



## **BOARD OF TRUSTEES MEETING AGENDA**

**March 05, 2024 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.](#) February 6, 2024

### **PUBLIC HEARINGS**

### **RESOLUTIONS/DISCUSSIONS**

- [2.](#) Resolution Scheduling a Public Hearing for the Approval of a Tentative Budget for the Fiscal Year Beginning June 1, 2024
- [3.](#) Resolution Approving the Supplemental Consultant Agreement #1 with Creighton & Manning
- [4.](#) Resolution Scheduling a Public Hearing for the Adoption of a Local Law Amending the Code of the Village of Wesley Hills, to Revise the Zoning Law in Relation to Faculty Housing
- [5.](#) Resolution Approving Indemnification & Hold Harmless Agreement for 3 Vanessa Drive
- [6.](#) Resolution Calling for an Increase in AIM Funding
- [7.](#) Resolution Approving the Proposed Contract of FYS Computer Consulting with the Village of Wesley Hills
- [8.](#) Resolution Approving the Placement of Stop Signs at Skylark Drive & Harriet Lane
- [9.](#) Resolution Approving Abstracts of Audited Claims
- [10.](#) Resolution Approving Transfer of Funds

### **REPORTS**

- [11.](#) Mayor
- [12.](#) Village Clerk/Treasurer
- [13.](#) Village Attorney

### **OPEN FLOOR: PUBLIC DISCUSSION**

- [14.](#) Pomona Heights Speed Bumps

### **EXECUTIVE SESSION**

### **NEW BUSINESS**

# ADJOURNMENT



# BOARD OF TRUSTEES MEETING MINUTES

February 06, 2024, at 7:00 PM

432 Route 306, Wesley Hills, NY 10952

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

**MEMBERS PRESENT:**

Marshall Katz, Mayor  
Ed McPherson, Deputy Mayor  
Milton Schwartz, Trustee

**MEMBERS ABSENT:**

Ruth Ivey, Trustee  
Yisroel Cherns, Trustee

**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 #09-24**

**APPROVAL OF MINUTES**

Trustee Schwartz made a motion to approve the minutes of January 2, 2024, seconded by Trustee McPherson. Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

**ITEM #2**

**RESOLUTION #10-24**

**RESOLUTION APPROVING THE 2024 AGREEMENT FOR SNOW REMOVAL SERVICES, HIGHWAY MAINTENANCE AND STORM DRAIN MAINTENANCE BETWEEN THE TOWN OF RAMAPO AND THE VILLAGE OF WESLEY HILLS**

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

**RESOLVED**, that the proposed agreement between the Town of Ramapo and the Village of Wesley Hills for snow removal services, highway maintenance and storm drain maintenance for 2024, a copy of which is made a part of the Minutes of this Board, is hereby accepted, and approved and the Mayor’s execution of same on behalf of the Village of Wesley Hills is hereby authorized.

Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

Board of Trustees 2-6-2024

**ITEM #3**

**RESOLUTION #11-24**

**RESOLUTION APPROVING THE 2024 INTERMUNICIPAL AGREEMENT WITH THE TOWN OF RAMAPO FOR SIDEWALK PLOWING SERVICES**

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

**WHEREAS**, the Village of Wesley Hills has heretofore entered into an Intermunicipal Agreement with the Town of Ramapo for the year 2024, by which the Town agreed to plow the following sidewalks in the Village at a fee of \$1,820.00 each time the sidewalks are plowed:

1. Route 306 from Grandview Ave to Lime Kiln Road.
2. Forshay Road from Grandview Ave to Willow Tree Road.
3. E Willow Tree Road north side; and

**NOW, THEREFORE BE IT RESOLVED**, that the said Intermunicipal Agreement for 2024 be and the same is hereby accepted and approved and the Mayor is authorized to indicate such approval of such extension by signing on behalf of the Village of Wesley Hills.

Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

**ITEM #4**

**RESOLUTION #12-24**

**RESOLUTION DESIGNATING THE VILLAGE OF WESLEY HILLS LEAD AGENCY FOR THE WILLOW TREE ROAD ADA-COMPLIANT SIDEWALK SYSTEM PROJECT**

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

**WHEREAS**, the Village of Wesley Hills authorized and approved the Willow Tree Road ADA-Compliant Sidewalk System Project, and

**WHEREAS**, the Village's consulting engineer, Creighton Manning Engineering, has advised the Village that the proposed Project is an Unlisted Action in accordance with the rules and regulations of the State Environmental Quality Review Act (SEQRA), and

**WHEREAS**, the Village of Wesley Hills is duly qualified to act as Lead Agency for compliance with SEQRA which requires environmental review of certain actions undertaken by local governments and in accordance with the coordinated review procedures of SEQRA, the Village of Wesley Hills wishes to be designated as the SEQRA Lead Agency for the proposed Project; and

**WHEREAS**, the Village of Wesley Hills indicated its wish to be Lead Agency for SEQRA review of the proposed Project and sent a copy of the Short Environmental Assessment Form Part I, to any and all agencies to which it must give written notice in accordance with New York State Village Law, including the New York State Department of Environmental Conservation, New York State Office of Parks, Recreation and Historic Preservation, and New York State Department of Transportation; and

**WHEREAS**, notice was provided to those agencies and over 30 days have passed, and the Village has received zero responses regarding the Village's intent to become the Lead Agency for the action, and

Board of Trustees 2-6-2024

**WHEREAS**, the Village of Wesley Hills is duly designated to act as SEQRA Lead Agency and, in that capacity, has reviewed the SEQRA Short EAF for this Project; now, therefore, be it.

**RESOLVED**, that the Village of Wesley Hills designates itself as Lead Agency for SEQRA review of the proposed Project; and be it further.

**RESOLVED**, that the Village of Wesley Hills determines that no significant adverse environmental impacts are likely to result from the proposed Willow Tree Road ADA-Compliant Sidewalk System Project and such determination is reached after careful consideration and analysis of the proposed action and the EAF for the proposed action; and be it further.

**RESOLVED**, that the Village of Wesley Hills hereby authorizes and directs the Village Mayor to complete the Environmental Assessment Form by checking the box indicating that the proposed action will not result in any significant adverse impacts; and be it further.

**RESOLVED**, that the Village of Wesley Hills approves a SEQRA Negative Declaration - Determination of Non-Significance and authorizes and directs the Village's Clerk's Office to file any necessary documents in accordance with the provisions of the general regulations of the Department of Environmental Conservation; and be it further.

**RESOLVED**, that this Resolution shall take effect immediately.

Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

**ITEM #5  
RESOLUTION APPOINTING ELECTION INSPECTORS**

**RESOLUTION #13-24**

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

**RESOLVED**, pursuant to Election Law Section 15-116 that the following three (3) persons are hereby appointed Inspectors of Election to serve at the Village Election to be held on March 19, 2024: Robert Marble, Rita Joachim, and Edith Medina Cincu, and be it further.

**RESOLVED**, that Rita Joachim is hereby designated as Chairperson of the Inspectors of Election; and be it further,

**RESOLVED**, that the compensation of Inspectors of Election shall be paid \$200.00 per day and \$225.00 per day for the chairperson all who shall serve on Election Day.

Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

**ITEM #6  
RESOLUTION AUTHORIZING THE RELEASE OF ESCROW FUNDS FOR 475 ROUTE 306**

**RESOLUTION #14-24**

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

**WHEREAS**, on August 2, 2023, Station-Glo of New England Inc, posted the sum of \$1,500.00

Board of Trustees 2-6-2024  
with the Village of Wesley Hills to be held in escrow for a Planning Board application for exterior signage located at 475 Route 306, and

**WHEREAS**, after discussions with the Planning Board and the Building Inspector it was determined that a Planning Board application is not needed, and

**WHEREAS**, there remains on deposit with the Village of Wesley Hills the balance of said escrow fund in the sum of \$1,500.00, and

**WHEREAS**, by email dated September 22, 2023, the Applicant requested a refund as the deposit was not required to be posted with the Village; and

**NOW, BE IT RESOLVED**, that the Village Clerk of the Village of Wesley Hills is hereby directed to refund the sum of \$1,500.00 to be paid to the aforesaid Station-Glo of New England in the amount of \$1,500.00.

Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

**ITEM #7** **RESOLUTION #15-24**  
**RESOLUTION APPROVING ABSTRACTS OF AUDITED CLAIMS**

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

**RESOLVED**, that the general fund claims, #21,538 through #21,616 in the aggregate amount of \$127,153.64 as set forth in Abstract #2/24 dated February 6, 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 McPherson, Trustee Schwartz, this motion was carried unanimously.

**ITEM #8** **RESOLUTION #16-24**  
**RESOLUTION APPROVING TRANSFER OF FUNDS**

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

**RESOLVED**, that the transfers in the aggregate amount of \$150,000 as set forth in Abstract #2/24 dated February 6, 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 McPherson, Trustee Schwartz, this motion was carried unanimously.

**NEW BUSINESS**

**RESOLUTION #17-24**

**RESOLUTION APPROVING AND ADOPTING THE FOA & SON CORP. INSURANCE RENEWAL REPORT FOR THE 2024-2025 TERM**

Board of Trustees 2-6-2024

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

**RESOLVED**, that the FOA & Son Corp. Insurance renewal report for the 2024-2025 term, a copy of which is made a part of the Minutes of this Board, is hereby approved, and adopted and the Mayor is hereby authorized to execute any document confirming said approval.

Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

**RESOLUTION #18-24**

**RESOLUTION APPROVING THE PROPOSAL FROM BELLEVILLE LANDSCAPING, INC. FOR THE RESTORATION OF THE TIMBER TRAIL CULVERT**

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

**WHEREAS**, the Village of Wesley Hills has experienced major flooding on Timber Trail from August 2023 to current, and

**WHEREAS**, the Town of Ramapo Highway Department has maintained the culvert and its adjacent structures and has noted that major restoration work is needed which is beyond the contract requirements, and

**WHEREAS**, the Village Engineer also inspected the culvert and its adjacent structures on Timber Trail and has advised the Village that this work is emergent as nearby residents are being flooded, and

**WHEREAS**, the Village of Wesley Hills agrees with the Village Engineer and wishes to declare this restoration work an emergency due to the flooding damage to certain residents on Timber Trail, and

**WHEREAS**, the Village has prepared a request for proposals and received two proposals for the requested restoration, and

**NOW, BE IT RESOLVED**, that the Village of Wesley Hills declares this restoration work an emergency, and

**THEREFORE, BE IT FURTHER RESOLVED**, that the Village awards the lowest responsible proposal to Belleville Landscaping Inc. and the Mayor is authorized to sign the necessary documents on behalf of the Village.

Discussion:

Mayor Katz noted that the funds will be taken from the contingency account.

Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

**RESOLUTION #19-24**

**RESOLUTION REFERRING TO THE PLANNING BOARD AND OTHER AGENCIES THE PROPOSED ZONING LAW AMENDMENT REGARDING FACULTY HOUSING AT SCHOOLS.**

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

**WHEREAS**, the Board of Trustees of the Village of Wesley Hills deems it to be in the interest of the Village to consider the enactment of a local law amending the Zoning Law of the Village of Wesley Hills for Faculty Housing at Schools, and

**WHEREAS**, the Village Attorney, at the request of this Board, has prepared such a proposed local law entitled, “A Local Law Amending the Code of the Village of Wesley Hills to Revise the Zoning Law in Relation to Faculty Housing at Schools,” and be it.

**RESOLVED**, that in accordance with the provisions of Section 230-76 of the Wesley Hills Code, such proposed local law is hereby referred for review and report to the Planning Board, Zoning Board of Appeals, Village Attorney, Village Engineer, Building Inspector, and Code Inspector of the Village of Wesley Hills, and pursuant to the GML of the County of Rockland Planning Department and all abutting municipalities, and be it

**RESOLVED**, that the Village Clerk is hereby directed to forward a copy of such proposed local law to such Boards and Officials forthwith.

Discussion:

Mayor Katz stated that Frank Brown has drafted this final local law for review. Mr. Brown has incorporated the practical access definition that is missing from the Village code.

Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

**ITEM #9-MAYOR’S REPORTS**

219 Willow Tree Road

Mr. & Mrs. Gross have complained to the Village several times that they are experiencing pond issues from the Town of Ramapo pond and the downstream neighbors who have placed garbage and yard waste in the stream. Mayor Katz stated that a letter was sent to all the property owners along the stream on yard clean up and stream protection. Mayor Katz stated that he has also reached out to the Town Supervisor on getting the pond cleaned and dredged.

Willow Tree Road Flooding

Mayor Katz stated that we have an inspection report from the Village Engineer, and we can discuss this at our February 20 workshop when Trustee Cherns will be present.

Pomona Heights Speed Bumps

Mayor Katz stated that he is still waiting for the suggested locations from the Village Engineer.

Lime Kiln/Wilder Road Intersection

Mayor Katz stated that there were another two accidents at this intersection last week. Mayor Katz stated that he has reached out to County Legislator Soskin and will reach out to State Assemblyman Lawler for assistance with this intersection. Mayor Katz stated that he would like this topic revisited as soon as possible for a temporary traffic light or a permanent one till the County installs the roundabout.

**ITEM #10-VILAGE CLERK’S REPORTS**



Camille Guido-Downey stated that the Village received ten complaints last month. The Village has also submitted the annual NYS building report for the Village.

**ITEM #11-VILAGE ATTORNEY’S REPORTS**

Ben Selig stated that he has been in discussions with the Monsey Fire Department and has invited them to the Village’s workshop on February 20, 2024.

**EXECUTIVE SESSION**

Trustee Schwartz made a motion to enter executive session to discuss personnel, seconded by Trustee McPherson. Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

No action was taken during the executive session.

Trustee Schwartz made a motion to exit the executive session to discuss personnel, seconded by Trustee McPherson. Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

**ADJOURNMENT**

Trustee Schwartz made a motion to adjourn, seconded by Trustee McPherson. Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz, this motion was carried unanimously.

Respectfully Submitted,  
Camille Guido-Downey



## EXECUTIVE SUMMARY

### **SUPPLEMENTAL CONSULTANT AGREEMENT #01 - RIGHT OF WAY INCIDENTALS PIN 8762.88: Willow Tree Road ADA-Compliant Sidewalk System Village of Wesley Hills, Rockland County, NY**

This Supplemental Consultant Agreement covers the completion of ROW Incidentals for the Willow Tree Road ADA-Compliant Sidewalk System Project. Creighton Manning Engineering, LLP has been designated by the Village of Wesley Hills to progress this Locally Administered Federal-Aid project and has prepared the attached Supplemental Consultant Agreement, Scope of Services and Fee.

#### **Project Description:**

The project is intended to construct sidewalks along Willow Tree Road, from Wilder Road to NY Route 306, approximately 3,700 feet in length. The sidewalks are to be located on the north side of Willow Tree Road in the Village of Wesley Hills. Crosswalks will be added for the crossing of Dike Drive and Windward Lane. The project will also construct a culvert extension approximately 400 feet east of Windward Lane to accommodate the sidewalks. Existing retaining walls along the roadway will be reconstructed where necessary. A crossing into the Willow Tree Town Park will also be reviewed for feasibility as part of this project. The project will require acquisition of right-of-way.

The project scope required to complete the project in accordance with the Procedures for Locally Administered Federal Aid Projects is included in the Scope of Services and Cost Proposal.

#### **Schedule and Construction Cost**

The programmed funding for construction (including construction inspection) is \$2.038 million in FFY 2024. This proposal is for additional ROW Incidentals and is for **\$18,408**.

# Willow Tree Road ADA-Compliant Sidewalk System

Village of Wesley Hills  
Rockland County, New York

*NYSDOT PIN 8762.88*

## Supplemental Consultant Agreement #01

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Prepared by:



2 Winners Circle  
Albany, New York 12205  
PH: 518.446.0396

in association with:

RK Hite & Co., Inc.

February 7, 2024

CM Project 122-269

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF  
WESLEY HILLS, TO REVISE THE ZONING LAW IN RELATION  
TO FACULTY HOUSING AT SCHOOLS.

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

Section 1. Legislative Intent. The Board of Trustees acknowledges that the operation of kindergarten through 12th grade schools within the Village of Wesley Hills is desirable, provided that such schools are in compliance with the requirements of the Zoning Law. The Board of Trustees has been made aware that qualified faculty of such schools have found it difficult to obtain affordable housing near the Village. The Board of Trustees therefore finds that it is appropriate to allow schools with a dormitory, in order to attract and maintain qualified faculty, under appropriate conditions to provide accessory on-campus housing for its faculty.

Section 2. Amendment to Zoning Law. The following definition is hereby added to Section 230-5 of the Code of the Village of Wesley Hills, to follow the definition of "PLANT HEALTH MATERIALS", to read as follows:

PRACTICAL ACCESS - For all accessory uses and special permit uses for which practical access to a major road is a requirement, the phrase "practical access" means that it must be reasonably possible for actual vehicular access to be designed and constructed along the particular frontage under consideration for that use. It does not require that such access must be constructed or included in an approved site plan if the Planning Board, in the exercise of its discretion, deems it to be in the public interest for the actual vehicular access to be designed along the available frontage of a different road.

Section 3. Amendment to Zoning Law. Section 230-26I of the Code of the Village of Wesley Hills is hereby amended by adding thereto a new Subsection I(17), to read as follows:

- (17) Schools which contain faculty housing units shall comply with the following additional requirements:
  - (a) Each faculty housing unit shall be set back at least 50 feet from any street.
  - (b) Faculty housing shall only be approved for schools meeting all of the following requirements: (1) the

school has at least 4 grade level classes from kindergarten through 12th grade; (2) the school has a dormitory located on the same site; (3) the school shall have been in operation within the Village for at least 3 years; and (4) the school can demonstrate the need for on-campus faculty housing.

- (c) Faculty housing units shall not exceed an average of 2,250 square feet per housing unit, and no faculty housing unit shall exceed 2,500 square feet in any event.
- (d) Except as expressly stated in this Subsection I, faculty housing shall comply with the bulk regulations of the underlying zoning district, including but not limited to height and number of stories. Where there is a conflict between this Subsection and the requirements pertaining to the underlying zoning district, the more restrictive requirement shall apply.
- (e) Any special permit issued to an applicant for faculty housing shall specify, as a condition thereof, the maximum number of faculty housing units authorized on the lot. In no event shall the maximum number of faculty housing units exceed any of the following limits: (1) 40% of the number of faculty members of the school as defined in this Subsection I(17)(i); (2) 7.5% of the average number of active pupils during the most recent 3 years prior to the application; and (3) the ratio of 2.0 units per acre of net lot area.
- (f) Net lot area, as referred to in the previous paragraph, shall be calculated with the same deductions as set forth for minimum lot area in Subsections I(2) and I(3). A school containing faculty housing must satisfy all of the following requirements related to lot area: the minimum lot area requirement set forth in Subsection I(1) (which will determine the maximum number of pupils authorized to be enrolled in the school), the ratio to net lot area requirement set forth in Subsection I(17)(e) (which will determine the maximum number of authorized faculty housing units), and the net lot area requirement set forth in Subsection I(16)(b) (which will determine the maximum number of persons authorized to reside in the dormitory). The same lot area may be used to satisfy all of those requirements simultaneously.
- (g) Any application to add or include faculty housing as

an accessory use to a school shall include, in addition to other items which may be required by the Planning Board, a written statement setting forth information regarding faculty residency restrictions and policies, security provisions (including, without limitation, fencing, lighting, and supervision), and emergency services.

- (h) In addition to any other off-street parking required for a school and accessory uses, there shall be 1 parking space provided for each faculty housing unit. Such parking spaces shall be in close proximity to the faculty housing units, as determined by the Planning Board.
- (i) Faculty housing units shall be occupied only by employed faculty members, as defined in Subsection I(17)(j), of the school being operated on the premises of which the housing units are located, and the spouses of such faculty members and their children up to the age of 25 years or their disabled children of any age. The faculty member to whom the housing unit is assigned must occupy such unit as his or her primary residence. Only one family may occupy a faculty housing unit, irrespective of the number of family members employed as faculty members by the school.
- (j) For purposes of this Subsection I(17), the term "faculty member" who qualifies for on-premises housing shall mean a person employed by the school on a full-time or part-time basis, for no fewer than 22 hours per week, and whose duties include at least one of the following: (1) providing instruction to students for at least 2 classes for at least 1 instructional semester, or (2) providing on-site physical or psychological therapeutic or support services to a student or students, or (3) administrative employees such as a principal, assistant principal, or department chairperson.
- (k) On or before September 1st of each year, the school, by one of its officers, shall submit a signed and notarized affidavit to the Village Clerk, which affidavit shall contain the following information:
  - (1) The name of the school.
  - (2) The name, position or title, and housing unit number of each faculty member occupying

a faculty housing unit.

- (3) Certification that the faculty member occupying the housing unit is or will be employed by the school for the upcoming school year or part thereof (if only part of the school year, the intended employment end date shall be specified).
  - (4) Certification that the faculty member occupying the housing unit has been expressly advised, by written notice, that his or her occupancy of the housing unit is governed by the terms of this provision of the Zoning Law and of the special permit issued by the Planning Board, is further dependent upon his or her continued employment by the school, and that the housing unit must be vacated within 30 days after termination of such employment. A copy of such written notice shall be annexed annually to the affidavit filed with the Village Clerk.
  - (5) In the event that there is a change in occupancy of any housing unit that is not reported on the annual filing required by this Subsection I(17)(k), then within 30 days after such change the school shall file with the Village Clerk the information required in subdivisions (1) through (4) of this Subsection with respect to such new occupant.
  - (6) Failure to provide the affidavit required by this Subsection I(17)(k), or the inclusion of knowingly false, inaccurate, or misleading information in such affidavit, shall constitute a violation of this chapter and may constitute the basis for denial or revocation of the special permit, building permit, or certificate of occupancy for the faculty housing, and for all other applicable remedies.
- (1) No certificate of occupancy for any faculty housing unit shall be issued unless and until the school has been issued a certificate of occupancy.

- (m) If the property is sold or transferred to another school and/or operator, that school and/or operator will require a new special permit (as another school may not be operating in the identical manner). If the property is sold or transferred for any use other than a school, the status of the residential use of all faculty housing units on the property shall expire, and there shall be no as-of-right to continue the residential use of any such units. Certificates of occupancy for all such units shall be terminated and shall be of no force and effect without any further action by the Village.

Section 4. Severability. The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, unlawful, or unenforceable, shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase thereof, which shall remain in full force and effect.

Section 5. Effective Date. This local law shall become effective ten days after publishing, posting and filing with the Secretary of State.



Steven Teichman  
3 Vanessa Drive  
Suffern, NY 10901

RECEIVED  
FEB 28 2024  
VILLAGE OF WESLEY HILLS

February 27, 2024

Village of Wesley Hills  
432 Route 306  
Wesley Hills, NY 10952

To whom it may concern:

Reference is hereby made to our Indemnification and Hold Harmless Agreement dated February 23, 2024 (the "Hold Harmless Agreement").

We hereby request permission to leave in the Village's right-of-way the Dry Well highlighted on Exhibit A to the Hold Harmless Agreement.

Thank You.



Steven Teichman

**INDEMNIFICATION AND HOLD HARMLESS AGREEMENT**

**AGREEMENT** dated **FEBRUARY 23<sup>rd</sup>**, 2024, between **VILLAGE OF WESLEY HILLS**, a municipal corporation having an office at 432 Route 306, Wesley Hills, New York 10952 ("Village") & **STEVEN & SHIRA TEICHMAN** ("Residents"), residing at 3 Vanessa Drive, Suffern, NY 10901,

**WHEREAS**, 3 Vanessa Drive, Suffern, NY 10901 also known as Section 41.07 Block 2 Lot 19 on the Tax Map of the Town of Ramapo (the "Premises"); and

**WHEREAS**, the Residents have constructed a dry well on the aforementioned property, as highlighted in yellow on the Final As-Built Survey attached hereto as Exhibit A (the "Improvements"); and

**WHEREAS**, the Village is willing to allow the Improvements as shown in Exhibit A, subject to the terms hereof.

**NOW, THEREFORE, IT IS HEREBY AGREED:**

1. The Residents may construct, install, reconstruct, and otherwise maintain the Improvements as shown in Exhibit A for so long as they wish to do so, subject to the limitations set forth hereafter.
2. Nothing herein shall prevent Residents from removing any or all of the Improvements at any time, provided, however, that upon such removal, the ground disturbed by such removal shall be restored to match the surrounding grade, condition, and provided further that no new structures shall be installed without the express written permission of the Village's Board of Trustees. Any such new structures shall be automatically deemed Improvements within the meaning of this Agreement and subject to the terms hereof, whether or not expressly stated at the time of installation.
3. During such time that any of the Improvements shall be in place, Residents shall, to the fullest extent provided by law, protect, defend, indemnify and hold Village and its officers, employees, and agents and save all of the over harmless from and against any and all losses, penalties, damages, settlements, costs, charges, and professional fees or other expenses or liabilities of every kind and character arising out of or relating to any and all claims, liens, demands, obligations, actions, proceedings, or causes of action of every kind and character in connection with or arising directly or indirectly out of this agreement and/or the performance thereof. Without limiting the generality of the foregoing, any and all claims, etc., relating to personal injury, death, damage to property, defects in materials or workmanship, or any other violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any Court, shall be included in the indemnity hereunder, with the exception of claims, if any, caused solely by the negligence of the Village.

STATE OF NEW YORK)

) ss.:

COUNTY OF ROCKLAND)

On the \_\_\_ day of \_\_\_\_\_, 20\_\_ before me, the undersigned, a notary public in and for said state, personally appeared **MARSHALL KATZ**, personally known to me, or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument , and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument and that such individual(s) made such appearance before the undersigned in Wesley Hills, NY.

*Village of Wesley Hills*

\_\_\_\_\_  
Notary Public

STATE OF NEW YORK)

) ss.:

COUNTY OF ROCKLAND)

On the 23<sup>rd</sup> day of February, 2021 before me, the undersigned, a notary public in and for said state, personally appeared **STEVEN TEICHMAN**, personally known to me, or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument , and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted executed the instrument and that such individual(s) made such appearance before the undersigned in Wesley Hills, NY.

*Sandra Beth Saffer*  
\_\_\_\_\_  
Notary Public

SANDRA BETH SAFFER  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01SA6436883  
Qualified in Rockland County  
My Commission Expires July 25, 2026

EXHIBIT A

[Final As-Built Survey for 3 Vanessa Drive to be Attached]





# New York State Conference of Mayors and Municipal Officials

119 Washington Avenue, Albany, New York 12210  
 Ph (518) 463-1185 • Toll free number for NYCOM members 1-800-446-9266  
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## Executive Committee

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 State of New York  
 State Capitol  
 Albany, NY 12224

**Hon. Andrea Stewart-Cousins**  
 Senate Majority Leader  
 New York State Senate  
 State Capitol  
 Albany, NY 12247

**Hon. Carl Heastie**  
 Speaker of the Assembly  
 New York State Assembly  
 Legislative Office Building  
 Albany, NY 12248

Dear Governor Hochul, Leader Stewart-Cousins and Speaker Heastie:

We are writing to once again reiterate our desire to forge a meaningful partnership that would be mutually beneficial to our cities and villages and the State. For years, local governments have not been given the critical assistance they need from the State to improve our communities and, in turn, New York's quality of life. Revenue sharing (the precursor to AIM) was established with the goal of providing local governments with predictable amounts of state aid that would increase as state income tax collections grew over time. Not only has this "formula" been ignored for decades, but AIM funding remains flat once again in the Executive Budget and has not increased in fifteen years. This neglect from state government has led to rising municipal tax burdens and harmful disinvestment in essential municipal services and staff.

It is also important to consider that the Governor has indicated that her Executive Budget proposal is guided by the twin goals of affordability and public safety. NYCOM contends, and I suspect you would agree, that New York's local governments, who are on the frontlines of controlling property tax affordability and ensuring public safety, are integral to achieving those goals. Every community has public safety needs and for many local budgets, it is the largest cost driver. If the State truly wants to ensure affordability and public safety for all New Yorkers, now is the time for an increase in AIM funding for cities, villages and towns.

Given the current challenges of rising inflation, the end of extraordinary federal aid, and the leveling off of sales tax revenue, local leaders are having to institute new and different ways to achieve fiscal sustainability. In recent years, both the Senate and Assembly have demonstrated their support for a significant and long-overdue increase in AIM funding. We hope we can count on all of you to finally, after 15 years, come together to make this a reality in the adopted 2024-25 State Budget.

**[A list of mayors that agree to sign-on will be attached.]**

## Sample Resolution Calling for an Increase in AIM Funding

**Whereas**, the Aid and Incentives for Municipalities (AIM) program plays a critical role in funding essential municipal services for cities and villages across New York State; and

**Whereas**, city and village officials share the same priorities as our state leaders which is to make New York safer and more affordable; and

**Whereas**, New York's local governments, who are on the frontlines of controlling property tax affordability and ensuring public safety, are integral to achieving those goals; and

**Whereas**, the State has not increased AIM funding in 15 years and according to the Bureau of Labor Statistics, inflation has increased by nearly 45% during that same period; and

**Whereas**, this neglect from the State has led to rising municipal tax burdens and harmful disinvestment in essential municipal services and staff; and

**Whereas**, the property tax cap further limits the ability of local governments to properly fund the services their residents need; and

**Whereas**, the challenges of rising inflation, the increasing costs of labor and supplies, and the end of extraordinary federal aid, only accentuate the need for an increase in AIM funding; and

**Whereas**, the Governor's 2024-25 Executive Budget proposes to keep AIM funding flat; and

**Whereas**, an increase in AIM funding would reduce the local tax burden and help revitalize communities across New York;

**Now, therefore, be it resolved** that the \_\_\_\_\_ urges Governor Hochul to work with the leaders of the Senate and Assembly and increase AIM funding in the 2024-25 adopted State Budget.

*A copy of this resolution shall be sent to Governor Kathy Hochul, Senate Majority Leader Andrea Stewart-Cousins, Assembly Speaker Carl Heastie, Senator \_\_\_\_\_, Assemblymember \_\_\_\_\_ and the New York State Conference of Mayors.*

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74 Lafayette Avenue, Suite 501, Suffern, NY 10901  
Tel: 845.357.4411

February 28, 2024

Village of Wesley Hills VILLAGE OF WESLEY HILLS  
432 Route 306  
Wesley Hills, New York 10952

Attn: Camille Guido-Downey, Village Clerk Treasurer

Re: Skylark & Harriet Road Sign Placement  
Preliminary Review

Dear Ms. Guido-Downey,

Our office has reviewed the request for a traffic sign placement plan at the tee-intersection of Skylark Drive and Harriet Lane in the Village of Wesley Hills. The Village had provided a voicemail from a resident requesting a yield sign for the vehicles traveling eastbound on Skylark Drive because traffic immediately turns left onto Harriet Lane without hinderance, causing issues for the residents on Harriet Lane. A site visit was last performed on February 21, 2024. Skylark Drive has an approximate slope of 6% as the road approaches its intersection with Harriet Lane. The Sight distance is slightly hindered for vehicles traveling eastbound on Skylark Drive when looking north due to the front yard slope at #5 Harriet Lane and the slight curve in Harriet Lane north of the subject intersection. Photographs displaying the sight distance are attached to this review on Pages 2-3. The Harriet Lane cul-de-sac serves five residential homes. Based on the submitted resident's request, Harriet Lane serves a relatively large amount of traffic; however, it appears Skylark Drive is where majority of traffic is generated for this intersection. It appears that the surrounding intersections in the adjacent neighborhoods are also unsigned under existing conditions. Based on our preliminary review, in order to safely facilitate traffic through this intersection, we believe that signage should be implemented for all three travel lanes. Our preliminary review has resulted in the following recommendations:

Sign for traffic traveling northbound from Harriet Lane Cul-de-sac:

The Harriet Lane cul-de-sac serves five residential homes. A "Stop" sign supplemented with an "All Way" sign should be placed approximately 10' south of the edge of the eastbound travel lane on Skylark Drive.

Sign for traffic traveling southbound on Harriet Lane:

A "Stop" sign supplemented with an "All Way" sign should be placed approximately 20' north of the edge of the westbound travel lane on Skylark Drive. This stop sign should be setback this distance to allow for vehicles traveling eastbound on Skylark to have a sufficient turning radius while turning onto Harriet Lane.

Sign for traffic traveling eastbound on Skylark Drive:

A "Stop" sign supplemented with an "All Way" sign should be placed approximately 15' west of the edge of the southbound travel lane on Harriet Lane.

A preliminary Sign Placement Plan is attached to this review outlining the locations of the proposed improvements. If you have any comments or questions, our office is available to discuss prior to finalizing the plan.

Sincerely,

WESTON & SAMPSON, PE, LS, LA, Architects, PC  
Devon Palmieri, EIT  
Engineer III

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(1) View southbound on Harriet Lane



(2) Sight distance looking west to Skylark



(3) View northbound on Harriet Lane



(4) Sight distance looking west to Skylark



(5) View eastbound on Skylark Drive



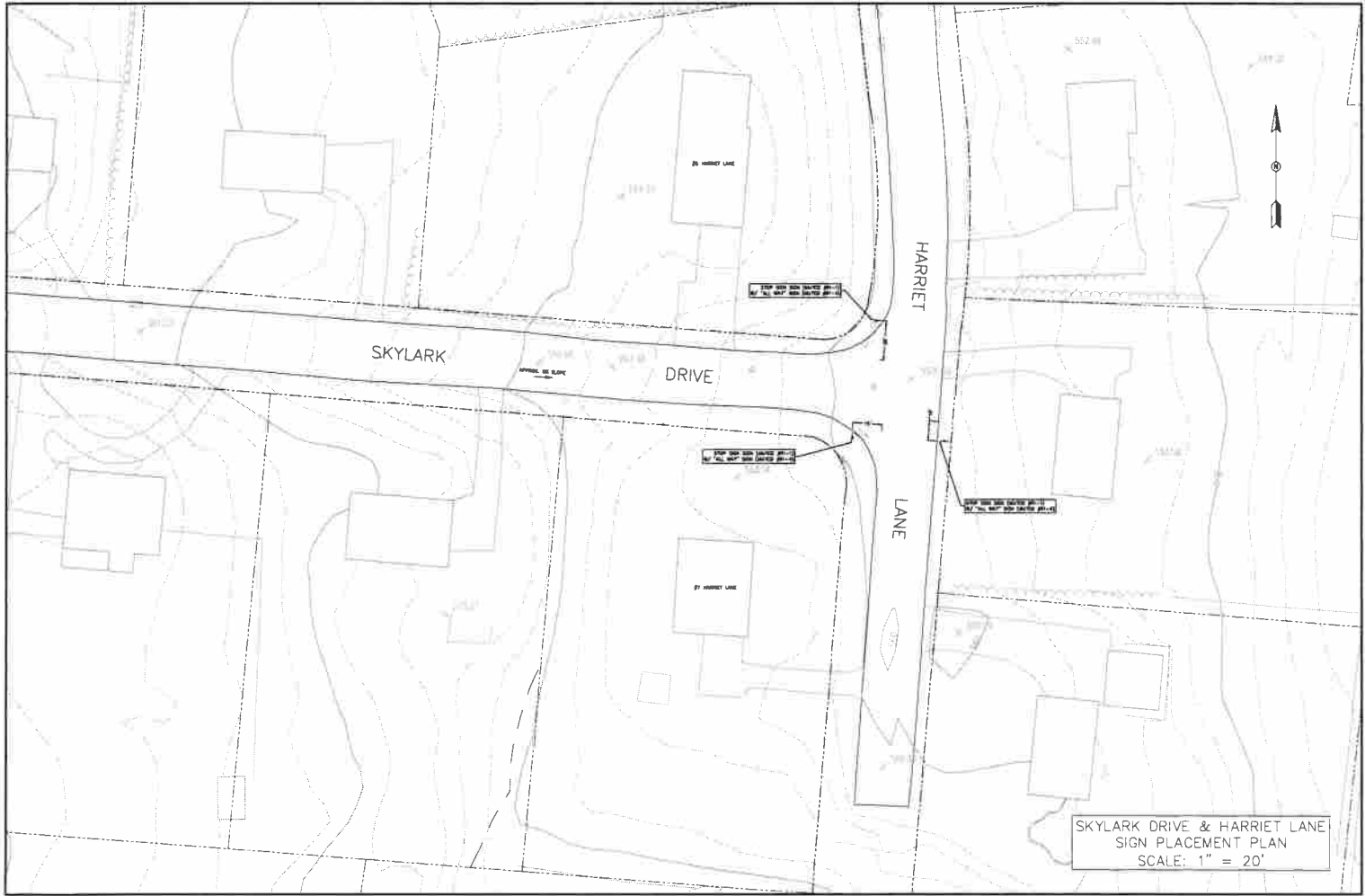
(6) Limited sight distance northeast toward Harriet Lane



(7) Sight distance looking south to Harriet



(8) Sight distance looking north to Harriet



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VILLAGE OF WESLEY HILLS



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74 Lafayette Avenue, Suite 501, Suffern, NY 10901  
Tel: 845.357.4411

Item 14.

February 28, 2024

Village of Wesley Hills  
432 Route 306  
Wesley Hills, New York 10952

Attn: Camille Guido-Downey, Village Clerk Treasurer

Re: Pomona Heights Speed Bumps  
Preliminary Review

Dear Ms. Guido-Downey,

Our office has reviewed the request for speed bumps in the Pomona Heights neighborhood to reduce speeding of vehicles and buses. The Village has noted that they would like to install as little as possible due to the fact the streets in the neighborhood are very narrow. The streets reviewed, as requested by the Village, include the following: Onderdonk Road, Cains Road, Summit Road, Buena Vista Road, Terrace Road, Serven Road, and Old Pomona Road.

The Pomona Heights neighborhood has two access points from NY-306 via Rockwood Lane (to Cains Road) and Old Pomona Road. Rockland County Topography and Planimetric Plans has been utilized to perform a preliminary review of potential locations of speeds bumps in the neighborhood in attempt to reduce speeds of vehicles and buses. Utilizing Google Maps, each intersection was reviewed for existing signage for vehicular traffic to review vehicular rights-of-way and stop signs. Several of the roads have relatively steep slopes and terminate at dead ends. Length of road section, driveway locations, and the slope of the road have been reviewed to attempt to determine where vehicles may be increasing their speed. The attached base map displays the approximate locations of existing signage and the overall neighborhood. Based on the preliminary review, our office provides the following options for the Village:

1. Perform an in-depth analysis, traffic counts can be performed in the neighborhood to determine where the heaviest traffic is experienced and where vehicles are traveling at higher rates of speed. A speed bump placement plan could be developed utilizing the data collected during the field reconnaissance.
2. If the Village has received complaints at specific addresses, our office can review the complaints received and focus the analysis on those locations.
3. Based on our preliminary review, our office can recommend a few select locations where we believe vehicles could potentially be traveling at a high rate of speed. Additional speed bumps could be added in the future if it is determined that the installed speed bumps have not deterred speeding vehicles.

If the Village wishes to proceed with Option #3, the attached base map indicates conceptual locations for speed bumps in the neighborhood. If you have any comments or questions, our office is available to discuss potential options for implementation or future investigation.

Sincerely,

*Devon Palmieri*

WESTON & SAMPSON, PE, LS, LA, Architects, PC  
Devon Palmieri, EIT  
Engineer III

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