



## **BOARD OF TRUSTEES MEETING AGENDA**

**July 11, 2023 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 06, 2023

### **PUBLIC HEARINGS**

2. Public Hearing on the Code of the Village of Wesley Hills entitled, “A Local Law Amending the Code of the Village of Wesley Hills to revise the Zoning Law in relation to the Regulation of Cabanas”.

### **RESOLUTIONS/DISCUSSIONS**

3. Resolution approving Local Law 3 of 2023 - “A Local Law Amending the Code of the Village of Wesley Hills to revise the Zoning Law in relation to the Regulation of Cabanas”.
4. Resolution approving the Agreement with U-Audit Associates for Auditing Services on Revenues.
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**

**Village of Wesley Hills  
Board of Trustees  
Board Meeting  
Tuesday, June 6, 2023**

**MEMBERS PRESENT:** Marshall Katz, Mayor  
Ed McPherson, Deputy Mayor  
Ruth Ivey, Trustee  
Milton Schwartz, Trustee  
Yisroel Cherns, Trustee – via Zoom

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Ben Selig, Village Attorney  
Camille Guido - Downey, Village Clerk-Treasurer

Mayor Katz opened the meeting at 7:03 pm followed by the pledge of allegiance.

**Item #1** **Resolution #82-23**  
**Approval of Minutes of Meeting: May 2, 2023**

Yisroel Cherns made a motion to approve the minutes of May 2, 2023, seconded by Milton Schwartz. Upon vote, this motion was carried unanimously.

**Item #2** **Resolution #83-23**  
**Resolution Scheduling a Public Hearing on the Code of the Village of Wesley Hills entitled, “A Local Law Amending the Code of the Village of Wesley Hills to revise the Zoning Law in relation to the Regulation of Cabanas”.**

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

**WHEREAS**, the Board of Trustees of the Village of Wesley Hills has decided that there is a need for the regulations of cabanas in the Village of Wesley Hills, and

**WHEREAS**, the Village Board of Trustees has sent the draft local law out for referral to the Planning Board and other agencies, 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 adoption of said proposed Local Law shall be held before the Board of Trustees of the Village of Wesley Hills on the 11<sup>th</sup> day of July 2023, 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 Local Law,

**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.

Discussion:

Mayor Katz and the Board Members decided that notification is to be provided to the residents via email of the proposed law.

Upon vote, this motion was carried unanimously.

**Item #3** **Resolution #84-23**  
**Resolution approving the proposal dated March 28, 2023, from Civic Plus for a Building Department Management Program.**

Yisroel Cherns made a motion to approve the following resolution, seconded by Ruth Ivey:

**RESOLVED**, that the proposal between the Village of Wesley Hills and Civic Plus for a Building and Code management program, 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, this motion was carried unanimously.

**Item #4** **Resolution #85-23**  
**Resolution authorizing the release of escrow funds for 29 Glenbrook Road.**

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

**WHEREAS**, on March 1, 2023, CT Construction Services posted an escrow with the Village of Wesley Hills in the amount of \$5,000.00 to be held in escrow pursuant to the terms of a road opening permit #2023-14, and

**WHEREAS**, by email dated May 10, 2023, the Village Engineer of the Village of Wesley Hills recommended the release of the escrow fund to CT Construction Services,

**NOW, THEREFORE BE IT RESOLVED**, that the Village Clerk of the Village of Wesley Hills is hereby directed to refund the balance of the aforementioned escrow fund in the sum of \$5,000.00 to the aforesaid CT Construction Services in the amount of \$5,000.00.

Upon vote, this motion was carried unanimously.

**Item #5** **Resolution #86-23**  
**Resolution authorizing the release of escrow funds for 16 Judith Lane.**

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



|  |                  |                  |              |                          |
|--|------------------|------------------|--------------|--------------------------|
| A2651 · SALE OF REFUSE FOR RECYCLING         | 14,836.50        | 16,000.00        | -1200        | revd less                |
| A2770 · OTHER                                | 885.86           | 40,113.00        | -40000       | suez paving not recd     |
| A3089 · State Aid - other                    | 0.00             | 55,000.00        | -55000       | A- parks not done        |
| 110.10 · VILLAGE JUSTICE-PERSONAL SVCS       | 20,572.34        | 16,400.00        | 4200         | actual more              |
| 110.20 · COURT CLERK-PERS. SVCS              | 54,518.92        | 53,009.00        | 1600         | actual more              |
| 110.30 · clerk typist                        | 16,607.21        | 8,000.00         | 8700         | actual more              |
| 410.10 · CLERK PERSONAL SVCS                 | 81,535.56        | 73,071.00        | 8500         | actual more              |
| 410.14 · TEMPORARY HELP                      | 0.00             | 8,000.00         | -8000        | used for typist          |
| 41355 · ASSESSMENT software                  | 2,554.10         | 2,030.00         | 525          | actual more              |
| 410.40 · VILLAGE CLERK - CONTRACTUAL - Other | 600.00           | 33,000.00        | 10475        | alloc all clerk accounts |
| <b>Total 420. · LAW PERSONAL SERVICES</b>    | <b>63,679.04</b> | <b>60,000.00</b> | <b>3700</b>  | actual more              |
| 420.40 · ATTORNEY - CONTRACTUAL              | 675.00           | 500.00           | 175          | actual more              |
| 420.41 · ATTORNEY - LITIGATION               | 10,752.45        |                  | 11000        | actual more              |
| 620.42 · UTILITIES - VILLAGE HALL            | 6,956.61         | 5,500.00         | 1500         | actual more              |
| 620.43 · REPAIRS & MAINT - VILLAGE HALL      | 10,760.98        | 155,000.00       | -144000      | repairs delayed to 2024  |
| 910.40 · UNALLOCATED INSURANCE               | 38,840.84        | 35,000.00        | 3900         | actual more              |
| <b>43310 · TRAFFIC CONTROL</b>               | <b>30,000.00</b> | <b>15,500.00</b> | <b>14500</b> | actual more              |
| 3620.30 · FIRE INSPECTOR- PERS. SVCS         | 10,104.12        | 7,426.00         | 2700         | actual more              |
| 3620.35 · FIRE SAFETY - CONTRACTUAL          | 986.00           |                  | 1000         | actual more              |
| 3620.40 · SAFETY INSPECT. - CONTRACTUAL      | 1,221.00         | 9,224.00         | -8000        | apply to other safety    |
| 3620.45 · Building Dept scanning project     | 53,583.34        | 10,000.00        | 44000        | board approved costs     |
| 45110.5 · SIDEWALKS                          | 5,075.51         | 37,800.00        | -32000       | underspent               |
| 5112.10 · PERM HIGHWAY IMPROVEMENTS - Other  | 825,532.98       | 704,545.00       | 121000       | additional road work     |
| 45110 · MAINTENANCE OF ROADS - Other         | 417,819.50       | 417,135.00       | 700          | actual more              |
| 45182 · STREET LIGHTING - Other              | 43,886.56        | 41,000.00        | 3000         | actual more              |
| 47110.7 · pathways                           | 14,328.48        | 0.00             | 14400        | actual more              |
| 7110.02 · PARKS & REC - CONTRACTUAL          | 100.00           | 55,000.00        | -54900       | project not done         |
| 7110.6 · Pond expenses                       | 6,170.00         | 5,400.00         | 770          | actual more              |
| 8020.30 · PLANNING BOARD-CONTRACTUAL         | 618.00           | 500.00           | 120          | actual more              |
| <b>Total 48090 · ENVIRONMENTAL CONTROL</b>   | <b>10,111.77</b> | <b>4,300.00</b>  | <b>5900</b>  | actual more              |
| A6999 · Contingency Account                  | 0.00             | 100,000.00       | -100000      | used to balance          |
| A8664.1 · CODE ENFORCER - CONTRACT. - Other  | 2,218.74         | 1,500.00         | 750          | actual more              |
| A9010.8 · STATE RETIREMENT                   | 38,138.00        | 58,000.00        | -4800        | realloc benefits         |
| A9030.8 · SOCIAL SECURITY                    | 34,316.60        | 31,930.00        | 2400         | realloc benefits         |
| A9050.8 · UNEMPLOYMENT INSURANCE             | 5,059.23         | 2,700.00         | 2400         | realloc benefits         |
|  | 2,405,813.96     | 2,589,285.00     | 0            |                          |

Upon vote, this motion was carried unanimously.

**Item #8**  
**Resolution approving abstracts of audited claims.**

**Resolution #89-23**

Yisroel Cherns made a motion to approve the following resolution, seconded by Ruth Ivey:

**RESOLVED**, that the general fund claims, #20656 through #20872 in the aggregate amount of \$169,164.65 as set forth in Abstract #6/23 dated June 6, 2023, a copy of which abstract of audited claims is made a part of the Minutes of this Board, are hereby approved.

Upon vote, this motion was carried unanimously.

**Item #8A**  
**Resolution approving transfers.**

**Resolution #90-23**

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

**RESOLVED**, that the transfers in the aggregate amount of \$235,000.00 as set forth in Abstract #6/23 dated June 6, 2023, a copy of which abstract of audited claims is made a part of the Minutes of this Board, are hereby approved.

Upon vote, this motion was carried unanimously.

**Item #9**  
**Mayor's Reports**

Greg Sikorsky Park

Mayor Katz stated that he has inspected the Village Park and noticed that there are trees that have died and/or are diseased and need to be removed. The Village Clerk has obtained a proposal from Perfect Cut in the amount of \$50,000. This is not an expense that the Village has budgeted. Board Members have requested that the Village Clerk obtain additional proposals for the work. Board Members suggested contacting Davies and Bob Wilson.

Town of Ramapo Police Department

Mayor Katz welcomed two Ramapo Police Officers to the meeting. Mayor Katz stated that there has been illegal activity at the Town Park. Officers confirmed and stated that they patrol that location each night and issue tickets.

Survey

Mayor Katz and Board Members discussed a survey to be sent to the residents. The questions will be about garages and chickens. Mayor Katz will draft the survey and email it to the Board for review.

**Village Clerk-Treasurer**

Camille Guido-Downey stated that the Village received 34 complaints last month and 2 were for work without a permit. The Village is in tax collection season and to date we have received 6% of the total taxes due. The Village's late night for tax collection is June 29 from 6-8 pm. The Village Hall basement construction is complete and in 2-3 weeks we will start the upstairs and the staff will be moved to the Community Room for a few weeks. The staff is currently testing

6/6/23

Item 1.

the agenda and minutes program and we are almost ready to launch. Lastly the Village Hall will be power washed as part of routine maintenance.

Jeff Nulman, 14 Glenbrook Road was present and stated that someone is cutting trees on Glenbrook, and it looks like they are in the Town Park. Mayor Katz directed the Village Clerk to contact Ramapo Parks and the Village Code Enforcement Officer to inspect. Mr. Nulman further stated that the project has started on Terrace and the whole property was cleared and he is concerned about the animals. Mayor Katz stated that the applicant went through a review process and there were no endangered animals noted during the review.

Yisroel Cherns made a motion to adjourn, seconded by Ed McPherson. Upon vote, this motion was carried unanimously.

Respectfully Submitted,  
Camille Guido-Downey

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF  
WESLEY HILLS, TO REVISE THE ZONING LAW IN RELATION  
TO THE REGULATION OF CABANAS.

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WESLEY HILLS, as follows:

Section 1. The definition of “BUILDING, ACCESSORY”, contained in Section 230-5 of the Code of the Village of Wesley Hills, is hereby amended to read as follows:

BUILDING, ACCESSORY- A building subordinate to the main building on the lot and used for purposes customarily incidental to that of the main building or of another accessory building or structure on the same lot. Where an accessory building is attached to the main building in substantial manner, as by a wall or roof, such accessory building shall be considered part of the main building.

Section 2. The following definition is hereby added to Section 230-5 of the Code of the Village of Wesley Hills, to follow the definition of ‘BUSINESS OR PROFESSIONAL OFFICE’, to read as follows:

CABANA- An accessory building that is accessory to an in-ground swimming pool.

Section 3. Section 230-140 (2) of the Code of the Village of Wesley Hills is hereby amended to read as follows:

- (2) The following shall be considered accessory buildings and structures for the purposes of this section: sports courts (including but not limited to basketball courts, tennis courts and platform tennis courts), swimming pools, cabanas, garages for passenger vehicles or one vehicle with commercial registration under 5,000 pounds’ gross vehicle weight, greenhouses, playhouses, garden houses, toolhouses, stables, barns, swing sets and other outdoor recreational equipment, and solar energy collectors.

Section 4. Section 230-140 (4) (a) of the Code of the Village of Wesley Hills is hereby amended to read as follows:



- (a) Accessory buildings and accessory structures permitted under this section shall comply with the front yard, side yard, and rear yard requirements and the building coverage, impervious surface ratio, and height limitations specified in §230-17 of this chapter, except that (1) sports courts (including but not limited to basketball courts and tennis courts) and in-ground swimming pools may be located not closer than 15 feet to a side lot or rear lot line, and (2) cabanas may be located not closer than 15 feet to a side lot line or a rear lot line if they satisfy all of the additional requirements that are specified in Subsection 0 (7) .

Section 5. Section 230-140 (4) (a) (6) of the Code of the Village of Wesley Hills is hereby amended to read as follows:

- (6) The maximum number of accessory buildings allowed on any lot shall be two. However, only one cabana shall be permitted on a lot as one of those accessory buildings.

Section 6. Section 230-140 of the Code of the Village of Wesley Hills is hereby amended by adding thereto a new Subsection 0 (7), to read as follows:

- (7) Cabanas are permitted to be located closer to the side lot line or the rear lot line than the side yard and rear yard requirements specified in § 230-17 of this chapter if they shall meet all of the following requirements:
  - (a) The cabana shall not exceed 500 square feet with a maximum interior space of 400 square feet.
  - (b) The cabana shall not be located closer the 15 feet to a side lot line or a rear lot line.
  - (c) The cabana shall not be located more than 15 feet from the patio of the swimming pool to which it is accessory.
  - (d) The cabana shall not exceed one story of habitable space, shall not contain a loft or attic space except for mechanical equipment, and shall not contain a kitchen or cooking facilities of any kind.

- (e) The cabana shall not exceed 15 feet in height measured from the pool patio elevation to the highest point of the roof of the cabana and shall not contain an accessible roof deck.
- (f) The cabana shall not have vision windows facing into the side or rear of the lot if a residence on the adjacent lot is within 50 feet of the cabana.

Section 7. This local law shall take effect ten days after publishing, posting and filing with the Secretary of State.

## Cost and Revenue Review Agreement

This Agreement, made as of the last date signed below, is by and between Village of Wesley Hills (hereinafter referred to as CLIENT) and U-Audit Associates, LLC (together, “U-Audit”).

### I. Services Available

**Optimization and Reduction Services:** U-Audit will review service types as specified below by CLIENT for the purposes of obtaining refunds (by check or account credit) and identifying cost reductions. U-Audit will discuss findings with CLIENT and upon CLIENT approval of each U-Audit recommendation, U-Audit will file claims, negotiate with suppliers, and implement CLIENT-approved cost-reducing changes. CLIENT is free to put limitations, conditions and parameters on U-Audit if CLIENT provides permission for U-Audit to file a claim, negotiate with suppliers and/or implement CLIENT approved cost-reducing changes. U-Audit will submit a report of cost-reducing changes to CLIENT for CLIENT’s review and approval prior to taking any action on a recommended change.

### II. Services Selected

U-Audit will perform the above-described services for CLIENT service types as indicated with a “yes” below:

| Revenue/Cost Type  | Indicate “Yes” for desired types | Fee % - Refunds | Fee % - Cost Savings |
|--|----------------------------------|-----------------|----------------------|
| A. Cable Franchise Fee Revenue                                     | YES                              | 40%             | n/a                  |
| B. Gross Receipts Tax Revenue                                      | YES                              | 40%             | n/a                  |
| C. Electricity including street lighting and traffic signals       | YES                              | 40%             | 40%                  |
| D. Natural gas   | YES                              | 40%             | 40%                  |
| E. Water and wastewater  |                                  | 40%             | 40%                  |
| F. Propane and other gases   |                                  | 40%             | 40%                  |
| G. Waste removal (trash, medical, bio, document destruction, etc.) |                                  | 40%             | 40%                  |
| H. Telecom (voice, data, internet, cable TV)                       |                                  | 40%             | 40%                  |
| I. Cellular phones & devices                                       |                                  | 40%             | 40%                  |
| J. Bank fees   |                                  | 40%             | 40%                  |
| K. Merchant processing fees  |                                  | 40%             | 40%                  |
| L. Outside payroll processing fees                                 |                                  | 40%             | 40%                  |
| M. Small parcel shipping (FedEx, UPS, etc.)                        |                                  | 40%             | 40%                  |
| N. Other (please specify):   |                                  | 40%             | 40%                  |

### III. Fees

CLIENT will pay fees to U-Audit as follows based on identified savings or refunds:

- A. **Refunds:** Any refunds recovered due to U-Audit's efforts are subject to a one-time fee equal % of each refund indicated in Section II. This fee is payable after the CLIENT has received the refund check or credit, and the correction has been verified by U-Audit.
- B. **Client-approved Regulated Electricity Market Cost Reductions for rates/tariffs:** For any cost reductions recommended by U-Audit and implemented by CLIENT, or as a result of a billing error correction, U-Audit will share in the resulting savings at the percentage indicated in the Section II for the first 30 months following implementation and documentation of the changes and acceptance of the change or refund by the appropriate authority or supplier. This fee will be payable monthly, or CLIENT may elect to prepay the entire amount. At the sole discretion of the CLIENT, a specific Cost-reduction recommendation may not be approved for implementation but if that recommendation is later implemented within 30 months after termination of the Agreement, those cost reductions and billing error correction are subject to this fee.
- C. **Client-approved Energy Supply Procurement:** For any cost reductions recommended by U-Audit and implemented by CLIENT, U-Audit and its partner shall be compensated, at no cost to CLIENT, directly from energy suppliers using the method described below. As required by energy suppliers, U-Audit will be the exclusive provider of deregulated energy procurement consulting services. For deregulated procurement, U-Audit is authorized to receive an adder from energy suppliers based on the pricing schedule below:

| Energy Type             | Adder   | Unit of Measure |
|-------------------------|---------|-----------------|
| Electric Procurement    | \$0.004 | per kWh         |
| Natural Gas Procurement | \$0.030 | per Dth         |

### IV. Term

The initial term of this Agreement is one year and may be extended in writing by the parties. This agreement may be cancelled in writing by either party with at least 30 days' written notice. Any fees due U-Audit, as indicated in Sections II and III above, will continue to be payable, regardless of cancellation or expiration of this Agreement, for findings in process at the time of cancellation or expiration of this Agreement. Findings in process include refunds identified but not yet collected, cost reductions implemented and accepted by the supplier but for which all fees have not yet been billed, and cost reductions identified but not yet implemented and later implemented by CLIENT within 30 months of the termination.

### V. Other

- A. Except as noted on a referenced attachment to this Agreement, CLIENT is not currently working on pursuing refunds or implementing cost-reduction items. If CLIENT becomes aware of a refund or cost-reduction opportunity that is not part of U-Audit's efforts, and CLIENT elects to pursue that opportunity on its own, then CLIENT agrees to notify U-Audit in writing upon CLIENT'S discovery of that opportunity.
- If checked, please see attachment.
- B. CLIENT will cooperate with U-Audit by signing letters of authority to suppliers, supplying copies of appropriate bills, completing forms, and providing other documentation and information. CLIENT agrees that it will not undertake new price negotiations or rate changes associated with the Service Types marked "Yes" in Section II until U-Audit's analysis and report for each area is presented to CLIENT. U-Audit should work directly with suppliers to effectively correct billing errors, negotiate price and rate changes, and implement CLIENT-approved cost-reduction items. If in response to cost-reduction recommendations presented by U-Audit, CLIENT chooses to: 1) implement a similar cost-reducing change, 2) pursue on its own a refund or implement a cost-reduction item that was recommended by U-Audit, and/or 3) benefit from a refund or cost-reduction item based on an issue identified by U-Audit but available to CLIENT through the actions of third parties, U-Audit is still entitled to its fees.
- C. U-Audit is permitted by CLIENT to use specialists on a subcontract basis in the performance of the work as described in this Agreement at no additional cost to CLIENT, if U-Audit deems the use of such specialists to be beneficial.

- D. Fees are payable to U-Audit within 30 days of date invoiced. Late fees are payable on invoices more than 10 days past due at the rate of 1.5% per month. In the event that an invoice remains past due for more than 75 days, U-Audit may issue a one-time invoice after giving the CLIENT a 15 day written notice for the projected total amounts due U-Audit over the remaining term of the cost-savings share period. Such invoice will be due immediately.
- E. U-Audit agrees that any and all information obtained from the CLIENT is deemed confidential and proprietary and, upon request, shall be returned to the CLIENT within 30 days. Any copies or electronic storage of the data shall be destroyed, and such destruction shall be confirmed by U-Audit. This provision shall also apply to any subcontractor, employee or independent party retained by U-Audit. However, it is understood that certain CLIENT information might be required to implement cost-reduction changes and the filing of refunds and to the extent CLIENT permits the implementation or filing and such is public record, then the information shall no longer be viewed as confidential.
- F. This is the entire Agreement between the parties.
- G. In the unlikely event of any disputes, the parties will attempt to settle the dispute among themselves. If unsuccessful, the dispute will be submitted to the American Arbitration Association in Albany, New York. The award of the arbitrator will include costs and reasonable attorneys' fees for the prevailing party.

CLIENT

by:

|            |       |
|------------|-------|
| _____      | _____ |
| Signature  | Date  |
| _____      | _____ |
| Print Name | Title |

U-Audit by:

|            |       |
|------------|-------|
| _____      | _____ |
| Signature  | Date  |
| _____      | _____ |
| Print Name | Title |

Village of Wesley Hills  
**ABSTRACT OF AUDITED VOUCHERS - GENERAL FUND NO 7/23**  
 July 11, 2023

Item 5.

| Trans #  | Num       | Name                                    | Memo   | Amount                 |
|--|-----------|---|--|------------------------|
| 20,904   | 4980      | GUIDO-DOWNEY, CAMILLE                   | Death Certificates   | \$ (320.00)            |
| 20,905   | 4981      | Cioffi Services                         | Martha Road Drainage Improvements #2   | \$ (18,360.00)         |
| 20,906   | 4982      | ZEBRA CLEANING                          | Invoice #8807 May and June 8944 Cleaning Services                            | \$ (1,215.00)          |
| 20,907   | 4983      | CORNERSTONE RESTORATION GROUP CORP      | 3/6/23 Installation of Support columns in VH Basement                        | \$ (25,000.00)         |
| 20,914   | 4987      | BROOKER ENGINEERING, PLLC               | May 2023 Invoices  | \$ (6,624.25)          |
| 20,915   | 4988      | SHELL ANN PRINTING                      | INVOICE #29708   | \$ (59.99)             |
| 20,916   | 4989      | OFFICE OF THE STATE COMPTROLLER         | INVOICE #3945275-2023-05-01 May 2023   | \$ (4,178.00)          |
| 20,917   | ACH       | ORANGE & ROCKLAND                       | 55471-01007, 31214-49002, 67754-57000, 71828-28009                           | \$ (4,251.39)          |
| 20,918   | 4978      | NYS INDUSTRIES FOR THE DISABLED, INC.   | CUSTOMER ACC #27197, INVOICE #1011070  | \$ (1,615.00)          |
| 20,919   | 4979      | COMP ALLIANCE NYS ASSESSMENT ACCOUNT    | 6/1/23-5/31/24 Workers Comp annual estimated payment                         | \$ (907.00)            |
| 20,937   | 4990      | AFLAC, INC.                             | Invoice # Group AFA0015668, INVOICE #276123                                  | \$ (30.65)             |
| 20,938   | 4991      | ROCKLAND COUNTY TIMES                   | Public hearing - Invoice #10026881   | \$ (20.63)             |
| 20,939   | 4992      | SYLVIA WELCH                            | Grant writing services LGRMIF 2022-23  | \$ (540.00)            |
| 20,940   | 4993      | NYS UNEMPLOYMENT INSURANCE              | Employer Registration #93-10107 9  | \$ (341.51)            |
| 20,941   | 4994      | WESTERN SOUTHER TIER BUILDING OFFICIALS | INVOICE #NY0058176-2023  | \$ (137.50)            |
| 20,942   | 4995      | ZARIN & STEINMETZ, ATTNYS.              | Professional Services- client #4787, Inv No: 52403                           | \$ (1,063.19)          |
| 20,951   | 4977      | ITSECURED                               | INVOICE #1491  | \$ (2,625.00)          |
| 20,955   | 4996      | OPTIMUM                                 | 07873-216036-01-7 July 2023  | \$ (367.35)            |
| 20,956   | 4997      | MAILWAY                                 | INVOICE 62592 - fold and send out tax bills                                  | \$ (1,250.00)          |
| 20,957   | ACH       | MAILWAY                                 | INVOICE #62592 POSTAGE FOR TAX BILLS   | \$ (483.22)            |
| 20,958   | 4998      | Credit Card Payment Processing          | ACCOUNT #910118007277607   | \$ (1,284.16)          |
| 20,959   | 4999      | AFLAC                                   | INVOICE # 220696 Account #NLZ73  | \$ (579.98)            |
| 20,961   | 5000      | CREIGHTON MANNING                       | INVOICES 122269-4  | \$ (7,589.30)          |
| 20,965   | 4984      | VEOLIA WATER NEW YORK                   | ACCOUNT #20000707910000 6/1/23-7/2/23  | \$ (14.24)             |
| 20,966   | 5001      | EXTREME PAVERS & MASONRY                | Village Hall Village Park Maintenance- June 2023                             | \$ (1,685.00)          |
| 20,967   | 5002      | BILL PRESS                              | REIMBURSEMENT FOR MILEAGE - June 2023  | \$ (182.09)            |
| 20,968   | 5011      | NYS EMPLOYEES' HEALTH INSURANCE         | ACCOUNT #00057 BILL #596 AUGUST 2023 HEALTH INSURANCE                        | \$ (12,378.01)         |
| 20,969   | 5003      | TIAA FSB FINANCE                        | CONTRACT #20365078 copier rental   | \$ (215.00)            |
| 20,970   | 5012      | TOWN OF RAMAPO                          | JULY 2023 Highway Maintenance  | \$ (35,617.40)         |
| 20,971   | 5004      | ENVIRONMENTAL CONSTRUCTION, INC.        | INVOICE #8326 Installation of Exterior Lighting-Arcadian and Sherri pathways | \$ (30,497.50)         |
| 20,974   | 5005      | CIVIC PLUS                              | Invoice 265565 Building, Planning & Zoning programs                          | \$ (26,000.00)         |
| 20,994   | 5006      | TILCON NEW YORK INC                     | INVOICE N2307001 PAVING OF ROADS   | \$ (289,026.62)        |
| 20,995   | 5007      | EDMUNDS GOV TECH                        | INVOICE #23-IN4870 ANNUAL IPS MAINTENANCE                                    | \$ (3,996.20)          |
| 20,998   | 5008      | NICOLE'S REPRODUCTIONS INC              | Invoice #14.79   | \$ (14.79)             |
| 20,999   | 5009      | NELSON POPE VOORHIS                     | INVOICE # 29946 Planning Services  | \$ (320.00)            |
| 21,000   | 4985      | FYS COMPUTER, INC                       | invoice #4042 move PC's to community room                                    | \$ (280.00)            |
| 21,002   | 4986      | RC VILLAGE CLK & FIN. OFF. ASSOC.       | Luncheon 7/10/23 for Camille & Donalee                                       | \$ (40.00)             |
| 21,003   | 5010      | CORNERSTONE RESTORATION GROUP CORP      | Village Hall Renovation  | \$ (33,800.00)         |
|  |           |   | <b>TOTAL:</b>  | <b>\$ (512,909.97)</b> |
| <b>TRANSFERS</b>   |           |   |  |                        |
|  | 7/11/2023 | mm to operating                         | cover bills  | \$300,000.00           |
|  | 7/11/2023 | NY Class to Operating                   | cover bills  | \$200,000.00           |
|  |           |   | <b>TOTAL:</b>  | <b>\$500,000.00</b>    |
| In Witness Whereof, I have hereunto set my hand as Village Clerk-Treasurer, Camille Guido-Downey, of the |           |   |  |                        |
| Village of Wesley Hills on this 11th day of July 2023  |           |   |  |                        |



432 Route 306

Wesley Hills, N.Y. 10952-1221

Phone 845-354-0400 FAX 845-354-4097 www.wesleyhills.org

Date: July 11, 2023  
To: Mayor Katz & Village Trustees  
From: Camille Guido-Downey  
Re: July 11 2023 Report

**Taxes:**

The Village collected 92% of taxes and there is \$74,278.94 outstanding.

**Complaints:**

The Village received 28 complaints and there were no complaints for work without a permit.

**Projects:**

Village Hall renovation has started. There are three change orders to be considered as per the request of the Judge.

**Arcadian & Sherri Lighting:**

Delivery of the lights are expected this week. Project is projected to be completed within the next two weeks.

**Paving:**

Paving is 98% complete. There is a small punch list of items that the Village Engineer is following.

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Mayor: Marshall Katz Deputy Mayor: Edward McPherson  
Trustees: Ruth Ivey, Yisroel Cherns, Milton Schwartz  
Village Clerk: Camille Downey Village Attorneys: Benjamin Selig, Frank Brown

Village of Wesley Hills  
**Complaint By Type**

6/11/2023 - 7/11/2023

Complaint Type: &lt; All &gt;

| Complaint #                         | Open Date | Status | Location                    | Identifier   | Owner  |
|-------------------------------------|-----------|--------|-----------------------------|--------------|--|
| <i>Complaint Type: Berm</i>         |           |        |                             |              |  |
| 2023-151                            | 06/20/23  | Open   | 10 Hastings Rd              | 41.15-1-1    | Eisenberger Jeffrey & Lauren                   |
|                                     |           |        |                             |              | <b>Complaint Type: Berm Total #: 1</b>         |
| <i>Complaint Type: Catch Basins</i> |           |        |                             |              |  |
| 2023-154                            | 06/22/23  | Open   | 29 Timber Trl               | 32.14-1-19.2 | Choi Vai Hong & Yuen Anna Pik Yan              |
|                                     |           |        |                             |              | <b>Complaint Type: Catch Basins Total #: 1</b> |
| <i>Complaint Type: Dead Animals</i> |           |        |                             |              |  |
| 2023-149                            | 06/16/23  | Open   | Lime Kiln Rd, Spring Valley |              |  |
|                                     |           |        |                             |              | <b>Complaint Type: Dead Animals Total #: 1</b> |
| <i>Complaint Type: File Search</i>  |           |        |                             |              |  |
| SEARCH-2023-037                     | 06/12/23  | Closed | 4 Cutler Ct                 | 40.16-1-6    | Mitchell Itzkowitz                             |
| SEARCH-2023-039                     | 06/13/23  | Open   | 16 Glenbrook Rd             | 41.11-1-68   | Jacobs Herbert & Elaine                        |
| SEARCH-2023-040                     | 06/13/23  | Closed | 41 Glenbrook Rd             | 41.10-2-20   | Fuchs Zachary & Sarah                          |
| SEARCH-2023-041                     | 06/16/23  | Closed | 18 Park Terr                | 42.09-1-6    | Resanovich Daniel + Artense J                  |
| SEARCH-2023-042                     | 06/27/23  | Closed | 191 Mc Namara Rd            | 42.05-1-11.2 | 189 McNamara LLC                               |
| SEARCH-2023-043                     | 06/27/23  | Closed | Mc Namara Rd                | 42.05-1-11.3 | Glp 189 Llc                                    |
| SEARCH-2023-044                     | 07/03/23  | Closed | 101 Mc Namara Rd            | 42.09-1-16   | Muller Isaac & Michelle                        |
| SEARCH-2023-045                     | 07/03/23  | Closed | 47 Tranquility Rd           | 41.09-1-23   | Acker Rochelle                                 |
| SEARCH-2023-046                     | 07/05/23  | Closed | 4 Holland Ln                | 41.15-1-14   | SVETLANA CHERNIN                               |
|                                     |           |        |                             |              | <b>Complaint Type: File Search Total #: 9</b>  |
| <i>Complaint Type: Garbage</i>      |           |        |                             |              |  |
| 2023-144                            | 06/13/23  | Open   | 7 Carefree Ln               | 41.06-1-31   | SAMUEL WEISS                                   |
| 2023-150                            | 06/20/23  | Open   | 12 Village Green            | 41.12-1-47   | Rozenberg Barry S & Shira T                    |
| 2023-156                            | 06/23/23  | Open   | 5 Thornbrook Ln             | 41.13-1-23   | Zahler Chaim & Laruen                          |
| 2023-157                            | 06/23/23  | Open   | 5 Thornbrook Ln             | 41.13-1-23   | Zahler Chaim & Laruen                          |
| 2023-158                            | 06/23/23  | Open   | 5 Blue Sky Dr               | 32.17-1-14   | ROBERT & CHANI                                 |



## Complaint By Type

| Complaint # | Open Date | Status | Location            | Identifier   | Owner  |
|-------------|-----------|--------|---------------------|--------------|--|
|             |           |        |                     |              | BLAU   |
| 2023-160    | 06/26/23  | Open   | 7 Skyline Terr      | 41.12-1-22   | Hirsch Nathan                                      |
| 2023-162    | 06/27/23  | Open   | 3 Forest Ln         | 32.20-1-15   | Trovato Anthony + Mary E                           |
| 2023-163    | 06/29/23  | Open   | 4 Terrace Rd        | 32.19-1-55   | Bender Martin A & Chanie                           |
| 2023-164    | 06/29/23  | Open   | 52 Wesley Chapel Rd | 41.13-1-32.1 | Jacobowitz Rivka T Wesley Hills Qtip Trust         |
| 2023-165    | 06/30/23  | Open   | 65 Wesley Chapel Rd | 41.13-1-28   | Lebowicz Joseph & Brenda Hyman Simcha & Lebowicz R |
| 2023-166    | 06/30/23  | Open   | 10 Rosewood Ln      | 32.18-1-29   | Melcher Christopher B                              |
| 2023-167    | 07/05/23  | Open   | 3 Carefree Ln       | 41.07-2-2    | Adam & Taryn Singer                                |
| 2023-168    | 07/05/23  | Open   | 38 Park Terr        | 42.05-1-20   | Streicher Sheldon & Naomi                          |
| 2023-170    | 07/07/23  | Open   | 2 Hunters Run       | 32.19-2-20.6 | Kahan Elliot & Atara                               |
| 2023-171    | 07/10/23  | Open   | 21 Rochelle Ln      | 41.08-2-58.8 | Horowitz Saul & Gitty                              |

**Complaint Type: Garbage Total #: 15**

*Complaint Type: Potholes*

|          |          |      |                      |              |                       |
|----------|----------|------|----------------------|--------------|-----------------------|
| 2023-146 | 06/15/23 | Open | 40 Willow Tree Rd    | 41.07-2-34   | Jacobowitz Gilah R    |
| 2023-147 | 06/15/23 | Open | 132 Willow Tree Rd E | 41.08-1-47.5 | ZISHE & ZELDA ABRAHAM |
| 2023-148 | 06/15/23 | Open | 3 Carefree Ln        | 41.07-2-2    | Adam & Taryn Singer   |
| 2023-152 | 06/20/23 | Open | 1 Old Rt 202D        | 40.12-1-3    | Shimon Galandauer     |

**Complaint Type: Potholes Total #: 4**

*Complaint Type: Property Maintenance*

|          |          |      |                   |            |                         |
|----------|----------|------|-------------------|------------|-------------------------|
| 2023-145 | 06/13/23 | Open | 383 Route 306     | 41.15-1-28 | Barg Elsie              |
| 2023-153 | 06/21/23 | Open | 8 Terrace Rd      | 32.19-1-52 | Baddish Stephen & Renee |
| 2023-155 | 06/22/23 | Open | 45 Tranquility Rd | 41.09-1-24 | Smith George            |
| 2023-159 | 06/23/23 | Open | 399 Route 306     | 41.15-1-24 | Jawonio Inc             |

**Complaint Type: Property Maintenance Total #: 4**

*Complaint Type: Traffic Sign*

|          |          |      |                     |  |                        |
|----------|----------|------|---------------------|--|------------------------|
| 2023-169 | 07/05/23 | Open | Terrace Rd, Suffern |  | CHAYA AND PERYL LUNGER |
|----------|----------|------|---------------------|--|------------------------|

**Complaint Type: Traffic Sign Total #: 1**

*Complaint Type: Tree Removal*

|          |          |      |                  |              |                               |
|----------|----------|------|------------------|--------------|-------------------------------|
| 2023-161 | 06/26/23 | Open | 108 Lime Kiln Rd | 41.05-1-10.2 | St Louis Childebert & Roselia |
|----------|----------|------|------------------|--------------|-------------------------------|

# Complaint By Type

| Complaint #  | Open Date | Status | Location        | Identifier | Owner                       |
|--|-----------|--------|-----------------|------------|-----------------------------|
| <b>Complaint Type: Tree Removal Total #: 1</b>     |           |        |                 |            |                             |
| <i>Complaint Type: Violation Search</i>            |           |        |                 |            |                             |
| SEARCH-2023-038                                    | 06/12/23  | Open   | 37 Grandview Av | 41.16-2-30 | Sondra Maline               |
| SEARCH-2023-047                                    | 07/10/23  | Open   | 21 Astor Pl     | 41.10-1-53 | Stillman Norman A + Marilyn |
| <b>Complaint Type: Violation Search Total #: 2</b> |           |        |                 |            |                             |
| <b>Grand Total: 39</b>                             |           |        |                 |            |                             |

# Village of Wesley Hills Village 2023 Collection Summary

Batches 1 thru 100

Item 8.

| District:      | Taxes Collected: | Penalty:      | Surcharge:  | Notice Fee: | Remaining Uncollected: |
|----------------|------------------|---------------|-------------|-------------|------------------------|
| Village 2023   | 829084.26        | 724.69        | 0.00        | 0.00        | 74278.94               |
| <b>Totals:</b> | <b>829084.26</b> | <b>724.69</b> | <b>0.00</b> | <b>0.00</b> | <b>74278.94</b>        |

## Collection Statistics:

|                                  |      |
|----------------------------------|------|
| Number of Postings:              | 1513 |
| Percentage Collected:            | 92%  |
| Number of Adjustments:           | 0    |
| Number of Voids:                 | 10   |
| Number of Returned Payments:     | 0    |
| Number Refunded Duplicate Pmnts: | 0    |
| Total Refunded:                  | 0.00 |
| Notice Handling Fees Collected:  | 0.00 |

| Received Via: |      |
|---------------|------|
| On-Line:      | 216  |
| Mail:         | 1001 |
| Counter:      | 293  |

|                                       |                  |
|---------------------------------------|------------------|
| Cash:                                 | 0.00             |
| Check:                                | 703889.53        |
| Other:                                | 128945.79        |
| <b>Total:</b>                         | <b>832835.32</b> |
| <b>Minus Duplicate/Over Payments:</b> |                  |
|                                       | 3026.37          |
| <b>829808.95</b>                      |                  |
| Taxes:                                | 829084.26        |
| Penalty:                              | 724.69           |
| Surcharge:                            | 0.00             |
| Ret. Check Fees:                      | 0.00             |
| Notice Fees:                          | 0.00             |
| <b>Total:</b>                         | <b>829808.95</b> |
| <b>Minus Direct / Under Payments:</b> |                  |
| 0 Direct:                             | 0.00             |
| 0 Under:                              | 0.00             |
| <b>829808.95</b>                      |                  |

## Other Payment Type Breakout:

|                 |     |           |
|-----------------|-----|-----------|
| Credit Card:    | 4   | 2122.49   |
| Online Payment: | 214 | 126823.30 |