



BOARD OF TRUSTEES MEETING MINUTES

August 4, 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, followed by the Pledge of Alligence.

ROLL CALL

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

ABSENT: None

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

APPROVAL OF MINUTES

1. **July 7, 2026**

Resolution #22-26

Trustee Cherns made a motion to approve the Minutes of July 7, 2026, seconded by Trustee Mause. Upon vote: Aye, Mayor Katz, Trustee Cherns, Trustee Mause, and Trustee Krull. This motion carried unanimously.

RESOLUTIONS/DISCUSSIONS

2. **Resolution Scheduling a Public Hearing Regarding the Approval of a Franchise Agreement with Verizon NY**

Resolution #23-26

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

WHEREAS, the Village of Wesley Hills wishes to enter into a Franchise Agreement with Verizon New York Inc., and

WHEREAS, as part of the NYS requirement, the Village of Wesley Hills is required to hold a public hearing to provide the public with the opportunity to comment on such agreement, and

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the Municipal Home Rule Law Section 7-706 of the Village Law, a Public Hearing on the franchise agreement shall be held before the Board of Trustees of the Village of Wesley Hills on the 1st day of September 2026, at 7:00 pm at the Village Hall, 432 Route 306, in the Village of Wesley Hills, at which time citizens shall have the opportunity to be heard with respect to such agreement, and

BE IT FURTHER RESOLVED, that the notice of said time and place of Public Hearing shall be published and posted by the Village Clerk at least ten (10) days in advance of such time in the manner provided by law.

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

3. **Resolution Authorizing the Escrow Release - 25 Rockwood**

Resolution #24-26

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

WHEREAS, on February 12, 2026, the Village Engineer recommended that Sholem Potash post the sum of \$13,500.00 with the Village of Wesley Hills to be held in escrow for the completion of the property located at 25 Rockwood Lane, and

WHEREAS, on February 12, 2026, Sholem Potash, the homeowner posted said \$13,500.00, and

WHEREAS, on July 9, 2026, the Village Engineer submitted an approval letter for the release of the escrow funds on the amount of \$13,500.00, and

WHEREAS, the Applicant is 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 \$13,500.00 to be paid to Sholem Potash less an administrative fee of \$250.00 nunc pro tunc.

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

4. **Resolution Amending the Village Fee Schedule**

Resolution #25-26

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

WHEREAS, the Trustees of the Village of Wesley Hills desire to ease the financial burden to homeowners who have placed funds in escrow to complete construction projects on a single-family homes;

WHEREAS, the Trustees of the Village of Wesley Hills acknowledge that such a change to the fee structure will incur additional expenses to the Village of Wesley Hills that would not be reimbursed by the applicant, and

WHEREAS, the Trustees of the Village of Wesley Hills desire to amend the schedule of fees to allow a onetime first request to release a partial escrow funds withdrawal waving the Partial Performance Escrow Release Fee.

NOW, THEREFORE BE IT RESOLVED, that the fee schedule is hereby amended to waive the Partial Performance Escrow Release Fee associated with withdrawal of funds from the escrow account for the initial withdrawal and leaves all other administrative fees associated with the escrow account intact.

NOW, THEREFORE BE IT RESOLVED, the effective date of this administrative change shall be start of the current fiscal year and any such fees collected to date be refunded to the applicant.

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

5. **Resolution Approving Abstract of Funds**

Resolution #26-26

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

RESOLVED, that the general fund claims #24,594 through #24,707 in the aggregate amount of \$145,492.25 as set forth in Abstract #3/26 dated August 4, 2026, a copy of which abstract of audited claims is made a part of the Minutes of this Board, are hereby approved.

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

6. **Resolution Approving Transfer of Funds**

Resolution #27-26

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

RESOLVED, that the transfers in the aggregate amount of \$400,000 as set forth in Abstract #3/26 dated August 4, 2026, a copy of which abstract of audited claims is made a part of the

Minutes of this Board, are hereby approved.

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

REPORTS

7. Mayor

Wilder Road 2 Sidewalk Project

Mayor Katz confirmed with the Board Members that the Village currently has \$400,000 in a grant for this project. The estimated cost is \$1.5 million. Mayor Katz also confirmed that the Board Members are not interested in moving grants funds from other projects to reallocate to this project. The Village will continue to seek grant funds along with applying for a TAP grant in 2027.

Upcoming Meetings

August 18	Workshop Meeting
September 1	Regular Meeting
September 15	Workshop Meeting
October 6	Regular Meeting
October 20	Workshop Meeting

8. Village Clerk/Treasurer

Camille Guido reported that the Village collected 95% of our Village taxes. There are \$42,487.03 outstanding. The last day to pay is October 31, 2026. The Village received 5 complaints last month. Currently, the Village is out for bid for landscaping services and snow plowing at Village Hall. Bids are due August 31, 2026.

Code Changes/Clear Committee

Camille Guido reported that she has pulled the adjacent municipalities codes in reference accessory structures/building. Each municipal handles the matter differently. Board Members discussed several pending law changes and the creation of a committee. Mayor Katz stated that the Village should hire a consultant to handle all the changes at once including any recommendation from the committee, hold public informational gathering sessions, etc. Board Members are in favor of this and requested the Mayor to gather proposals from companies.

9. Village Attorney

Howard Richman stated that in September/October he will hold ethic workshops for the Planning/Zoning/Board of Trustees and the staff.

OPEN FLOOR: PUBLIC DISCUSSION

Jeff Nulman, 14 Glenbrook was present and requested that the Board address the parking of vehicles on both sides of the roadway which is causing a safety issue. Trustee Cherns stated that

he will reach out to the Rabbi to address the issue.

EXECUTIVE SESSION

NEW BUSINESS

10. RESOLUTION APPROVING A REFUND FOR A DOUBLE TAX PAYMENT TO 15 TAMMY ROAD LLC–15 TAMMY ROAD

Resolution #28-26

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

WHEREAS, the Village of Wesley Hills issued a 2026 Village Tax Bill No. 001423 with respect to real property designated on the Town of Ramapo Tax Map as Section 41.16 Block 1, Lot 41 with respect to premises known as 15 Tammy Road, Spring Valley, New York 10977, and

WHEREAS, on June 25, 2026, Mordechai Bistrisky paid the said tax bill applicable to the aforementioned property in the amount of \$993.79, and

WHEREAS, on June 26, 2026, Select Portfolio made a duplicate payment of the 2026 Village tax bill applicable to the aforementioned property in the amount of \$993.79, 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 \$993.79,

NOW THEREFORE, BE IT RESOLVED, that the Village Clerk-Treasurer is hereby directed to remit the sum of \$993.79 to Mordechai Bistrisky.

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

11. RESOLUTION APPROVING A REFUND FOR A DOUBLE TAX PAYMENT TO DAVID ORLANSKY–1 FOREST GLEN COURT

Resolution #29-26

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

WHEREAS, the Village of Wesley Hills issued a 2026 Village Tax Bill No. 000244 with respect to real property designated on the Town of Ramapo Tax Map as Section 32.19 Block 2, Lot 15 with respect to premises known as 1 Forest Glen Court, Suffern, New York 10901, and

WHEREAS, on June 22, 2026, Gold Street Abstract paid the said tax bill applicable to the aforementioned property in the amount of \$492.18, and

WHEREAS, on June 26, 2026, Wells Fargo made a duplicate payment of the 2026 Village tax

bill applicable to the aforementioned property in the amount of \$492.18, 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 \$492.18,

NOW THEREFORE, BE IT RESOLVED, that the Village Clerk-Treasurer is hereby directed to remit the sum of \$492.18 to David Orlansky.

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

12. **RESOLUTION APPROVING A REFUND FOR A DOUBLE TAX
PAYMENT TO YAKOV OSTREICHER–3 SANSBERRY LANE**

Resolution #30-26

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

WHEREAS, the Village of Wesley Hills issued a 2026 Village Tax Bill No. 001506 with respect to real property designated on the Town of Ramapo Tax Map as Section 41.16 Block 2, Lot 25 with respect to premises known as 3 Sansberry Lane, Spring Valley, New York 10977, and

WHEREAS, on June 26, 2026, Yossi Ostreicher paid the said tax bill applicable to the aforementioned property in the amount of \$749.51, and

WHEREAS, on June 26, 2026, Select Portfolio made a duplicate payment of the 2026 Village tax bill applicable to the aforementioned property in the amount of \$749.51, 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 \$749.51,

NOW THEREFORE, BE IT RESOLVED, that the Village Clerk-Treasurer is hereby directed to remit the sum of \$749.51 to Yakov Ostreicher.

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

ADJOURNMENT

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

Respectfully Submitted,
Camille Guido

