



BOARD OF TRUSTEES MEETING MINUTES

July 01, 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 (Zoom)
Yisroel Cherns, Trustee
Joseph Mause, Trustee (Zoom)
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. 55-25

APPROVAL OF MINUTES

Trustee Cherns made a motion to approve the minutes of June 10, 2025, seconded by Trustee Krull. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Mause, Trustee Cherns and Trustee Krull. This motion was carried unanimously.

ITEM #2

DISCUSSION: SIDEWALK FUNDING

Mayor Katz stated that he has received an email from the County with the draft contract for the sidewalk money. The Village is expecting to receive \$1.37 million. The draft contract states that the funds cannot be used for the engineering design, ROW, engineering work or engineering inspections. The sidewalks must be constructed on a County roadway. Mayor Katz polled the Board Members if they would like the Village Engineer to start working to design the sidewalk on Grandview Ave from Forshay Road and Willow Tree Road and Lime Kiln Road from Route 306 to Wilder Road.

Board Members are in favor of the Village Engineer starting the surveying work for this project now. Mayor Katz stated that he will ask for a budget number so the Village can do a budget amendment.

ITEM #3

RESOLUTION NO. 56-25

**RESOLUTION SUPPORTING THE CONCERNS OF THE ROCKLAND COUNTY
STORMWATER CONSORTIUM NUTRIENT RUNOFF LAW**

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

WHEREAS, the Village of Wesley is a partner with the Rockland County Stormwater Consortium and supports their concern regarding the enforcement of the New York Nutrient Runoff Law, specifically as it pertains to the sale and use of fertilizer containing phosphorus as described in their letter to the State dated May 29, 2025, and

WHEREAS, the Village Board of Trustees supports the concerns of the Rockland County Stormwater Consortium and will express our support by sending a letter to the State stating same, and

THEREFORE, BE IT RESOLVED, that the Village Board of Trustees supports the concerns of the Rockland County Stormwater Consortium and authorizes the Mayor to sign a letter to the State stating same.

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

ITEM #4 **RESOLUTION NO. 57-25**
RESOLUTION AUTHORIZING THE RELEASE OF ESCROW FUNDS – CONGREGATION
SHA'AR HASHAMAYIM

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

WHEREAS, in December of 2010, Congregation Sha'ar Hashamayim entered into an Escrow Agreement with the Village of Wesley Hills pursuant to which the sum of \$7,000.00 was deposited with the Village of Wesley Hills to be held in escrow pursuant to the terms of said Escrow Agreement, and

WHEREAS, by letter dated June 13, 2025, the Village Engineer of the Village of Wesley Hills has recommended the release of the amount of \$5,000.00 as the paving requirement has been completed, and

NOW, BE IT RESOLVED, that the Village Clerk of the Village of Wesley Hills is hereby directed to refund the aforementioned escrow fund in the sum of \$5,000.00 less the sum of \$207.70 in professional fees resulting in a net refund to be paid to the aforesaid Congregation Sha'ar Hashamayim in the amount of \$4,792.30.

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

ITEM #5 **RESOLUTION NO. 58-25**
RESOLUTION APPROVING ABSTRACT OF FUNDS

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

RESOLVED, that the general fund claims 23,155 through #23, 235 in the aggregate amount of \$98,084.68 as set forth in Abstract #7/25 dated July 1, 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 #6

RESOLUTION NO. 59-25

RESOLUTION APPROVING TRANSFER OF FUNDS

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

RESOLVED, that the transfers in the aggregate amount of \$150,000 as set forth in Abstract #7/25 dated July 1, 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.

NEW BUSINESS #1

RESOLUTION NO. 60-25

RESOLUTION APPROVING AND ACCEPTING THE JULY 2025 BUDGET AMENDMENT #1

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

RESOLVED, that the Village of Wesley Hills July 2025 Budget Amendment for the fiscal year ended May 31, 2025, as prepared by the Village Clerk-Treasurer of the Village of Wesley Hills be and the same is hereby approved and accepted.

	Jun '24 - May 25	Budget	\$ Over Budget	% of Budget	budget	
Ordinary Income/Expense					amendm ent	
Income						
A2401 · INTEREST & EARNINGS	175,467.98	70,000.0 0	105,467.98	250.67%	69,210.0 0	
A2651 · SALE OF REFUSE FOR RECYCLING	13,965.35	14,000.0 0	-34.65	99.75%	35.00	
A3089 · State Aid - other	56,406.25	1,900.00 0.00	1,843,593. 75	2.97%	1,900.00 0.00	project unspent
A3501 · State Aid-Cons Highway -CHIPS	91,790.66	83,654.0 0	8,136.66	109.73%		revenue offset
Total Income	2,815,945. 40	3,968,73 9.00	1,152,793. 60	70.95%	1,830,82 5.00	
Expense						
41110 · JUDICIAL	90,471.94	82,650.0 0	7,821.94	109.46%	7,822.00	passport system
41325 · TREASURER	67,236.08	65,198.0 0	2,038.08	103.13%	2,038.00	

41410 · CLERK	243,718.99	221,400.00	22,318.99	110.08%	22,319.00	computers and misc
41420 · LAW	126,582.00	115,000.00	11,582.00	110.07%	11,582.00	8 lois lane
41440 · ENGINEER	93,050.75	65,000.00	28,050.75	143.16%	28,051.00	extra work and grant
41450 · ELECTIONS	122.50	0.00	122.50	100.0%	123.00	applications
41620 · OPERATION OF BUILDING	76,474.41	27,000.00	49,474.41	283.24%	49,474.00	frnt pavers 35000, alarm 5500
41910 · INSURANCE	48,146.74	45,000.00	3,146.74	106.99%	3,146.00	more cost
43310 · TRAFFIC CONTROL	11,152.57	5,000.00	6,152.57	223.05%	6,153.00	
43620 · SAFETY INSPECTION	76,280.89	78,700.00	-2,419.11	96.93%	-	
45110 · MAINTENANCE OF ROADS	684,197.83	2,812,000.00	2,127,802.17	24.33%	1,900,000.00	project unspent
45182 · STREET LIGHTING	58,470.39	65,000.00	-6,529.61	89.95%	-	revenue offset
48090 · ENVIRONMENTAL CONTROL	20,678.30	4,500.00	16,178.30	459.52%	16,178.00	stop signs, traffic control devices
A6999 · Contingency Account	0.00	100,000.00	100,000.00	0.0%	100,000.00	used on additional costs
A8664 · CODE ENFORCER	43,146.84	47,500.00	-4,353.16	90.84%	-	
A9010.8 · STATE RETIREMENT	50,631.00	43,000.00	7,631.00	117.75%	7,631.00	assessment late
A9030.8 · SOCIAL SECURITY	32,347.04	34,000.00	-1,652.96	95.14%	-	
A9040.8 · WORKERS COMPENSATION	10,422.77	5,000.00	5,422.77	208.46%	5,423.00	increased
A9050.8 · UNEMPLOYMENT INSURANCE	4,572.08	3,500.00	1,072.08	130.63%	1,072.00	
A9060.8 · MEDICAL INSURANCE	116,162.69	108,000.00	8,162.69	107.56%	8,163.00	nyman prior year medicare
Total Expense	2,092,091.07	4,225,245.00	2,133,153.93	49.51%	1,830,825.00	
Net Ordinary Income	723,854.33	256,506.00	980,360.33	-282.2%	0.00	

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

NEW BUSINESS-2 **RESOLUTION NO. 61-25**
RESOLUTION APPROVING A REFUND FOR A DOUBLE TAX PAYMENT TO MOSES KUPFERSTEIN– 9 CHARLOTTE DRIVE

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

WHEREAS, the Village of Wesley Hills issued a 2025 Village Tax Bill No. 000636 with respect to real property designated on the Town of Ramapo Tax Map as Section 41.08 Block 1, Lot 29 with respect to premises known as 9 Charlotte Drive, Spring Valley, New York 10977, and

WHEREAS, on June 12, 2025, Moses Kupferstein paid the said tax bill applicable to the aforementioned property in the amount of \$454.94, and

WHEREAS, on June 24, 2025, Nationstar made a duplicate payment of the 2025 Village tax bill applicable to the aforementioned property in the amount of \$454.94, and

WHEREAS, as a consequence of the above, the Village taxes for the said premises are overpaid to the Village of Wesley Hills in the amount of \$454.94,

NOW THEREFORE, BE IT RESOLVED, that the Village Clerk-Treasurer is hereby directed to remit the sum of \$454.94 to Moses Kupferstein.

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

NEW BUSINESS-3 **RESOLUTION NO. 62-25**
RESOLUTION APPROVING A REFUND FOR A DOUBLE TAX PAYMENT TO YITZCHOK
ROSENFELD– 2 ARDLEY PLACE

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

WHEREAS, the Village of Wesley Hills issued a 2025 Village Tax Bill No. 000803 with respect to real property designated on the Town of Ramapo Tax Map as Section 41.10 Block 1, Lot 20 with respect to premises known as 2 Ardley Place, Monsey, New York 10952, and

WHEREAS, on June 16, 2025, Goldy Schwartz paid the said tax bill applicable to the aforementioned property in the amount of \$1,035.15, and

WHEREAS, on June 23, 2025, ShellPoint Mortgage made a duplicate payment of the 2025 Village tax bill applicable to the aforementioned property in the amount of \$1,035.15, and

WHEREAS, as a consequence of the above, the Village taxes for the said premises are overpaid to the Village of Wesley Hills in the amount of \$1,035.15,

NOW THEREFORE, BE IT RESOLVED, that the Village Clerk-Treasurer is hereby directed to remit the sum of \$1,035.15 to Yitzchok Rosenfeld.

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

NEW BUSINESS-4 **RESOLUTION NO. 63-25**
RESOLUTION APPROVING A REFUND FOR A DOUBLE TAX PAYMENT TO SHALOM
MOSKOWITZ– 53 GRANDVIEW AVE

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

WHEREAS, the Village of Wesley Hills issued a 2025 Village Tax Bill No. 001490 with respect to real property designated on the Town of Ramapo Tax Map as Section 41.16 Block 2, Lot 13 with respect to premises known as 53 Grandview Ave, Spring Valley, New York 10977, and

WHEREAS, on June 10, 2025, Shalom Moskowitz paid the said tax bill applicable to the aforementioned property in the amount of \$803.65, and

WHEREAS, on June 23, 2025, TD Bank made a duplicate payment of the 2025 Village tax bill applicable to the aforementioned property in the amount of \$803.65, and

WHEREAS, as a consequence of the above, the Village taxes for the said premises are overpaid to the Village of Wesley Hills in the amount of \$803.65,

NOW THEREFORE, BE IT RESOLVED, that the Village Clerk-Treasurer is hereby directed to remit the sum of \$803.65 to Shalom Moskowitz.

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

NEW BUSINESS - 5

RESOLUTION NO. 64-25

RESOLUTION APPROVING THE INSTALLATION OF A NO PARKING SIGN AT END OF LOIS LANE

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

RESOLVED, that the Board of Trustees hereby requests that the Town of Ramapo Highway Department install a “No Parking” sign at the end of Lois Lane to stop vehicles from parking on private property, is hereby approved.

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

MAYOR’S REPORT

Street Light Request

Mayor Katz stated that he received a request for streetlights on Willow Tree Road and wanted to discuss this with the Board as the Village was already considering streetlights on this road as the sidewalks will be constructed soon. Board Members stated that they are in favor of streetlights on this main through road of the Village. Mayor Katz stated that he will get a quote from O&R for the Board’s consideration. If the Board then wishes to move forward, we can send letters out to the homeowners for their input at a workshop meeting.

Website

Mayor Katz stated that the Village’s new website is up, and he is currently assessing it. The Village’s go live date is July 11.

VILLAGE CLERK/TREASURER REPORTS

Camille Guido Downey reported that the Village collected 90% (\$799,648, 1,448 payments). The Village Park fountain broke, and a replacement will be installed tomorrow. Next week there will be a pre-construction meeting with the Village Engineer and the Contractor for the Village Park renovations. The Laserfiche program is developed, and we are currently assessing it.

VILLAGE ATTORNEY'S REPORT

Ben Selig states that he spoke with the Attorney for the Willows HOA and stated that they are working on the creation documents. Trustee Schwartz stated that he has heard conflicting stories, and he wishes to have a meeting with Ben next week to discuss this.

EXECUTIVE SESSION

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

ADJOURNMENT

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

Respectfully submitted,
Camille Guido-Downey