Pomona Heights neighborhood. Mr. Steiner stated that the speed bumps did not reduce speeding in the area. Mr. Steiner stated that the Village Board may want to look at other methods to reduce speeding in the area such as stop signs. Mayor Katz stated that after the speed bumps were removed for the winter months, he sent out a survey to the residents in the area and the responses were they are too noisy, not reducing the speeding, and do not reinstall. Board Members are in favor of not reinstalling them and having the Village Engineer review the area for other methods to reduce the speeding such as stop signs. Mayor Katz requested the Village Clerk to relay the information to the Village Engineer for a recommendation.

### ITEM #2

**RESOLUTION NO. 49-25**

### RESOLUTION AWARD OF BID-GREG SIKORSKY PARK IMPROVEMENTS

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

**WHEREAS**, the Village of Wesley Hills has received bids for the expansion of walking trails of approximately 470 linear feet, varying in width, of stone to connect the existing walking trails which includes clearing and grubbing of existing vegetation, installation of new bench, repairs to existing walking paths to accommodate connection, drainage improvements to maintain existing drainage patterns, and other associated work as shown on the Improvement Plans, and

**WHEREAS**, further included as Alternate Bid #1 is improvement of existing park features, repair damaged existing chain link fence, reset/repair damaged 18" RC pipe and associated flared end section, installation of rip rap apron for outlet protection, removal and replacement of damaged park benches, repair eroded existing walking trail, clearing existing pond outlet structure/pipe, retrofit trash guard to existing pond outlet structure, and other associated work as shown on the Improvement Plans, and

**WHEREAS**, lastly included as Alternate Bid #2 is the removal and replacement of a damaged wooden pedestrian footbridge, and

**WHEREAS**, the Village of Wesley Hills has received a review letter from the Village Engineer dated June 2, 2025, which states that two bids were received for the above-mentioned work and has recommended the Village to award the base bid and alternate #1 and #2 to Belleville Landscaping Inc, as the lowest responsible bidder, and

**THEREFORE BE IT RESOLVED**, that the Village of Wesley Hills hereby awards the bid for the Greg Sikorsky Park Improvements to Bellville Landscaping Inc, and the Mayor is authorized to execute same.

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

### **ITEM #3**

### **RESOLUTION NO. 50-25**

### **RESOLUTION AUTHORIZING THE CREATION OF SECRETARY FOR PLANNING AND ZONING BOARDS POSITION**

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

**WHEREAS**, the Village of Wesley has decided to expand the staff by creating a part time position of Secretary for Planning & Zoning Boards at a rate of \$35 p/h; and

**WHEREAS**, the County of Rockland Department of Personnel has approved the title and job description in accordance with the NYS Civil Service Laws, and

**THEREFORE BE IT RESOLVED**, that the creation of Secretary for Planning & Zoning Boards is hereby approved and the Mayor is authorized to sign any required documents.

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

### **ITEM #4**

### **RESOLUTION NO. 51-25**

**RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT FOR THE REPLACEMENT OF PLAYGROUND EQUIPMENT AND RELATED AMENITIES IN GREG SIKORSKY CHILDREN’S PARK**

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

**WHEREAS**, The Village of Wesley Hills is seeking to replace playground equipment at the Greg Sikorsky Children’s Park, and is taking the following actions:

**RESOLVED**, the Village of Wesley Hills has applied for financial assistance from the New York State Office of Parks, Recreation and Historic Preservation (“OPRHP”) under the **Title 9 of the Environmental Protection Act of 1993** for the purpose of Installing Playground Equipment and related amenities in Greg Sikorsky Park;

**RESOLVED**: that the Village of Wesley Hills is authorized and directed to accept these grant funds in an amount not to exceed \$250,000 for the project described in the grant application;

**RESOLVED**, that the Village of Wesley Hills has hereby determined that the proposed project is a Type II Action which will not have a significant impact on the environment as defined in the New York State Environmental Quality Review Act (SEQRA) and does not require any further environmental review under SEQRA;

**RESOLVED**, that Village of Wesley Hills is authorized and directed to agree to the terms and conditions of the State of New York Contract for Grants ("Contract") with OPRHP for such improvements to Greg Sikorsky Park;

**RESOLVED**, that the Village of Wesley Hills is authorized and directed to agree to the terms and conditions of any required deed of easement granted to OPRHP that affects title to real property owned by the municipality and improved by the grant funds, which may be a duly recorded public access covenant, conservation easement, and/or preservation covenant; and

**RESOLVED**, that the governing body of the municipality delegates signing authority to execute the Contract and any amendments thereto, any required deed of easement, and any other certifications to the individuals who hold the following elected or appointed municipal office and employment position titles: Mayor and Village Attorney.

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

**ITEM #5**

**RESOLUTION NO. 52-25**

**RESOLUTION REQUESTING DESIGNATION OF THE VILLAGE OF WESLEY HILLS AS A GREENWAY COMMUNITY**

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

**WHEREAS**, the Hudson River Valley Greenway Act (hereinafter, the “Greenway Act”) Chapter 748 of the Laws of 1991, has as a legislative goal the establishment of the Greenway Compact, a process

for voluntary regional cooperative and decision-making among the communities of the Hudson River Valley, and

**WHEREAS**, the process and programs that will comprise the Compact are under development, and

**WHEREAS**, communities may participate in the initiation and implementation of the compact process, and

**WHEREAS**, the Village of Wesley Hills is situated in the Greenway area as it was officially designated in the Greenway Act, and

**WHEREAS**, the Greenway Act permits the Hudson River Valley Greenway Communities Council (hereinafter the “Council”), and the Greenway Conservancy for the Hudson River Valley, Inc. (hereinafter the “Conservancy”) to assist communities in developing local planning and projects related to the five criteria contained in the Greenway Act; nature and cultural resource protection, regional planning, economic development (including tourism, agriculture and urban redevelopment), enhancing public access to the Hudson River and heritage and environmental education, and

**WHEREAS**, communities can become eligible to receive technical and financial assistance from Greenway, and

**WHEREAS**, community participation in the Greenway planning process is voluntary, and

**WHEREAS**, the Greenway Act does not supersede or change the powers that the State has previously granted municipal governments under the New York State Constitution, the Municipal Home Rule Law or pursuant to the various municipal enabling acts, and

**NOW THEREFORE BE IT RESOLVED AS FOLLOWS**, the Village of Wesley Hills supports the criteria contained in the Greenway Act and the process by which the Compact will be achieved, the Village of Wesley Hills endorses the designation of the Village of Wesley Hills by the Greenway Council and Conservancy as a Greenway Community.

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

#### **ITEM #6**

#### **RESOLUTION NO. 52-25**

#### **RESOLUTION APPROVING STANDARD WORKDAY FOR VILLAGE EMPLOYEES FOR THE NEW YORK STATE AND LOCAL RETIREMENT SYSTEM.**

Trustee Krull 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: Mayor Katz, Trustee Schwartz, Trustee Mause, Trustee Cherns and Trustee Krull. This motion was carried unanimously.

**ITEM #7**  
**RESOLUTION APPROVING ABSTRACT OF FUNDS**

**RESOLUTION NO. 53-25**

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

**RESOLVED**, that the general fund claims #23,036 through #23,142 in the aggregate amount of \$244,291.81 as set forth in Abstract #6/25 dated June 10, 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: Mayor Katz, Trustee Schwartz, Trustee Mause, Trustee Cherns and Trustee Krull. This motion was carried unanimously.

**ITEM #8**  
**RESOLUTION APPROVING TRANSFER OF FUNDS**

**RESOLUTION NO. 54-25**

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

**RESOLVED**, that the transfers in the aggregate amount of \$240,000 as set forth in Abstract #6/25 dated June 10, 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: Mayor Katz, Trustee Schwartz, Trustee Mause, Trustee Cherns and Trustee Krull. This motion was carried unanimously.

**MAYOR'S REPORTS**

Willow Tree Park

Mayor Katz stated that he had a meeting with the Town Supervisor and he has been advised that an overall plan will be developed by the Town Engineer that will show all the improvements to the Park that the Town is proposing. When the plan is received, we will be able to see what is included. Trustee Krull stated that she hopes it includes some landscaping, more pathways, and replacements of the broken benches. Mayor Katz suggested that Trustee Krull and he meet at the park on Friday to review the situation in the park.

Route 306 & Grandview Ave

Mayor Katz stated that he has reached out to our representatives, Senator Weber & Assemblyman Brabenec to assist the Village with adding a turning lane or an arrow to the light to accommodate the traffic. This item was also discussed with the Town Supervisor and will be part of a meeting with Town and State officials in the near future.

Spook Rock Sewer Extension

Mayor Katz stated that the Town will be looking into this extension based on the request from the residents in that area.

Route 202/Lime Kiln/Spook Rock Intersection

Mayor Katz stated that the Village will join a meeting with the Town and the State officials in the near future to discuss this project.

NYS Budget

Mayor Katz stated that the State has approved their budget, and the Village is allocated to receive an additional \$16,194.

Road Paving

Mayor Katz stated that the Village will be paving the following roads starting June 27, 2025:  
Lois, Auburn, Rosewood, Plumbush, Cottonwood

Village Website Training

Mayor Katz stated that he and the Village Clerk attended the first training session. We do not have a go live date yet.

Laserfiche Training

Mayor Katz stated that he and the Village Clerk attended the first training session. We do not have a go live date yet.

**VILLAGE CLERK/TREASURER REPORTS**

Camille Guido Downey reported that the Village collected 15% (\$135,000, 237 payments) in the first 10 days of collection. The Village received 34 complaints last month. The Village has submitted a grant for the MS4 mapping in the amount of \$75,000. The Justice Court received a grant for new carpet which was installed.

**EXECUTIVE SESSION**

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

No action was taken in the Executive Session.

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

**ADJOURNMENT**

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

Respectfully submitted,  
Camille Guido-Downey



May 29, 2025,

The Honorable Kathy Hochul  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224

Attorney General Letitia James  
Office of the New York State Attorney General  
NYS State Capitol Building  
Albany, NY 12224

Commissioner Amanda Lefton  
NYS Dept. of Environmental Conservation  
625 Broadway, Floor 14  
Albany, NY 12233

Director Carol Lamb-Lafay  
NYS Dept. of Environmental Conservation Division  
of Water  
625 Broadway, Floor 4  
Albany, NY 12233

Dear Governor Hochul, Attorney General James, Commissioner Lefton, Director Lamb-Lafay:

The County of Rockland is writing to express our concern regarding the enforcement of the New York State Nutrient Runoff Law, specifically as it pertains to the sale and use of fertilizer containing phosphorus. The 2010 amendment to this law effectively superseded our local 2009 Rockland County Fertilizer Law, and all other local laws in New York State. Therefore, New York State has specifically pre-empted local governments from having local phosphate regulation.

We are deeply troubled by the fact that, according to the *Final 2020/2022 NYS Section 303(d) List* nearly 1,000 waterbodies in New York State, including *Rockland Lake, Lake DeForest, Lake Lucille and Congers Lake in Rockland County*, are currently designated as "Impaired for Total Phosphorus."

Excess phosphorus severely degrades our waterbodies, promoting the growth of aquatic weeds and harmful algal blooms, a serious concern now tracked by the NYSDEC. This alarming statistic underscores the urgent need for robust and consistent enforcement of the state's nutrient runoff regulations. We are concerned that the current level of enforcement across NYS is inadequate, potentially leading to increased phosphorus loading in our local waterways and exacerbating existing water quality issues.

Therefore, we urgently request NYSDEC action to enforce the NYS Nutrient Runoff Law regarding the retail sale of phosphorus-containing fertilizers. Specifically, we propose the following:

- Educational Outreach: Develop and share educational materials directly with residents and businesses through mailings, email blasts and social media.
- New York State Retailer Database: Create and maintain a comprehensive database of retailers selling fertilizers by county.
- Annual Retailer Notification: Issue annual letters to retailers, clearly outlining the requirements of the Nutrient Runoff Law and the associated potential fines. This would increase retailer awareness and compliance. The threat of fines, coupled with clear and consistent communication, has proven to be an effective deterrent.

- Enforcement Sweeps: NYSDEC Environmental Conservation Officers should conduct regular enforcement sweeps of retail locations to ensure compliance with the NYS Nutrient Runoff Law. These sweeps would serve as a deterrent and demonstrate the state's commitment to protecting water quality.
- Measurable Outcomes: Track year over year phosphorous levels in affected waterbodies to determine effectiveness of education, outreach and enforcement actions.

We believe that these measures would significantly enhance enforcement efforts. We also note that the NYSDEC has recently updated "TOGS 1.3.6: Phosphorus Removal for Wastewater Discharges," to achieve phosphorus reductions from wastewater treatment plants and thus in watersheds across New York State. Consistent enforcement of the Nutrient Runoff Law, alongside the TOGS 1.3.6 update, is crucial to maximize phosphorus reduction and protect the water ways of New York State.

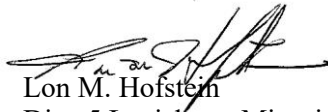
We urge you to prioritize this matter and take immediate action to protect our state's valuable water resources. We are prepared to offer any additional information you may require, particularly as Rockland County is actively collaborating with multiple community partners to address our 303(d)-listed phosphorus-impaired waters, and elevated phosphate levels in our drinking water supply.

Thank you for your prompt attention to this critical issue.

Sincerely,



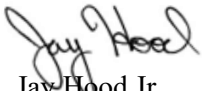
Edwin J. Day  
County Executive



Lon M. Hofstein  
Dist. 5 Legislator, Minority  
Leader



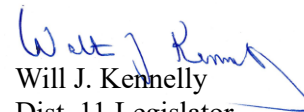
Beth J. Davidson  
Dist. 10 Legislator, Chair,  
Rockland Task Force on Water  
Resources Management



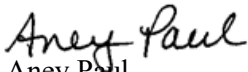
Jay Hood Jr.  
Dist. 3 Legislator, Chairman



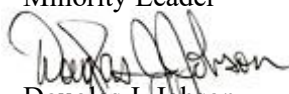
Raymond W. Sheridan III  
Dist. 9 Legislator, Deputy  
Minority Leader



Will J. Kennelly  
Dist. 11 Legislator



Aney Paul  
Dist. 14 Legislator, Vice Chair



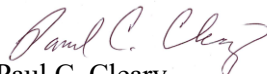
Douglas J. Jobson  
Dist. 1 Legislator



Jesse M. Malowitz  
Dist. 12 Legislator



Philip Soskin  
Dist. 7 Legislator, Second Vice  
Chair



Paul C. Cleary  
Dist. 2 Legislator



Joel Friedman  
Dist. 15 Legislator



Alden H. Wolfe  
Dist. 6 Legislator, Majority  
Leader



Itamar Yeger,  
Dist. 4 Legislator



Thomas F. Diviny  
Dist. 16 Legislator



Moshe Hopstein  
Dist. 13 Legislator, Deputy  
Majority Leader



Toney L. Earl  
Dist. 8 Legislator



Dana G. Silley  
Dist. 17 Legislator

William Withington  
Chair, Stormwater Consortium  
of Rockland County



Weston & Sampson, PE, LS, LA, Architects, PC  
74 Lafayette Avenue, Suite 501, Suffern, NY 10901  
Tel: 845-357-4411

June 13, 2025

Village of Wesley Hills  
432 Route 306  
Wesley Hills, New York 10952

Attn: Camille Guido-Downey, Village Clerk

Re: Congregation Sha'ar Hashamayim  
71 East Willow Tree Road  
Escrow Release Review

Dear Ms. Guido-Downey,

As requested, our office has performed a site visit to determine if the remaining escrow could be released for outstanding items outlined in our December 7, 2010 review letter for Certificate of Occupancy. The items included the following:

1. Resurfacing of entire parking area with Top Course
2. Finagling striping of parking area / signage
3. Submission of a complete As-Built Plan

Our 2010 review letter indicated that the monies held for paving and striping/signage could be released separately from the monies held for final survey. The Applicant has requested release of escrow for the paving and striping/signage at this time. It is our understanding that this property returned to the Planning Board and received approval for a revised Site Plan including an expanded parking lot and associated improvements. As the 2018 Site Plan is the most recently approved Plan, our office has utilized this plan to determine general conformance and release of escrow for paving, striping, and signage. A site visit was most recently performed by our office on June 13, 2025. At this time, we do not recommend the release of escrow held. Our office offers the following comments:

1. The entire parking lot has been resurfaced with Top Course. Striping has been installed in general conformance with the approved plans.
2. The following signage has yet to be installed:
  - a. Two 'No Parking – Fire Zone' signs to be installed adjacent to dumpster area
  - b. One 'No Parking – Fire Zone' sign to be installed west of Handicapped Parking spaces near rear of building
  - c. Two 'One Way' signs to be installed at eastern curblin of parking lot
  - d. One 'Do Not Enter' to be installed at eastern end of parking lot. We recommend the sign be installed at curblin next to the one way sign in lieu of the striped island shown on plan to prevent vehicular damage.
3. As-built survey to be submitted.

Our office will continue our review once Comment #2 has been addressed and reconsider release of escrow. It is noted that the Applicant has indicated that an as-built survey will be submitted at a future date.

Sincerely,

*Devon Palmieri*

WESTON & SAMPSON, PE, LS, LA, Architects, PC  
Devon Palmieri, EIT  
Engineer III

Y:\VILLAGES\WH Wesley Hills\WH0041 cong Shaar Hashamayim\GENERAL\2025-06-13 Escrow Release Review.docx



# BROOKER ENGINEERING, PLLC

Brian Brooker, P.E.  
Kenneth DeGennaro, P.E.  
Eve Mancuso, P.E., C.M.E.  
Stuart Strow, P.E.  
Hadi Djohan, P.E.

Alan Garfinkel, P.E., P.P.  
Glenn McCreedy, P.E., C.M.E.  
John Bezuyen, L.S.  
Louis A. Raimondi, P.E., L.S., C.M.E.

November 22, 2010  
Revised December 2, 2010  
Revised December 7, 2010

Village of Wesley Hills  
Building Department  
432 Route 306  
Wesley Hills, New York 10952

Att.: John Layne, Building Inspector

Re: Certificate of Occupancy  
Congregation Sha'ar Hashamayim

Dear Mr. Layne,

As requested, we have performed a site visit to determine if the outstanding items have been completed. Based on our observations, the following items have been completed:

- Completion of landscaping.....\$ 5,800
- Stabilization of the site.....\$ 4,000
- Completion of the East swale / Grading.....\$ 2,500
- Completion of the boulder retaining wall with certification.....\$ 2,500
- Completion of all of the sidewalks / ramps.....\$ 2,400

Therefore, if the Village is considering reducing the escrow amount, \$17,200 can be released. The remainder of the escrow should be held for the following items:

- Resurfacing of entire parking area with Top Course.....\$ 5,000
- Final striping of parking area / signage.....\$ 1,000
- Submission of a complete As Built Plan .....\$ 1,000

TOTAL.....\$ 7,000

The final wearing course on the parking lot has not been installed. Therefore the monies for both the paving and the striping must be held. The monies for the as-built should be held until all of the work on site is completed and a final survey is submitted.