



BOARD OF TRUSTEES MEETING MINUTES

September 1, 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
Trustee Joseph Mause
Trustee Tova Krull

ABSENT:

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

CALL TO ORDER

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

APPROVAL OF MINUTES

1. **August 4, 2026**

Resolution #31-26

Trustee Mause made a motion to approve the Minutes of August 4, 2026, seconded by Trustee Cherns. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull. This motion was carried unanimously.

PUBLIC HEARING

2. **Franchise Agreement with Verizon NY**

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

No one wished to speak.

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

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

RESOLUTIONS/DISCUSSIONS

3. Resolution Approving the Franchise Agreement with Verizon NY

Resolution #32-26

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

WHEREAS, the Village of Wesley Hills, (the "Village") is a "franchising authority" in accordance with Title VI of the Communications Act, (see 47 U.S.C. §522(10)) and is authorized to grant one or more nonexclusive cable franchises pursuant to Article 11 of the New York Public Service Law, as amended, and Title 16, Chapter VIII, Parts 890.60 through 899, of the Official Compilation of Codes, Rules and Regulations of the State of New York, as amended (collectively the "Cable Laws"); and

WHEREAS, the Village granted to Verizon New York Inc., a corporation duly organized under the applicable laws of the State of New York (the "Franchisee"), nonexclusive initial Franchise to install, maintain, extend, and operate a Cable System in the Village for a term of ten (10) years (the "Initial Franchise"); and

WHEREAS, the Initial Franchise agreement has expired; and

WHEREAS, the Franchisee has operated a Cable System in accordance with the Initial Franchise as of the effective date on its existing Telecommunications Facilities consisting of a Fiber to the Premises Telecommunications Network ("FTTP Network") in the Franchise Area which also transmits Non-Cable Services pursuant to authority granted by Section 27 of the New York Transportation Corporations Law, as amended, and Title II of the Communications Act, which Non-Cable Services are not subject to the Cable Law or Title VI of the Communications Act; and

WHEREAS, pursuant to and in accordance with applicable federal and state law, the Village undertook a process to determine whether it should renew the Initial Franchise and the terms for such a renewal; and

WHEREAS, the Village has examined the past performance of Franchisee and has determined that Franchisee is and has been in material compliance with the Initial Franchise and applicable law; and

WHEREAS, the Village has examined the past quality of the Franchisee's service, including signal quality, response to consumer complaints, and billing practices, and has determined that Franchisee's practice has been reasonable in light of community needs; and

WHEREAS, the Village has examined the financial, legal, and technical ability of the

Franchisee to provide the services, facilities, and equipment as set forth in the proposed Renewal Agreement; and

WHEREAS, the Village has determined that the Franchisee's proposal is reasonable to meet the future cable-related community needs and interests, taking into account the cost of meeting such needs and interests; and

WHEREAS, the Village determined that Franchisee's Cable System is adequate and feasible in a full public proceeding affording due process to all parties; and

WHEREAS, pursuant to and in accordance with applicable federal and state law, the Franchisee submitted to the Village a proposal to renew the Initial Franchise to operate a Cable System in the Franchise Area; and

WHEREAS, following good faith negotiations between the parties, the Local Franchise Authority and Franchisee have agreed on the terms for a renewal Franchise under which Franchisee will continue to operate its Cable System in the Franchise Area; and

WHEREAS, the Village has determined that in accordance with the provisions of the Cable Law, the Franchise complies with the NY PSC's franchise standards and the grant of a nonexclusive franchise to Franchisee is consistent with the public interest; and

WHEREAS, a duly noticed Public Hearing, affording an opportunity for all those interested parties to be heard on the proposed Franchise Renewal Agreement was held before the Village on September 1, 2026; and

WHEREAS, the project, as proposed, has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, which regulations state that Type II Actions will not have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board determines that it is in the best interest of the public to award the Franchise Renewal Agreement to the Franchisee; and be it

FURTHER RESOLVED that the Village Board hereby authorizes the Village Mayor to enter into the Franchise Renewal Agreement with Verizon New York Inc., and to execute any other documents necessary to effectuate the granting of the franchise renewal on behalf of the Village of Wesley Hills.

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

4. Resolution Authorizing the Escrow Release - 11 Jeremy Court

Resolution #33-26

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

WHEREAS, on June 2, 2026, the Village Engineer recommended that Samuel & Leah Backenroth post the sum of \$10,000.00 with the Village of Wesley Hills to be held in escrow for the completion of the property located at 11 Jeremy Court, and

WHEREAS, on June 5, 2026, Samuel & Leah Backenroth, the homeowner posted said \$10,000.00, and

WHEREAS, on July 31, 2026, the Village Engineer submitted an approval email for the release of the escrow funds on the amount of \$10,000.00, 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 \$10,000.00 to be paid to Samuel & Leah Backenroth less an administrative fee of \$250.00 and professional fees in the amount of \$90.00.

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

5. **Resolution Approving the Creation of a Committee to Study Local Laws**

Resolution #34-26

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

WHEREAS, the Board of Trustees desires to review the manner in which the Planning Board and ZBA operates;

RESOLVED, that the Board of Trustees does hereby authorize the creation of said committee to review land use operations;

RESOLVED, the Board of Trustees hereby appoints Trustee Yisroel Cherns as the chair of said committee with the authority to remove and replace members as needed

RESOLVED, that the Board of Trustees at the request of the Chair of said committee does hereby appoint the following individuals:

Yisroel Cherns - Village Board
Stuart Zelmanovitz - ZBA
Albert Tew - Planning Board
Todd Rosenblum - Architect
Stanley Mayerfeld - Architect
Rabbi Ari Senter - WH Resident
AJ Ginsburg - WH Resident

Chananie Silber, Contractor

RESOLVED, that the Committee shall comply with all NYS laws including but not limited to NYS Open Meetings Law;

RESOLVED, that the Committee shall keep minutes of all meetings, testimony and preserve all documents considered and for any meeting held by zoom the committee shall utilize the Village's Zoom account and preserve the audio and video recordings of said meetings.

Discussion:

Mayor Katz stated that he is not supporting AJ Ginsberg as a member of this committee to study local laws and, as a result, is not supporting this resolution.

Upon vote, Yea: Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull. Nay: Mayor Katz. This motion was carried 4 to 1.

6. **Resolution Approving the Contract with _____ for Landscaping at Village Properties**

Resolution #35-26

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

RESOLVED, that the bid from Christopher Meredith Inc. for servicing several village properties with landscaping maintenance services in the Village of Wesley Hills is hereby approved and accepted, and the Mayor is authorized to indicate such approval and acceptance by signing same on behalf of the Village of Wesley Hills.

Discussion:

Mayor Katz reviewed with the Board the three proposals that were submitted. The lowest bidder did not bid the entire contract correctly and therefore, the next lowest responsible bidder is Christopher Meredith Inc.. Board members look forward to a new contractor and better service for the Village properties.

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

7. **Resolution Approving the Contract with _____ for Snowplowing Services at Village Hall**

Resolution 36-26

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

RESOLVED, that the bid from Extreme Rock for servicing the Village Hall with snowplowing services in the Village of Wesley Hills is hereby approved and accepted, and the Mayor is

authorized to indicate such approval and acceptance by signing same on behalf of the Village of Wesley Hills.

Discussion:

Mayor Katz reviewed with the Board the three proposals that were submitted. The lowest bidder is Extreme Rock who is the current contractor for the Village. Mayor Katz stated that he recommends that the Village accept the per plow option.

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

8. **Resolution Authorizing the Mayor to Execute an Undertaking Agreement with NYSDOT**

Resolution #37-26

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

WHEREAS, the Village of Wesley Hills seeks a permit from the NYSDOT for the removal of a tree located on Route 306 in the State ROW near the intersection of Old Pomona Road, and

WHEREAS, the NYSDOT has acknowledged that the tree is located in the State ROW but refuses to remove the tree as their engineering department has not determined if the tree is creating a sight distance issue, and

WHEREAS, the Village Board has determined that the tree is creating a sight distance issue due to the number of vehicle accidents at that intersection and noted that in the near future the Village planned to remove the tree as part of the sidewalk project in 2027, and

WHEREAS, the Village of Wesley Hills wishes to proceed with obtaining a permit for the tree removal instead of waiting for the NYSDOT to make their determination, and

BE IT FURTHER RESOLVED, the Mayor of the Village of Wesley Hills is authorized to indicate such approval and acceptance by signing same on behalf of the Village of Wesley Hills.

Discussion:

Mayor Katz has stated that this agreement is needed instead of posting a cash deposit. Mayor Katz stated that the State has denied our request for the installation of a flashing stop sign at the intersection as a flashing stop sign is not approved in the traffic manual.

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

9. **Resolution Approving Abstract of Funds**

Resolution #38-26

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

RESOLVED, that the general fund claims #24,714 through #24,798 in the aggregate amount of \$150,478.29 as set forth in Abstract #4/26 dated September 1, 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 was carried unanimously.

10. **Resolution Approving Transfer of Funds**

Resolution #39-26

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

RESOLVED, that the transfers in the aggregate amount of \$150,000 as set forth in Abstract #4/26 dated September 1, 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 was carried unanimously.

REPORTS

11. Mayor

Overnight Parking

Mayor Katz stated that we continue to have a issue with overnight parking in the Village. Mayor Katz stated that we have two inspectors that can ticket from 2am to 6am and is seeking the Village's direction.

Ramapo Officer Burns was present and stated that the Town of Ramapo is looking to partner with the Ramapo villages to utilize the new electronic ticketing system to make issuing overnight parking tickets easier.

Village Board members welcome the partnership and look forward to additional enforcement.

Timber Trail Street Lights

Mayor Katz stated provided to the Board with an overview picture of Timber Trail and the proposed street light poles along with revised plan. After discussions with the public and members, the Board has decided to install street lights at the following locations:

Pole #56914-42609-23 Timber Trail

Pole #56908-42622-18 Timber Trail

Pole #56903-42556-between 9 & 7 Timber Trail

Pole #56907-42525-between 10 & 8 Timber Trail

Pole #56886-42495-1 Timber Trail

Grandview Sidewalks

Mayor Katz stated that the design of the sidewalks is complete, and he is reviewing the plan with the Village Engineer along with walking the area within the next week.

Lime Kiln Sidewalks

Mayor Katz stated that the design of the sidewalks is complete, and he is reviewing the plan with the Village Engineer along with walking the area within the next week.

12. Village Clerk/Treasurer

No Report

13. Village Attorney

Howard Richman stated that the residents of the Willows have sent a letter to the Attorney General to reestablish the HOA.

OPEN FLOOR: PUBLIC DISCUSSION

EXECUTIVE SESSION

NEW BUSINESS

ADJOURNMENT

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

Respectfully Submitted,
Camille Guido