



## **BOARD OF TRUSTEES MEETING MINUTES**

**April 02, 2024, at 7:00 PM**

**432 Route 306, Wesley Hills, NY 10952**

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

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**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, Esq. Village Attorney (Zoom)  
Camille Guido - Downey, Village Clerk-Treasurer

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

**ITEM #1**

**RESOLUTION #29-24**

**APPROVAL OF MINUTES**

Trustee Cherns made a motion to approve the minutes of March 5, 2024, seconded by Trustee Schwartz. Upon vote, Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns. Abstention: Trustee Mause and Trustee Krull; this motion was carried.

**ITEM #2**

**PUBLIC HEARINGS-TENTATIVE BUDGET**

Mayor Katz introduced the Mayor's tentative budget and stated the following:

- The proposed appropriations for the 2024-2025 budget are \$4,238,375 which is higher than last year due to the expenses for the sidewalk grants and the restoration of Wesley Chapel culvert.
- The proposed revenues are up from last year in expectation of grant funds being received.
- There is no increase in Village taxes proposed.

Mayor Katz is proposing the following changes:

- Line #A1110 - Correct the title of the Acting Justice to Associate Justice
- Taxable assessed value number changed from \$122,066,181 to \$122,072,043 as per the revised numbers from the Town of Ramapo Assessors office which also triggers the following changes:

\$ increase in TAV (taxable assessed value) from \$368,423 to \$374,280.

% increase in TAV (taxable assessed value) from 1.00303 to 1.00308

Tax Rate from 7.4006 to 7.4002

Tax rate Change from -0.3018% to -0.3065%

Trustee Cherns 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.

Janice Golda, 16 Martha Road was present and questioned why is there a difference in surplus from \$3.3M to \$1.9M. Mayor Katz questioned what years is she referring to as last year's surplus was \$634,057? Ms. Golda stated that she will review her paperwork and get back to the Board.

Janice Golda questioned the Unity Party and their statements that they are going to update processes in the Village for more efficient processes, what does that mean and is that reflected in the budget?

Trustee Krull and Trustee Mause answered that they will be reviewing the processes for the ZBA and PB in reference to the time frame that applicants go through and also review the Village Engineer activities to possibility streamline the processes with those boards and the Building Department.

Janet Litt, 5 Harriet Lane was present and stated that she hopes that by streamlining any processes laws are not overlooked and should continue to be followed.

Trustee Krull and Trustee Mause answered that they have no intention of changing the laws or cutting out necessary processes before the Boards, they are only looking to streamline.

Judith Guterl, 53 Wilder Road, was present and stated that she is concerned about the traffic and accidents at the Wilder/Lime Kiln Road intersection. Her driveway is a steep driveway, and she has a tough time exiting her driveway from the amount of traffic.

Mayor Katz stated that Wilder/Lime Kiln Road are County Highway Roads, and the Village has been lobbying for a 4-way stop sign for many years. Mayor Katz stated that the County will be proposing a round-about at that location in the future and informed the resident that a public hearing will be held for input.

Judith Guterl questioned if the line item in the Village Budget for Traffic Control is for the Ramapo Police.

Mayor Katz answered no, it's for signage. However concerning any traffic concern you are welcome to send a request to the Village or the Police Department for action.

Judith Guterl stated that the LED streetlights are an improvement, and she thanks the Board for that change.

Ramapo Police Officer Rich Accardi was present and stated that he is on the overnight shift and sees that intersection as an area of concern however he will notify the shift office.

Trustee Cherns made a motion to close 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.

**ITEM #3  
RESOLUTION ADOPTING 2024/2025 VILLAGE BUDGET**

**RESOLUTION #30-24**

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

**WHEREAS**, the Board of Trustees of the Village of Wesley Hills has met and considered the tentative budget for the fiscal year beginning June 1, 2024, and has conducted a public hearing thereon as required by Section 5-508 of the Village Law; and

**WHEREAS**, said Board of Trustees has determined that the amounts estimated in the tentative budget are more than required for said fiscal year,

**NOW, THEREFORE, BE IT RESOLVED**, that the tentative budget for said fiscal year is hereby revised as follows:

Account	From	To	Difference
A1110 title change from Acting to Associate			
Taxable assessed value	\$122,066,181	\$122,072,043	+5,862.00
\$ increase in TAV	\$368,423	\$374,280	+5,857.00
% increase in TAV	1.00303	1.00308	+.00005
Tax Rate from	7.4006	7.4002	-.0004
Tax rate Change	-0.3018%	-0.3065%	+0.0047

**BE IT FURTHER RESOLVED**, as a consequence of such changes such tentative budget, “Summary of Budget” there are no following changes.

**BE IT FURTHER RESOLVED**, that the tentative budget as so amended and revised and as set forth in the copy of such budget annexed hereto and made a part of the Minutes of this Board, is hereby adopted, and that the several amounts set forth in the “Tentative Budget” column of such budget be and hereby are appropriated for the objects and purposes specified, and the salaries and wages set forth in the budget shall be and hereby are fixed at the amounts shown therein effective June 1, 2024.

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

**ITEM #4  
APPOINTMENT OF DEPUTY MAYOR-ONE YEAR TERM**

Mayor Katz appoints Milton Schwartz as Deputy Mayor for one year term.

**ITEM #5  
APPOINTMENT OF DEPUTY VILLAGE CLERK- ONE-YEAR TERM**

**RESOLUTION #31-24**

Mayor Katz appoints Alicia Schultz as Deputy Village Clerk.

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

**RESOLVED**, that the Mayor's appointment of Alicia Schultz to the office of the Deputy Village Clerk for a one-year term is hereby approved.

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

**ITEM #6** **RESOLUTION #32-24**  
**APPOINTMENT OF DEPUTY VILLAGE TREASURER-ONE YEAR TERM**

Mayor Katz appoints Yael Ash as Deputy Village Treasurer.

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

**RESOLVED**, that the Mayor's appointment of Yael Ash to the office of the Deputy Village Treasurer for a one-year term is hereby approved.

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

**ITEM #7** **RESOLUTION #33-24**  
**APPOINTMENT OF ASSOCIATE VILLAGE JUSTICE -ONE YEAR TERM**

Mayor Katz appoints Howard Richman as Associate Justice for a one-year term.

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

**RESOLVED**, that the Mayor's appointment of Howard S. Richman to the office of Associate Village Justice for a one-year term is hereby approved.

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

**ITEM #8**  
**ACCEPT RESIGNATION OF VERA BROWN**

Mayor Katz accepts the resignation of Vera Brown and stated that the Village wishes her well in her retirement and that this is a great loss for the Village as Vera has been with the Village for over 40 years.

**ITEM #9** **RESOLUTION #34-24**  
**APPOINTMENT OF PLANNING BOARD CHAIRMAN**

Mayor Katz appoints Lon Lieberman as Chairman of the Planning Board.

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

**RESOLVED**, pursuant to the provisions of Section 7-718 of the Village Law, that the Mayor's appointment of Lon Lieberman as Chairman of the Planning Board of the Village of Wesley Hills for a one-year term is hereby approved.

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

**ITEM #10  
APPOINTMENT OF PLANNING BOARD MEMBER**

**RESOLUTION #35-24**

Mayor Katz appoints Lon Lieberman as a Member of the Planning Board.

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

**RESOLVED**, that the Mayor's appointment of Lon Lieberman as a Member of the Planning Board of the Village of Wesley Hills for a term expiring April 2029 is hereby approved.

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

**ITEM #11  
APPOINTMENT OF PLANNING BOARD MEMBER**

**RESOLUTION #36-24**

Mayor Katz appoints 1<sup>st</sup> alternate Joshua Scheinberg as a member of the Planning Board to fill the term of Vera Brown.

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

**RESOLVED**, that the Mayor's appointment of Joshua Scheinberg as a Member of the Planning Board of the Village of Wesley Hills for a term expiring April 2027 is hereby approved.

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

**ITEM #12  
APPOINTMENT OF FIRST ALTERNATE MEMBER TO THE PLANNING BOARD - ONE YEAR TERM**

**RESOLUTION #37-24**

Mayor Katz appoints Joseph Zupnik as 1st Alternate to the Planning Board.

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

**RESOLVED**, that the Mayor's appointment of Joseph Zupnik as 1st Alternate to the Planning Board of the Village of Wesley Hills for a one-year term is hereby approved.

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

**ITEM #13**

**RESOLUTION #38-24**

**APPOINTMENT OF SECOND ALTERNATE MEMBER TO THE PLANNING BOARD - ONE YEAR TERM**

Mayor Katz appoints Tzvee Rotberg as 2<sup>nd</sup> Alternate to the Planning Board.

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

**RESOLVED**, that the Mayor's appointment of Tzvee Rotberg as 2<sup>nd</sup> Alternate to the Planning Board of the Village of Wesley Hills for a one-year term is hereby approved.

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

**ITEM #14**

**RESOLUTION #39-24**

**APPOINTMENT OF ZONING BOARD OF APPEALS CHAIRMAN**

Mayor Katz appoints Jonathan Gewirtz as Chairman of the Zoning Board of Appeals.

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

**RESOLVED**, pursuant to the provisions of Section 7-718 of the Village Law, that the Mayor's appointment of Jonathan Gewirtz as Chairman of the Zoning Board of Appeals of the Village of Wesley Hills for a one-year term is hereby approved.

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

**ITEM #15**

**RESOLUTION #40-24**

**APPOINTMENT OF ZONING BOARD OF APPEALS MEMBER**

Mayor Katz appoints Richard Weinberger as a member of the Zoning Board of Appeals for a term expiring 2029.

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

**RESOLVED**, that the Mayor's appointment of Richard Weinberger as a Member of the Zoning Board of Appeals of the Village of Wesley Hills for a term expiring April 2029 is hereby approved.

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

**ITEM #16**

**RESOLUTION #41-24**

**APPOINTMENT OF FIRST ALTERNATE MEMBER TO THE ZONING BOARD OF APPEALS – ONE YEAR TERM**

Mayor Katz appoints Barry Rozenberg as 1st Alternate to the Zoning Board of Appeals.

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

**RESOLVED**, that the Mayor’s appointment of Barry Rozenberg as 1st Alternate to the Zoning Board of Appeals of the Village of Wesley Hills for a one-year term is hereby approved.

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

**ITEM #17** **RESOLUTION #42-24**  
**APPOINTMENT OF SECOND ALTERNATE MEMBER TO THE ZONING BOARD OF APPEALS - ONE YEAR TERM.**

Mayor Katz appoints Anita Hajioff as 2<sup>nd</sup> Alternate to the Zoning Board of Appeals.

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

**RESOLVED**, that the Mayor’s appointment of Anita Hajioff as 2<sup>nd</sup> Alternate to the Zoning Board of Appeals of the Village of Wesley Hills for a one-year term is hereby approved.

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

**ITEM #18** **RESOLUTION #43-24**  
**RESOLUTION DESIGNATING OFFICIAL DEPOSITORIES FOR VILLAGE FUNDS**

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

**RESOLVED**, that the following banks are hereby designed as official depositories for Village funds: Key Bank, N.A.; JPMorgan Chase Bank, N.A.; M&T Bank; MBIA; Webster Bank; T.D. Bank Corp; and N.Y. Class.

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

**ITEM #19** **RESOLUTION #44-24**  
**RESOLUTION DESIGNATING OFFICIAL NEWSPAPERS**

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

**RESOLVED**, that the Rockland County Times and the Rockland Journal News, local newspapers, be designed as the official Village newspapers.

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

**ITEM #20** **RESOLUTION #45-24**  
**RESOLUTION APPROVING THE “2024 STORMWATER EDUCATION PROGRAM AGREEMENT WITH CORNELL COOPERATIVE EXTENSION OF ROCKLAND”**

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

**RESOLVED**, that the 2024 Stormwater II Education Program Agreement between the Village of Wesley Hills and the Cornell Cooperative Extension of Rockland, 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.

Discussion:

Mayor Katz explained that Cornell provides the education that NYSDEC requires for the Village. Cornell does radio spots, email blasts, videos, posters, and educational classes.

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

**ITEM #21** **RESOLUTION #46-24**  
**RESOLUTION APPROVING ABSTRACTS OF AUDITED CLAIMS**

Deputy Mayor Schwartz made a motion to approve the following resolutions, seconded by Trustee Cherns:

**RESOLVED**, that the general fund claims #21691 through #217562 in the aggregate amount of \$230,292.15 as set forth in Abstract #4/24 dated April 2, 2024, 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.

**ITEM #21** **RESOLUTION #47-24**  
**RESOLUTION APPROVING TRANSFER OF FUNDS**

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

**RESOLVED**, that the transfers in the aggregate amount of \$250,000 as set forth in Abstract #4/24 dated April 2, 2024, 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.

**MAYOR'S REPORTS**  
Skylark/Harriet Stop Signs

Mayor Katz stated that the Village Engineer has provided an updated letter dated March 29, 2024 which recommends one stop sign for traffic traveling eastbound on Skylark Drive. Mayor Katz referred to the responses he received concerning the installation which had been shared with the Trustees. Mayor Katz noted that there were a few homes that opposed it, however there were more in favor. Board Members discussed traffic, enforcement and expressed the need for the installation of this stop sign.

**RESOLUTION #48-24**



## **INSTALLATION OF STOP SIGN ON SKYLARK DRIVE & HARRIET LANE**

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

**RESOLVED**, that the Board of Trustees hereby requests that the Town of Ramapo Highway Department install one “Stop” sign at the intersection of Skylark Drive and Harriet Lane along with the required street markings and any other associated signage, in accordance with the Village Engineer of the Village of Wesley Hills memo dated March 29, 2024, a copy of which plan is made a part of the Minutes of this Board is hereby approved.

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

### Tammy Road & Harriet Lane Stop Sign

Mayor Katz stated that residents had also asked about installing a stop sign at the Tammy/Harriet intersection. The Village Engineer reviewed this request and suggested that a stop sign be installed at the intersection of Harriet Lane & Tammy Road as per their recommendation letter dated March 29, 2024. Mayor Katz confirmed that the Village Board wants to canvass the residents with a letter for the installation of this stop sign. Trustee Mause stated that he is happy to see movement with the installation of the stop signs, he travels these roadways frequently and it is dangerous. Board Members are in favor of canvassing the residents.

### Pomona Heights Speed Bumps

Mayor Katz stated that he received responses from residents in the Pomona Heights neighborhood and he would like to move ahead with the recommendation from the Village Engineer dated 2/28/2024. Mayor Katz stated that many of the residents were in favor of the speed bumps, and some offered more locations or alternate locations. Board Members stated that they are willing to install the speed bumps in the proposed locations as a trial run and see how it works out.

## **RESOLUTION #49-24**

## **INSTALLATION OF SPEED BUMPS ON POMONA ROAD AND CAINS ROAD**

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

**RESOLVED**, that the Board of Trustees hereby requests that the Town of Ramapo Highway Department install two temporary “Speed Bumps” and on Pomona Road and Cains Road with the associated required street markings and signage, in accordance with the Village Engineer of the Village of Wesley Hills memo dated February 28, 2024, a copy of which plan is made a part of the Minutes of this Board is hereby approved.

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

### Community Choice Aggregation Program

Mayor Katz stated that the Village’s program administrator has contacted him about restarting the Village’s natural gas program. Mayor Katz stated that he will share the information once he receives it.

### NYS Comptroller Fiscal Stress Report

Mayor Katz stated that the Village submits the required information each year for the State to prepare the annual fiscally street report and the Village scored 0% and 13.3% under environmental score.

#### **VILLAGE CLERK/TREASURER'S REPORT**

Camille Guido-Downey reported that the Village received fourteen complaints. Currently the Village has 314 open building permits. She noted that the staff just finished with elections and is now moving to budget and tax collection preparation and collection activities.

#### **EXECUTIVE SESSION**

Deputy Mayor Schwartz made a motion to enter Executive Session, seconded by Trustee Cherns to discuss potential litigation. Upon vote: Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull; this motion was carried unanimously.

No action was taken in Executive Session.

Trustee Mause made a motion to exit Executive Session, seconded by Trustee Cherns to discuss potential litigation. Upon vote: Yea: Mayor Katz, Trustee Schwartz, Trustee Cherns, Trustee Mause and Trustee Krull; this motion was carried unanimously.

#### **ADJOURNMENT**

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

Respectfully Submitted,  
Camille Guido-Downey