



## **BOARD OF TRUSTEES MEETING AGENDA**

**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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### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

- [1.](#) March 5, 2024

### **PUBLIC HEARINGS**

- [2.](#) Public Hearing- Tentative Budget

### **RESOLUTIONS/DISCUSSIONS**

3. Resolution Adopting 2024/2025 Village Budget
4. Appointment of Deputy Mayor-one year term
5. Appointment of Deputy Village Clerk- one-year term
6. Appointment of Deputy Village Treasurer-one year term
7. Appointment of Associate Village Justice -one year term
- [8.](#) Accept Resignation of Vera Brown
9. Appointment of Planning Board Chairman
10. Appointment of Planning Board Member
11. Appointment of Planning Board Member
12. Appointment of First Alternate Member to the Planning Board - one year term
- [13.](#) Appointment of Second Alternate Member to the Planning Board - one year term
14. Appointment of Zoning Board of Appeals Chairman
15. Appointment of Zoning Board of Appeals Member
16. Appointment of First Alternate Member to the Zoning Board of Appeals – one year term
17. Appointment of Second Alternate Member to the Zoning Board of Appeals - one year term
18. Resolution Designating Official Depositories for Village Funds
19. Resolution Designating Official Newspapers

- [20.](#) Resolution approving the “2024 Stormwater Education Program Agreement with Cornell Cooperative Extension of Rockland”
21. Resolution Approving Abstracts of Audited Claims
22. Resolution Approving Transfer of Funds

**REPORTS**

23. Mayor
24. Village Clerk/Treasurer
25. Village Attorney

**OPEN FLOOR: PUBLIC DISCUSSION**

**EXECUTIVE SESSION**

**NEW BUSINESS**

**ADJOURNMENT**



# BOARD OF TRUSTEES MEETING MINUTES

March 05, 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  
 Yisroel Cherns, Trustee  
 Milton Schwartz, Trustee
- MEMBERS ABSENT:** Ruth Ivey, 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 #20-24**  
**APPROVAL OF MINUTES**

Trustee Cherns made a motion to approve the minutes of February 6, 2024, seconded by Trustee Schwartz. Upon vote, Yea: Mayor Katz, Trustee McPherson, Trustee Schwartz. Trustee Cherns abstained; this motion was carried.

**ITEM #2** **RESOLUTION #21-24**  
**RESOLUTION SCHEDULING A PUBLIC HEARING FOR THE APPROVAL OF A TENTATIVE BUDGET FOR THE FISCAL YEAR BEGINNING JUNE 1, 2024**

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

**RESOLVED**, that a Public Hearing on the tentative budget of the Village of Wesley Hills for the fiscal year beginning June 1, 2024, shall be held before the Board of Trustees of the Village of Wesley Hills on April 2, 2024, at 7:00 p.m. and that the Village Clerk is hereby directed to arrange for proper publication of a notice of such Public Hearing in the official newspaper of the Village,

**BE IT FURTHER RESOLVED**, that the tentative budget of the Village of Wesley Hills for the fiscal year beginning June 1, 2024, shall be available at the Village Hall, 432 Route 306, in the Village of Wesley Hills, from March 8, 2024, until April 2, 2024, during the hours of 9 am until 4 pm weekdays, for the purpose of inspection by interested persons.

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

**ITEM #3** **RESOLUTION #22-24**  
**RESOLUTION APPROVING THE SUPPLEMENTAL CONSULTANT AGREEMENT #1**  
**WITH CREIGHTON & MANNING**

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

**RESOLVED**, that the Supplemental Consulting Agreement submitted by Creighton & Manning for the Willow Tree Road ADA Complaint Sidewalk System, 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 agreement by signing same on behalf of the Village of Wesley Hills.

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

**ITEM #4** **RESOLUTION #23-24**  
**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**

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

**WHEREAS**, the Board of Trustees of the Village of Wesley Hills has decided that there is a need for the regulations of faculty housing at schools 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 16<sup>th</sup> day of April 2024, 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 stated that he has moved this public hearing to the April 16 workshop to not crowd the April 2 meeting as on that date we have the public hearing for the budget. Board Members agreed.

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

**ITEM #5** **RESOLUTION #24-24**

**RESOLUTION APPROVING INDEMNIFICATION & HOLD HARMLESS AGREEMENT FOR 3 VANESSA DRIVE**

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

**RESOLVED**, that the Indemnification and Hold Harmless Agreement between the Village of Wesley Hills and Steven & Shira Teichman, 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 Agreement by signing same on behalf of the Village of Wesley Hills.

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

**ITEM #6**

**RESOLUTION #25-24**

**RESOLUTION CALLING FOR AN INCREASE IN AIM FUNDING**

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

**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 the 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 Village of Wesley Hills urges Governor Hochul to work with the leaders of the Senate and Assembly and increase AIM funding in the 2024-25 adopted State Budget.

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

**ITEM #7** **RESOLUTION #26-24**  
**RESOLUTION APPROVING THE PROPOSED CONTRACT OF FYS COMPUTER CONSULTING WITH THE VILLAGE OF WESLEY HILLS**

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

**RESOLVED**, that the proposed contract renewal between the Village of Wesley Hills and FYS Computer Consulting to provide technical support for the Village of Wesley Hills for the period of June 1, 2024, through May 31, 2025, 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, Yea: Mayor Katz, Trustee McPherson, Trustee Cherns, Trustee Schwartz, this motion was carried unanimously.

**ITEM #8**  
**RESOLUTION APPROVING THE PLACEMENT OF STOP SIGNS AT SKYLARK DRIVE & HARRIET LANE**

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

**WHEREAS**, the Village of Wesley has received several complaints from residents expressing their frustration with vehicles speeding and not yielding to incoming traffic in the area of Skylark Drive and Harriet Lane; and

**WHEREAS**, the Village Engineer has performed a preliminary review stating that to safely facilitate traffic through the intersection, they are recommending three separate stop signs be installed in the locations noted on the plan dated February 28, 2024, and

**THEREFORE, BE IT RESOLVED**, that the Village of Wesley Hills approves the installation of three separate stop signs in the location noted on the plan prepared by the Village Engineer dated February 28, 2024, is hereby approved and the Village Clerk Treasurer is authorized to contract with the Town of Ramapo Highway Department for installation of same.

Discussion:

Mayor Katz stated that he would like to get feedback from the residents prior to the approval. Board members agreed and Mayor Katz stated that he will send a letter and report back next month with any residents that have feedback.

**ITEM #9** **RESOLUTION #27-24**  
**RESOLUTION APPROVING ABSTRACTS OF AUDITED CLAIMS**

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

**RESOLVED**, that the general fund claims #21617 through #21685 in the aggregate amount of \$148,838.69 as set forth in Abstract #3/24 dated March 5, 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 Cherns, Trustee Schwartz, this motion was carried unanimously.

**ITEM #10  
RESOLUTION APPROVING TRANSFER OF FUNDS**

**RESOLUTION #28-24**

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

**RESOLVED**, that the transfers in the aggregate amount of \$150,000 as set forth in Abstract #3/24 dated March 5, 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 Cherns, Trustee Schwartz, this motion was carried unanimously.

**ITEM #11-MAYOR’S REPORTS**

Lime Kiln/Wilder Intersection

Mayor Katz stated that Legislator Aaron Wieder has been discussing the 4-way stop sign placement with County Highway Superintendent Vezzetti.

Pomona Heights Speed Bumps

Mayor Katz stated that the Village Engineer has provided the Village with two suggested locations for the placement of speed bumps. Mayor Katz stated that he would like to send a letter to the residents to get their feedback before the Board reviews the Village Engineer’s recommendations and decides. Board Members agreed.

State Sidewalk Funding

Mayor Katz stated that the Town of Ramapo has secured \$8M in funding for sidewalks to be shared between multiple jurisdictions and Wesley Hills is one of them. It is estimated that the Village may receive \$1M in funding to be used to offset the Willow Tree Sidewalks and the Wilder Road sidewalks. Mayor Katz will share more information when it is available.

**VILLAGE CLERK/TREASURER’S REPORT**

Camille Guido-Downey stated that the Village received sixteen complaints last month.

Upcoming Meetings:

- March 26                      Workshop Meeting
- April 2                        Regular Meeting
- April 16                      Regular/Workshop Meeting

Mayor Katz, Trustee Chern and Trustee Schwartz thanked Ed McPherson for his years of service to the Village.

**ADJOURNMENT**

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

Respectfully Submitted,  
Camille Guido-Downey



**VILLAGE OF WESLEY HILLS  
MAYORS BUDGET FOR PUBLIC HEARING  
YEAR END MAY 31, 2025  
PUBLIC HEARING APRIL 2, 2024**

	<b>ADOPTED BUDGET June 2023- May 2024</b>	<b>YEAR END PROJECTION June 2023- May 2024</b>	<b>TENTATIVE BUDGET June 2024 - May 2025</b>	<b>Comments</b>
<b><u>APPROPRIATIONS</u></b>				
<b>A 1010</b>	<b>Legislative Board</b>			
Personal Services	22,500	22,500	24,975	Salaries for 3 Trustees and Deputy Mayor
Contractual Expenses	100	100	100	Miscellaneous (classes, conferences, dues ...)
	<u>22,600</u>	<u>22,600</u>	<u>25,075</u>	
<b>A 1110</b>	<b>Municipal Court</b>			
Justices	20,000	20,000	21,000	Salaries for Village Justice and Acting Village Justice
Justice Clerk	53,000	53,000	55,650	
Clerk Typist	8,000	-	-	2023-2024 Clerk did not work for the Municipal Court. 2024-2025 position eliminated.
Contractual Expenses	6,000	2,601	6,000	Court Officers, Court Reporter, Miscellaneous (conferences, office expenses ...).
	<u>87,000</u>	<u>75,601</u>	<u>82,650</u>	
<b>A 1210</b>	<b>Mayor</b>			
Personal Services	27,000	27,000	30,000	
Contractual Expenses	500	150	500	Miscellaneous (classes, conferences, dues ...)
	<u>27,500</u>	<u>27,150</u>	<u>30,500</u>	
<b>A 1325</b>	<b>Treasurer</b>			
Personal Services	14,000	18,860	14,000	CPA services
Deputy Treasurer	48,284	48,284	50,698	
Contractual Expenses	500	100	500	Miscellaneous (classes, conferences, dues ...)
	<u>62,784</u>	<u>67,244</u>	<u>65,198</u>	

**VILLAGE OF WESLEY HILLS  
MAYORS BUDGET FOR PUBLIC HEARING  
YEAR END MAY 31, 2025  
PUBLIC HEARING APRIL 2, 2024**

	<b>ADOPTED BUDGET June 2023- May 2024</b>	<b>YEAR END PROJECTION June 2023- May 2024</b>	<b>TENTATIVE BUDGET June 2024 - May 2025</b>	<b>Comments</b>	
<b>A 1355</b>	<b>Assessment</b>				
	Tax Processing Software	2,030	2,030	2,130	
<b>A 1410</b>	<b>Clerk</b>				
	Village Clerk	90,000	90,000	94,500	
	Deputy Village Clerk	48,000	48,000	50,400	
	Clerk Typist	8,000	8,117	-	Position eliminated
	Office Equipment	5,000	-	36,000	Replace / repair / purchase office equipment
	Contractual Expenses	38,000	33,599	38,000	Village Hall operations (office supplies, maintenance contracts, mailings, classes, conferences, dues...)
	Grant Writer	2,500	3,710	2,500	
		<u>191,500</u>	<u>183,426</u>	<u>221,400</u>	
<b>A 1420</b>	<b>Law</b>				
	Personal Services	63,000	61,807	65,000	Village attorneys
	Contractual Expenses	50,000	22,047	50,000	Miscellaneous (classes, conferences, dues, outside attys...)
		<u>113,000</u>	<u>83,853</u>	<u>115,000</u>	
<b>A 1440</b>	<b>Engineer</b>				
		<u>40,000</u>	<u>74,416</u>	<u>65,000</u>	Engineering Services
<b>A 1450</b>	<b>Elections</b>				
	Personal Services	1,800	1,800	-	Poll workers
	Contractual Expenses	2,200	2,200	-	Ballot printing, voting machines ...
		<u>4,000</u>	<u>4,000</u>	<u>-</u>	

**VILLAGE OF WESLEY HILLS  
MAYORS BUDGET FOR PUBLIC HEARING  
YEAR END MAY 31, 2025  
PUBLIC HEARING APRIL 2, 2024**

	<b>ADOPTED BUDGET June 2023- May 2024</b>	<b>YEAR END PROJECTION June 2023- May 2024</b>	<b>TENTATIVE BUDGET June 2024 - May 2025</b>	<b>Comments</b>
<b>A 1620 Operation of building</b>				
Contractual Expenses	17,000	19,253	20,000	Village Hall maintenance and repairs \$155K were carried over from previous year's budget that are not reflected in adopted budget. Project proved to be more expensive than budgetd. Offset by \$55K grant (Line A3097)
Village Hall Renovations	-	267,679	-	
Utilities	7,000	6,500	7,000	
	<u>24,000</u>	<u>293,432</u>	<u>27,000</u>	
<b>A 1910 Unallocated Insurance</b>	<u>41,000</u>	<u>41,000</u>	<u>45,000</u>	Village insurance policy
<b>A 1920 Municipal Association Dues</b>	<u>3,000</u>	<u>3,000</u>	<u>3,000</u>	NY Conference of Mayors
<b>A 1950 Taxes &amp; Assessments on Municipal Property</b>	<u>14,000</u>	<u>14,000</u>	<u>15,000</u>	Ramapo sewer tax on Village Hall - partially reimbursed by cell tower lessee
<b>A 1990 Contingency Fund</b>	<u>100,000</u>	<u>54,000</u>	<u>100,000</u>	Returned to surplus if unused
<b>A 3310 Traffic Control:</b>	<u>5,000</u>	<u>6,849</u>	<u>5,000</u>	Install or replace traffic signs, traffic studies

**VILLAGE OF WESLEY HILLS  
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	<b>ADOPTED BUDGET June 2023- May 2024</b>	<b>YEAR END PROJECTION June 2023- May 2024</b>	<b>TENTATIVE BUDGET June 2024 - May 2025</b>	<b>Comments</b>
<b>A 3620 Safety Inspection</b>				
Building Inspector	38,970	37,268	42,000	Salary
Fire Inspector	9,219	8,744	11,000	Salary
Building Dept Software	3,224	29,996	17,700	New software purchased. Add'l cost reflects one-time cost of setup, plus running old and new software during transition
Contractual Expenses	4,000	6,171	8,000	Miscellaneous (classes, conferences, dues...)
Records Scanning	10,000	10,462	-	Project completed
	<b>65,413</b>	<b>82,179</b>	<b>78,700</b>	
<b>A 5110 Maintenance of Roads</b>				
Contractual Expenses	430,000	431,860	445,000	Highway maintenance & plowing agreement with Town of Ramapo
Wesley Chapel Culvert Replacement	400,000	-	1,500,000	To be reimbursed by grant (Line A3097)
Martha Road Drainage Repair	170,000	201,793	-	FEMA reimbursed (Line A4960)
E Willow Tree Speed Tables	60,000	-	60,000	Infrastructure project
Willow Tree Road Sidewalk	350,000	188,500	500,000	Infrastructure project - 80% reimbursed (Line A4097)
Holland Lane Drainage Improvement	-	-	100,000	Infrastructure project
Sidewalk Snow Removal	37,800	18,900	38,000	Snow removal costs for Rt. 306, Forshay and E. Willow - contract increase
Highway Improvements	280,000	324,507	169,000	Lois, Auburn, Rockwood, partially funded by O&R (Line A2770)
	<b>1,727,800</b>	<b>1,165,560</b>	<b>2,812,000</b>	

**VILLAGE OF WESLEY HILLS  
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<b>A 5182 Street Lighting</b>				
Contractual Expenses	50,000	52,223	60,000	Cost for Village street lights paid to O&R.
Light Poles	5,000	4,568	5,000	Cost to add new streetlights - if needed
	<u>55,000</u>	<u>56,791</u>	<u>65,000</u>	
<b>A 7110 Parks</b>				
Contractual Expenses	32,000	47,401	45,000	Maintenance of Greg Sikorsky Park, Sherri/Arcadian path, Buena Vista path
Pond	6,500	6,000	6,500	Pond treatment and pump maintenance - Greg Sikorsky Park
Capital expenses	10,000	98,752	75,000	2023-2024 Add lighting to Sherri/Arcadian path, replaced Greg Sikorsky playground fence. 2024-2025 Adding paths to connect Sikorsky Park to new neighborhood. Major tree pruning in Sikorsky Park.
Utilities	7,000	2,916	5,000	Electricity - fountain and lighting
	<u>55,500</u>	<u>155,069</u>	<u>131,500</u>	
<b>A8010 Zoning</b>				
Personal Service	8,000	8,000	8,000	Salary for Zoning Board members
Codification	2,000	2,000	5,000	Village Code software, codification of new laws
Contractual Expenses	500	500	500	Miscellaneous (classes, conferences ...)
	<u>10,500</u>	<u>10,500</u>	<u>13,500</u>	

**VILLAGE OF WESLEY HILLS  
MAYORS BUDGET FOR PUBLIC HEARING  
YEAR END MAY 31, 2025  
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	<b>ADOPTED BUDGET June 2023- May 2024</b>	<b>YEAR END PROJECTION June 2023- May 2024</b>	<b>TENTATIVE BUDGET June 2024 - May 2025</b>	<b>Comments</b>
<b>A 8020 Planning</b>				
Planner	1,500	5,417	1,500	
Personal Service	8,000	8,000	8,000	Salary for Planning Board members
Records Scanning	23,685	-	7,500	2024-2025 Project being completed
Contractual Expenses	500	133	500	Miscellaneous (classes, conferences ...)
	<b>33,685</b>	<b>13,551</b>	<b>17,500</b>	
<b>A 8090 Environmental Control</b>				
MS4 Engineers Report	1,400	1,400	1,500	Cost of preparing MS4 Report required by NYS
Contractual	3,500	1,311	3,000	Stormwater Consortium membership
	<b>4,900</b>	<b>2,711</b>	<b>4,500</b>	
<b>A 8664 Code Enforcement</b>				
Code Enforcement Officer	36,000	36,463	45,000	Salaries for 2 officers
Contractual Expenses	1,500	1,879	2,500	Miscellaneous (classes, conferences ...)
	<b>37,500</b>	<b>38,341</b>	<b>47,500</b>	
<b>Employee Benefits:</b>				
A 9010 State Retirement	50,000	41,939	43,000	
A 9030 Social Security	33,500	31,587	34,000	
A 9040 Workmen's Compensation	5,000	4,821	5,000	
A 9050 UI, Disability and Paid Family Leave	2,700	3,241	3,500	
A 9060 Medical Insurance	108,000	101,724	108,000	
	<b>199,200</b>	<b>183,312</b>	<b>193,500</b>	

VILLAGE OF WESLEY HILLS  
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	<b>ADOPTED BUDGET June 2023- May 2024</b>	<b>YEAR END PROJECTION June 2023- May 2024</b>	<b>TENTATIVE BUDGET June 2024 - May 2025</b>	<b>Comments</b>
<b>A 9710</b>				
<b>Serial Bonds</b>				
Principal	60,000	60,000	65,000	
Interest	10,419	10,419	7,722	
	<u>70,419</u>	<u>70,419</u>	<u>72,722</u>	
<b>TOTAL APPROPRIATIONS</b>	<u><b>2,997,331</b></u>	<u><b>2,731,034</b></u>	<u><b>4,238,375</b></u>	

**VILLAGE OF WESLEY HILLS  
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		<b>ADOPTED BUDGET June 2023- May 2024</b>	<b>YEAR END PROJECTION June 2023- May 2024</b>	<b>TENTATIVE BUDGET June 2024 - May 2025</b>	<b>Comments</b>
<b><u>REVENUES</u></b>					
A 1090	Interest & Penalties	3,000	3,543	3,000	For late tax payments to Village
A 1120	Sales Tax	120,000	164,045	130,000	Village's share of County sales tax
A 1130	Utility Surcharge	90,000	154,955	110,000	Fees paid by utilities (Gas, Electric, Water, Telephone)
A 1170	Franchises - Cable Television	47,000	54,472	50,000	Fees paid by television providers (Cablevision, FIOS ...)
A 1255	Clerk Fees	1,000	2,365	1,500	
A 1560	Safety Inspection Fees	190,000	492,860	250,000	Fees paid for building inspections
A 2110	Zoning Board Fees	2,000	5,600	3,000	Fees paid to appear before the Zoning Board
A 2115	Planning Board Fees	5,000	7,000	6,000	Fees paid to appear before the Planning Board
A 2189	Parkland - MLOL fees	-	95,000	-	Money in Lieu of Land for subdivisions
A 2401	Interest & Earnings	40,000	144,097	70,000	Interest on Village bank accounts
A 2410	Rental Income	42,294	42,294	43,563	Cell tower at Village Hall lease
A 2410	Mitch Miller Cell Tower	50,000	49,625	50,000	Village's share of rental income
A 2560	Road Opening Fees	20,000	19,867	20,000	Fees paid by when opening a road to install / repair services
A 2610	Fines	50,000	79,323	50,000	Fines levied by Village Justice Court
A 2651	Sale refuse for recycling	16,000	14,232	14,000	Earned by Village for recycling paper and containers
A 2770	Other	600	132	-	
	Cost Share - O&R	-	-	32,040	Towards full repaving of Lois & Auburn
	Tax reimbursement	7,000	10,220	11,000	tower
		<b>683,894</b>	<b>1,339,630</b>	<b>844,103</b>	



**VILLAGE OF WESLEY HILLS  
MAYORS BUDGET FOR PUBLIC HEARING  
YEAR END MAY 31, 2025  
PUBLIC HEARING APRIL 2, 2024**

	<b>ADOPTED BUDGET June 2023- May 2024</b>	<b>YEAR END PROJECTION June 2023- May 2024</b>	<b>TENTATIVE BUDGET June 2024 - May 2025</b>	<b>Comments</b>	
<b>State Aid</b>					
A 2750	Aid to Municipalities	16,602	16,602	16,602	NYS aid
A 3005	Mortgage Tax	180,000	365,112	200,000	Village share of County mortgage tax collected
A 3060	Records Scanning Grant	23,685	17,720	-	
A 3097	GIS Outfall Mapping Grant	7,500	6,003	-	
A 3097	Other State Aid-EWR	12,141	12,141	12,141	NYS Extreme Winter Recovery aid
A 3097	Legislative grant	-	55,000	-	SAM Grant for Village Hall renovation
A 3097	BRIDGE NY grant	-	-	1,500,000	Wesley Chapel culvert replacement
A 3098	Pave NY	19,935	19,876	19,876	For road paving
A 3098	POP (Pave our Potholes)	13,290	13,290	13,290	For road paving
A 3501	CHIPS	70,364	70,364	70,364	For road paving
A 4097	TIP Grant	262,500	150,800	400,000	Willow Tree Road sidewalk
A 4960	FEMA Reimbursement	170,000	201,793	-	Martha Road pipe repair
		<u>776,017</u>	<u>576,108</u>	<u>1,832,273</u>	
<b>Total Revenues Other Than Real Estate Taxes</b>					
		<u>1,459,911</u>	<u>1,915,738</u>	<u>2,676,376</u>	
A 1001	Real Estate Taxes	<u>903,363</u>	<u>903,363</u>	<u>903,363</u>	No increase
<b>TOTAL REVENUES</b>					
		<u><b>2,363,274</b></u>	<u><b>2,819,101</b></u>	<u><b>3,579,739</b></u>	

**VILLAGE OF WESLEY HILLS  
MAYORS BUDGET FOR PUBLIC HEARING  
YEAR END MAY 31, 2025  
PUBLIC HEARING APRIL 2, 2024**

	<b>ADOPTED BUDGET June 2023- May 2024</b>	<b>YEAR END PROJECTION June 2023- May 2024</b>	<b>TENTATIVE BUDGET June 2024 - May 2025</b>	<b>Comments</b>
<b><u>SUMMARY OF BUDGET:</u></b>				
<b>TOTAL APPROPRIATIONS</b>	<b>2,997,331</b>	<b>2,731,034</b>	<b>4,238,375</b>	
TOTAL REVENUES	2,363,274	2,819,101	3,579,739	
APPROPRIATED SURPLUS	634,057		658,636	
<b>SURPLUS</b>	<b>-</b>	<b>88,066</b>	<b>-</b>	
TAXABLE ASSESSED VALUE (TAV)	121,697,758		122,066,181	Assessed value of all taxable properties in the Village
\$ Increase IN TAV	576,290		368,423	
% Increase IN TAV	1.00476		1.00303	
TAX RATE	7.4230		7.4006	
Tax Rate change	-0.4735%		-0.3018%	

**VILLAGE OF WESLEY HILLS  
MAYORS BUDGET FOR PUBLIC HEARING  
YEAR END MAY 31, 2025  
PUBLIC HEARING APRIL 2, 2024**

	<b>ADOPTED BUDGET June 2023- May 2024</b>	<b>YEAR END PROJECTION June 2023- May 2024</b>	<b>TENTATIVE BUDGET June 2024 - May 2025</b>	<b>Comments</b>
Unassigned fund bal. from state audited AUD 5/31/23		1,878,506		
PROJECTED CURRENT YEAR SURPLUS		88,066		
PROJECTED UNAPPROPRIATED 5/31/24		<u>1,966,572</u>		
Policy on Fund Balance				
Subsequent year's appropriation		658,636		
Illiquid assets on the balance sheet		-		
2 months expense reserve		706,396		
Project expense		-		
Unusual exp in first 2 months-note payment		72,722		
Future project costs		<u>528,818</u>		
		<u>-</u>		

**VERA G. BROWN**  
ATTORNEY AT LAW  
4 JUNIPER TERRACE  
WESLEY HILLS, NEW YORK 10901

TELEPHONE  
(845) 354-4461

March 28, 2024

Mayor Marshall Katz  
Village of Wesley Hills  
Village Hall  
432 Route 306  
Monsey, NY 10952

RECEIVED

MAR 28 2024

VILLAGE OF WESLEY HILLS

Dear Marshall:

In anticipation of my upcoming move in the near future from Wesley Hills to Virginia, I hereby tender my resignation from the position of member and Chairman of the Planning Board, effective March 31, 2024. It has been an honor and privilege to have been able to serve the Village of Wesley Hills for the past almost 41 years.

Sincerely,

*Vera S. Brown*

Vera G. Brown

# Tzvee Rotberg

37 Wilder Road, Monsey, NY 10952

Phone: 845.367.2991

[Tzveerotberg@gmail.com](mailto:Tzveerotberg@gmail.com)

## SUMMARY

Passionate and results-oriented professional, Tzvee Rotberg, with over a decade of comprehensive experience in management, construction, and acquisitions. Successfully pivoted and excelled in the realm of real estate investment amid the challenges of the COVID-19 era. Led an exceptional team through the successful acquisition and renovation of properties totaling \$17 million, showcasing a unique blend of creativity and strategic insight in enhancing real estate ventures. Proficient in reading plans and problem solving on-site and with all trades. Eagerly seeking a new opportunity to contribute warmth, real estate expertise, and collaborative leadership to a forward-thinking team, driving strategic initiatives for shared success.

## EXPERIENCE

### Real Estate – Owner/Operator

*RSK Capital LLC – July 2021 – Present*

- Successfully established RSK Capital LLC, RSK Management LLC and RSK Construction LLC
- Purchased 8 properties consisting of 125 total units at approximately 136k a door.
- Successfully navigated the closings and refinances of \$17 million, showcasing proficiency in financial transactions and contributing to the overall financial stability and growth of the real estate portfolio.
- Rehabilitated more than 50% of the portfolio and increased value by more than 36%
- Successfully sold a 56-unit Bronx, Manhattan portfolio in April 2023 for 6.5 million dollars

### Real Estate – Project/Asset Manager

*Casper Development July 2020 – July 2021*

- Manage the build-out of a 7-floor assisted living,
- Complete renovation of 5 floors; 100 entrance doors, 80 resident room rehab, new electric, flooring, wallpaper, lighting, plumbing. Complete rehab of commercial kitchen
- New sprinkler system, managing a crew of 40 along with many separate trades and vendors.
- Budgeting for each project, daily reports. Managing the orders and deliveries.
- Working on final CO on conversion from senior living to assisted living

### Real Estate – Project/Asset Manager June 2018 – HH

*Equities LLC, March 2020*

- Manage a mix-use portfolio in NYC and Brooklyn.
- Rehab a completed a 6-story building and CO change; striped each floor to the bones; new elevator, steps, floor plates. Dealt with DOB, LPC, and all signoffs.
- Renovating sections of a 45,00-sf warehouse in Red Hook, brought in new art studios. Added bathroom from scratch, new electric throughout the building, hallways, sprinklers, elevator.
- Oversaw a complete change-over from a funeral home to a school in Midwood, NY. Underpinned, added bulkhead, new fresh air, HVAC, sprinklers, new electric. Finalizing all sign offs and change of CO

### Real Estate – Project Manager

*Northside Development Group, March 2018 – June 2018*

- Brought on to help with completion of the project and a smooth transition to engineering and maintenance.
- Completed and opened up 8<sup>th</sup> floor of an occupied hotel
- Completed a rooftop pool
- Finished an extremely detailed and complex rooftop water tower/bar overlooking NYC
- Managed the engineering team, which consists of daily issues per room and property management of the building up to NYC code standards
- Sent out daily reports of all construction and engineering items

### Real Estate – Project/Property Manager

*Northwind Group, 2015 – 2018*

- Managed a \$3mm renovation of 35 units in a Landmarked building while navigating around RS units. Project

took 2 years and was sold for a \$14mm profit.

- Oversaw a 5 story walk up/bulkhead addition renovation. Had direct contact with the inspectors/ Architect/ Expeditor/ DHCR/ FDNY/ HPD/ DOB/ Contractors on a daily basis.
- Manage day to day responsibilities for office, retail, condo, and multi-family in New York City; which include interpersonal relationships with tenants and staff.
- Created daily, monthly and annual task lists for appropriate parties
- Owners rep/project field manager on 15 story Assisted Living gut renovation in NYC; review reqs, and kept meticulous logs of all items
- Handled quarterly reports for all investors on a 20 story renovation project in downtown Manhattan
- Bid out projects and various vendors for renovations and daily maintenance
- Oversaw the complete leasing process; including brokers, lease negotiations, move in/move out, and apartment turnover
- Learned NYC code and have kept all buildings up to NYC standards, including water towers, boilers, fire alarms, elevators etc.

#### **Real Estate - Asset Manager, Internship**

Capital Property Holdings, LLC, Jan 2015 – May 2015

- Asset Manager on a 500,000 sf office building, and a flex warehouse in Cherry Hill NJ

#### **Real Estate - Property Manager, Internship**

Iconic Capital, LLC - Management and Finance, June 2014 – Jan 2015

- Manage office, Residential, and Retail buildings in New York
- Learned how to manage build outs of office buildings

#### **Financial Advisor and Lifestyle Advisor**

*Independent Consultant, Sept 2012 – Sept 2016*

- Advise more than 4 clients on credit card spending in order to maximize overall credit, potential rewards and point accumulation
- Provide general guidelines and personalized instruction to achieve maximum savings in specific areas such as daily lifestyle habits, consumer and recreational spending

## **EDUCATION**

### **New York University, School of Continuing and Professional Studies, New York, NY**

- Real Estate and Finance
- Construction Project Management
- Human Resource Management

### **OSHA (Occupational Safety Health Administration)**

- OSHA 30 Hour Construction Training Course

### **BOMA (Building Owners and Management Association)**

- Network of professionals involved in building ownership, management, development and leasing
- Asset Management

### **Fairleigh Dickinson University, Teaneck, NJ**

- B.A. in Business, May 2008; GPA: 3.70

## **SKILLS AND INTERESTS**

- Experience with Microsoft Word, PowerPoint, Excel, and Alice
- Efficient management and leadership skills; very well organized and detail-oriented
- Excellent communicator and emotionally intelligent. Strong interpersonal skills
- Honesty and integrity is an extremely important trait to run a successful team with respect

## **References**

- Nick Monti – Senior Project Manager - 516.272.3980
- Yechiel Lehrfield – Controller - 646.761.6914
- Chesky Susman – Partner; RSK Capital LLC – 917.90.2596
- Aaron Wineberg – Owner of Made Capital – 917.755.7516

# Cornell Cooperative Extension Rockland County

10 Patriot Hills Lane  
Stony Point, NY 10980  
t. 845 429-7085  
f. 845 429-8667  
e. rockland@cornell.edu  
www.RocklandCCE.org

## 2024 Stormwater II Education Program Agreement

**Summary:** Stormwater Phase II Regulations, as administered by the New York State Department of Environmental Conservation (NYSDEC) requires all small, regulated Municipal Separate Storm Sewer Systems (MS4s), among other requirements, to commit to Minimum Control Measures (MCMs) and other requirements. Cornell Cooperative Extension (CCE), in cooperation with the Stormwater Consortium of Rockland County (SCRC), will provide a stormwater program agreement to each MS4 to assist in satisfying the MCMs listed below, and the following:

1. Part VI.A: MCM 1- Public Education & Outreach Program
2. Part VI.B: MCM 2- Public Involvement/Participation
3. Part VI.F.1: MCM 6- Pollution Prevention and Good Housekeeping
4. Part IV.D: Mapping, and Stormwater Mapping Grants:
5. NYSDEC GP-0-24-001 MS4 Permit Updates

Cornell Cooperative Extension of Rockland County will tap its resources at Cornell University, NYSDEC, USEPA and other reputable sources to develop, implement and evaluate a stormwater program for this MS4. The success of this program depends on participation by all five towns and eighteen villages in Rockland, all of which contribute to the support of the educator position and responsibilities as described below. Based on input from the SCRC, the following services are being offered to the MS4. These measures are based on the NYSDEC's SPDES General Permit for Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s), Permit No. GP-0-24-001, effective January 3, 2024.

### CCE'S Responsibilities in this Agreement:

1. **Part VI.A: MCM 1- Public Education & Outreach Program:** A CCE educator will conduct and evaluate educational programs about stormwater management for the public and for municipal employees within Rockland County. The educational outreach will focus on stormwater pollution generating activities and prevention behaviors. Topics will including nutrient pollution, harmful algal blooms, and the consequences of improper application and disposal of fertilizers, pesticides, salt, lawn clippings, and dumping to the storm drains. *A Stormwater and Water Quality*

*Building Strong and Vibrant New York Communities*

Diversity and Inclusion are a part of Cornell University's heritage. We are a recognized employer and educator valuing AA/EEO, Protected Veterans, and Individuals with Disabilities.



*Education* webpage that is regularly updated and interactive map will be available to the public on CCE's website.

- A. CCE Website:** The CCE Educator will ensure that the Stormwater and Water Quality Education webpage and educational brochures are available at all times to the general public. The CCE webpage will be updated regularly to list training, seminars and programs provided by outside agencies such as NYSDEC. The webpage contains an interactive map with waterbody classifications, landuse, impaired waters, and more.

(<http://rocklandcce.org/stormwater-consortium>).

(<https://rocklandcce.org/fact-sheets>)

**B. Classes and Workshops:**

- **General Public and Students**– CCE will offer public and student workshops when feasible. Topics have historically included water conservation, nutrient pollution and harmful algae blooms, stormwater pollution management and prevention, water-smart landscaping, the design of rain gardens, proper fertilizer application, and others.
- **Fertilizer Law Certificate Program for Landscapers and Contractors** – CCE will offer the certificate course monthly, highlighting best management practices related to catch basins, fertilizers, pesticides, landscape debris, hazardous waste, etc. Presentation and handouts are offered in Spanish, and a translator will translate simultaneously when available.

- C. WRRCR Stormwater Radio Show:** CCE will host a monthly radio program on WRRCR to explain stormwater to the public.

- D. Horticultural Lab:** CCE will serve as an ongoing resource to residents through its Horticulture Diagnostic Lab. The Lab is open and accessible to the public via personal visit, phone, fax and e-mail. CCE will provide soil testing for a fee and education on proper fertilizer application.

- E. Monthly Meetings:** The CCE Educator will schedule, host and lead the SCRC monthly meetings, open to the public. CCE Educator will prepare the agenda and keep meeting minutes.

**2. Part VI.B: MCM 2- Public Involvement/Participation:**

- A. Stewardship Activities** – CCE will actively promote volunteer and stewardship opportunities pertaining to stormwater and water quality at educational and public events, and on the stormwater webpage. Stewardship opportunities include litter cleanups along streams, and roadways in cooperation with Keep Rockland Beautiful, Inc. (KRB), and promoting the Storm Drain Marking program, WAVE program, and others.



CCE will also promote summer internship opportunities through Rockland Conservation Service Corps and Lamont Doherty.

- B. Coordination with other pre-existing public involvement/participation opportunities** – CCE will work to strengthen partnerships between MS4s, the Environmental Educators of Rockland, the Rockland County Water Quality Committee, the Rockland County Division of Environmental Resources and other educators and county departments to expand education and address stormwater issues of concern.

**3. Part VI.F.1: MCM 6- Pollution Prevention and Good Housekeeping:**

**Best Management Practices (BMPs) for Municipal Facilities & Operations.** Garage maintenance and good housekeeping for municipal operations will be offered to municipal employees to minimize the discharge of pollutant associated with municipal operations.

**4. Part IV.D: Mapping and Stormwater Mapping Grants:**

- A. ArcGIS Stormwater Mapping database** – The CCE Educator will continue to be responsible for managing the ArcGIS Stormwater Mapping database. CCE will strive to assist the municipalities meet the permit mapping requirements through working with the consortium consultant and distributing grant opportunities.
- B. NYSDEC Round 15 Stormwater Mapping Grant:** The CCE Educator will be responsible for the oversight, coordination, administration and completion of the current Round 15 NYSDEC stormwater mapping grant. This will include incorporating the new 6-month requirements outlined in Part IV.D.1 of GP-0-24-001. The CCE Educator will oversee the grant budget, work with the project consultant and the Grant Committee for modifications; monitor and review grant expenses and invoices; oversee match funds and grant reimbursement for each MS4; attend County meetings for quarterly reporting approvals and submit reporting to the NYSDEC; and provide the County with the appropriate audit documents.
- C. New NYSDEC Stormwater Mapping Grants:** The CCE Educator will distribute information regarding the announcement of new NYSDEC grants, particularly as they relate to meeting the stormwater permit requirements.

- 5. NYSDEC GP-0-24-001 MS4 Permit Updates:** The CCE educator will strive to provide guidance on meeting the NYSDEC's permit requirements to the consortium so that deadlines may be met in a more unified, coordinated manner. CCE will continue working with the NYSDEC, the Hudson Valley

Regional Council and other consortiums and Coalition groups to strive to provide more training and outreach on GP-0-24-001 requirements.

**6. Program Agreement Administration:**

- A. Agreement Term:** The term of the agreement is **April 1, 2024 - March 31, 2025.**
- B. Supervision:** CCE will employ, train, provide necessary supplies and support, supervise and evaluate the Educator.
- C. Educational Information:** Educational information provided to residents will come from reputable sources including the NYSDEC, US EPA, Cornell University and other credible research-based institutions.
- D. Reporting:** CCE will provide the Village with an annual deliverable report summarizing the outreach efforts and measurable goals. Only participating MS4s will receive report deliverables.

**Village’s Responsibilities in this Agreement:**

- 1. Funding:** The Village will provide \$1,825 (one thousand eight hundred twenty-five dollars) to fund this project.
- 2. Additional Costs:**
  - The Village will provide \$379.83 (three hundred seventy-nine dollars and eighty-three cents) for a license to access the SCRC’s ArcGIS Online stormwater mapping database.
  - The Village will provide a \$332.58 (three hundred thirty-two dollars and fifty-eight cents) License & Support Fee toward management of the ArcGIS Online stormwater mapping database.
- 3. Total Costs:**
  - Total Due is to be paid within 60 days after receiving the invoice to allow the SCRC to maintain access to the unified ArcGIS Online mapping database without interruption.

CCE Stormwater Program Agreement	\$1,825.00
ArcGIS Online License Fee (1 Mobile Worker)	\$379.83
H2M License & Support Fee	\$332.58
<b>TOTAL</b>	<b>\$2,537.41</b>

**Administrative Contacts**

- Jody Addeo, Cornell Cooperative Extension of Rockland, 10 Patriot Hills Drive, Stony Point, NY 10980; phone 845-429-7085 ext. 107; email – [jka64@cornell.edu](mailto:jka64@cornell.edu)
- Village representative and title: \_\_\_\_\_
- Village alternate and title: \_\_\_\_\_
- Address: \_\_\_\_\_
- Daytime phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Per Part IV.A.1.a.iv, the municipal MS4 Operator hereby certifies their responsibility for compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s), GP-0-24-001.

**SIGNATURES:**

_____	_____	_____	_____
<i>Village representative and title</i>	<i>Date</i>	<i>Jody Addeo</i>	<i>Date</i>
		<i>Executive Director, CCE Rockland</i>	

<u>Municipality</u>	<u>Name</u>	<u>License</u>	<u>COST</u>
V-Haverstraw	Eve Mancuso, P.E.	Mobile Worker	\$379.83
V-Hillburn	Eve Mancuso, P.E.	Mobile Worker	\$379.83
V-Nyack	Eve Mancuso, P.E.	Mobile Worker	\$379.83
V-Wesley Hills	Eve Mancuso, P.E.	Mobile Worker	\$379.83
V-Sloatsburg	Eve Mancuso, P.E.	Mobile Worker	\$379.83
V-Piermont		Mobile Worker	\$379.83
V-Chestnut Ridge	Haris Aljovic	Mobile Worker	\$379.83
V-Montebello	Haris Aljovic	Mobile Worker	\$379.83
V-Pomona	Haris Aljovic	Mobile Worker	\$379.83
V-New Hempstead	Glenn McCreedy, P.E.	Mobile Worker	\$379.83
V-Upper Nyack	Dennis Letson, P.E.	Creator (Charge village for Mobile Worker with extra fee billed to Dennis M Letson PE & Associates)	<b>\$542.04</b>
V-New Square	Al Fusco, P.E. Jerre Coleman	Mobile Worker	\$379.83
V-Airmont	John O'Rourke, P.E.	Mobile Worker	\$379.83
V-Kaser	Binyomin Mermelstein	Mobile Worker	\$379.83
V-Suffern	Charles Sawicki	Mobile Worker	\$379.83
V-West Haverstraw	Michael Shilale	Mobile Worker	\$379.83
V-Grandview-on-Hudson	Joe Knizeski	Mobile Worker	\$379.83
T-Haverstraw	Pat Brady, P.E.	Mobile Worker	\$379.83
T-Clarkstown	Bill Withington	<b>Creator</b>	<b>\$542.04</b>
T-Orangetown	Joe Mendicino	<b>Creator</b>	<b>\$542.04</b>
T-Orangetown	Tom Edattel, P.E.	Mobile Worker	\$379.83
T-Orangetown	Stephen Munno	Mobile Worker	\$379.83
T-Ramapo	Mike Sadowski, P.E.	<b>Creator</b>	<b>\$542.04</b>
T-Ramapo	Tom Demont	Mobile Worker	\$379.83
T-Stony Point	John O'Rourke, P.E.	Mobile Worker	\$379.83
V-Spring Valley		Mobile Worker	\$379.83