

BOT
8-3-2021

**Village of Wesley Hills
Board of Trustees
Board Meeting
Tuesday, August 3, 2021**

MEMBERS PRESENT:

Marshall Katz, Mayor
Ed McPherson, Deputy Mayor
Howard Richman, Trustee
Ruth Ivey, Trustee
Marion Ben-Jacob, Trustee

MEMBERS ABSENT:

None

OTHERS PRESENT:

Ben Selig, Village Attorney
Donalee Berard, Village Treasurer
Camille Guido - Downey, Village Clerk
John Layne, Building Inspector

Mayor Katz called the meeting to order at 7 pm, followed by the pledge of allegiance.

Item #1

Resolution #84-21

Approval of Minutes of Regular Meeting: July 6, 2021

Marion Ben-Jacob made a motion to approve the minutes of July 6, 2021, seconded by Howard Richman. Upon vote, this motion carried unanimously.

Item #2

Resolution #85-21

Resolution approving a tax refund to Shoshana Kohn

Howard Richman made a motion to approve the following resolution, seconded by Marion Ben-Jacob:

WHEREAS, the Village of Wesley Hills issued a 2021 Village Tax Bill No. 000197 with respect to real property designated on the Town of Ramapo Tax Map as Section 32.19 Block 4, Lot 45 with respect to premises known as 22 Buena Vista Road, Wesley Hills, New York 10901, and

WHEREAS, on June 1, 2021, Meister Abstract paid the said tax bill applicable to the aforementioned property in the amount of \$337.32, and

WHEREAS, on June 16, 2021, Shellpoint Mortgage Services made a duplicate payment of the 2021 Village tax bill applicable to the aforementioned property in the amount of \$337.32, and

WHEREAS, as a consequence of the above, the Village taxes for the said premises are overpaid to the Village of Wesley Hills in the amount of \$337.32,

NOW THEREFORE, BE IT RESOLVED, that the said Homeowner is entitled to a refund for the overpayment of 2021 Village taxes, and

BE IT FURTHER RESOLVED, that the Village Treasurer is hereby directed to remit the sum of \$337.32 to Shoshana Kohn.

Upon vote, this motion carried unanimously.

Item #3 **Resolution #86-21**
Resolution approving a tax refund to Jeffrey & Leah Deutsch

Marion Ben-Jacob made a motion to approve the following resolution, seconded by Ruth Ivey:

WHEREAS, the Village of Wesley Hills issued a 2021 Village Tax Bill No. 001159 with respect to real property designated on the Town of Ramapo Tax Map as Section 41.12 Block 2, Lot 57 with respect to premises known as 7 Sherri Lane North, Spring Valley, New York 10977, and

WHEREAS, on June 4, 2021, FM Home Loans paid the said tax bill applicable to the aforementioned property in the amount of \$656.00, and

WHEREAS, on June 16, 2021, US Bank Home Mortgage made a duplicate payment of the 2021 Village tax bill applicable to the aforementioned property in the amount of \$656.00, and

WHEREAS, as a consequence of the above, the Village taxes for the said premises are overpaid to the Village of Wesley Hills in the amount of \$656.00,

NOW THEREFORE, BE IT RESOLVED, that the said Homeowner is entitled to a refund for the overpayment of 2021 Village taxes, and

BE IT FURTHER RESOLVED, that the Village Treasurer is hereby directed to remit the sum of \$656.00 to Jeffrey & Leah Deutsch.

Upon vote, this motion carried unanimously.

Item #4 **Resolution #87-21**
Resolution approving a tax refund to Joel & Ahuva Eisenreich

Ruth Ivey made a motion to approve the following resolution, seconded by Howard Richman:

WHEREAS, the Village of Wesley Hills issued a 2021 Village Tax Bill No. 000739 with respect to real property designated on the Town of Ramapo Tax Map as Section 41.08

BOT
8-3-2021

Block 2, Lot 58.11 with respect to premises known as 12 Rochelle Lane, Spring Valley, New York 10977, and

WHEREAS, on June 16, 2021, Joel & Ahuva Eisenreich paid the said tax bill applicable to the aforementioned property in the amount of \$779.75, and

WHEREAS, on June 16, 2021, Meyer Adler made a duplicate payment of the 2021 Village tax bill applicable to the aforementioned property in the amount of \$779.75, and

WHEREAS, as a consequence of the above, the Village taxes for the said premises are overpaid to the Village of Wesley Hills in the amount of \$779.75,

NOW THEREFORE, BE IT RESOLVED, that the said Homeowner is entitled to a refund for the overpayment of 2021 Village taxes, and

BE IT FURTHER RESOLVED, that the Village Treasurer is hereby directed to remit the sum of \$779.75 to Joel & Ahuva Eisenreich.

Upon vote, this motion carried unanimously.

Item #5 **Resolution #88-21**
Resolution approving a tax refund to Ephraim & Adeena Jacobson

Howard Richman made a motion to approve the following resolution, seconded by Marion Ben-Jacob:

WHEREAS, the Village of Wesley Hills issued a 2021 Village Tax Bill No. 000949 with respect to real property designated on the Town of Ramapo Tax Map as Section 41.11 Block 1, Lot 50 with respect to premises known as 5 Jodi Lane, Monsey, New York 10952, and

WHEREAS, on June 22, 2021, Land Track Title paid the said tax bill applicable to the aforementioned property in the amount of \$691.78, and

WHEREAS, on June 30, 2021, Select Portfolio Service made a duplicate payment of the 2021 Village tax bill applicable to the aforementioned property in the amount of \$691.78, and

WHEREAS, as a consequence of the above, the Village taxes for the said premises are overpaid to the Village of Wesley Hills in the amount of \$691.78,

NOW THEREFORE, BE IT RESOLVED, that the said Homeowner is entitled to a refund for the overpayment of 2021 Village taxes, and

BE IT FURTHER RESOLVED, that the Village Treasurer is hereby directed to remit the sum of \$691.78 to Ephraim & Adeena Jacobson.

BOT
8-3-2021

Upon vote, this motion carried unanimously.

Item #6

Resolution #89-21

Resolution approving a tax refund to Mordechai & Eva Klitnicki

Ruth Ivey made a motion to approve the following resolution, seconded by Howard Richman:

WHEREAS, the Village of Wesley Hills issued a 2021 Village Tax Bill No. 000983 with respect to real property designated on the Town of Ramapo Tax Map as Section 41.11 Block 1, Lot 84 with respect to premises known as 26 Holland Lane, Monsey, New York 10952, and

WHEREAS, on June 28, 2021, Land Track Title paid the said tax bill applicable to the aforementioned property in the amount of \$440.56, and

WHEREAS, on June 30, 2021, Select Portfolio Service made a duplicate payment of the 2021 Village tax bill applicable to the aforementioned property in the amount of \$440.56, and

WHEREAS, as a consequence of the above, the Village taxes for the said premises are overpaid to the Village of Wesley Hills in the amount of \$440.56,

NOW THEREFORE, BE IT RESOLVED, that the said Homeowner is entitled to a refund for the overpayment of 2021 Village taxes, and

BE IT FURTHER RESOLVED, that the Village Treasurer is hereby directed to remit the sum of \$440.56 to Mordechai & Eva Klitnicki

Upon vote, this motion carried unanimously.

Item #7

Resolution #90-21

Resolution approving a tax refund to Aron & Rachel Mendelovitz

Marion Ben-Jacob made a motion to approve the following resolution, seconded by Howard Richman:

WHEREAS, the Village of Wesley Hills issued a 2021 Village Tax Bill No. 001383 with respect to real property designated on the Town of Ramapo Tax Map as Section 41.16 Block 1, Lot 15 with respect to premises known as 31 Sherri Lane, Spring Valley, New York 10977, and

WHEREAS, on June 7, 2021, Riverside Abstract paid the said tax bill applicable to the aforementioned property in the amount of \$487.35, and

BOT
8-3-2021

WHEREAS, on June 16, 2021, Shellpoint Mortgage Services made a duplicate payment of the 2021 Village tax bill applicable to the aforementioned property in the amount of \$487.35, and

WHEREAS, as a consequence of the above, the Village taxes for the said premises are overpaid to the Village of Wesley Hills in the amount of \$487.35,

NOW THEREFORE, BE IT RESOLVED, that the said Homeowner is entitled to a refund for the overpayment of 2021 Village taxes, and

BE IT FURTHER RESOLVED, that the Village Treasurer is hereby directed to remit the sum of \$487.35 to Aron & Rachel Mendelovitz

Upon vote, this motion carried unanimously.

Item #8 **Resolution #91-21**
Resolution authorizing submission of a New York State Department of Transportation (TAP Grant) for sidewalks on Willow Tree Road

Howard Richman made a motion to approve the following resolution, seconded by Marion Ben-Jacob:

WHEREAS, the Village of Wesley Hills herein called the "Municipality", after thorough consideration of the various aspects of the problem and study of available data, has hereby determined that certain work, as described in its application and attachments, herein called the "Project", is desirable, is in the public interest, and is required in order to implement the Project; and

WHEREAS, The New York State Department of Transportation has made funds available from the Federal Highway Administration through the Transportation Alternatives Program to support bicycle, pedestrian, multi-use path projects and programs and expand opportunities for transportation choices beyond traditional highway programs; and

WHEREAS, the activities of the Project herein improve mobility, provide safe routes for pedestrian to access daily needs and recreational opportunities, enhance the character of the Village, and further provide access to the local shopping areas, and

WHEREAS, the Municipality deems it to be in the public interest and benefit under these acts to authorize and direct Marshall Katz, as Mayor of the Village of Wesley Hills, New York, to file an application for funds to the New York State Department of Transportation, Transportation Alternatives Program.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Wesley Hills authorize the following:

BOT
8-3-2021

1. That Marshall Katz, as Mayor, is hereby authorized to file an application for funding in support of the construction of a sidewalk on Willow Tree Road from Ladentown Road to Wilder Road.
2. That the Municipality agrees that it will fund as a match at least 25% of the cost of the Project, and that funds will be available to initiate the Project's field work upon execution of a contract with New York State Department of Transportation.

Upon vote, this motion carried unanimously.

Item #9
Resolution approving abstracts of audited claims

Resolution #92-21

Ruth Ivey made a motion to approve the following resolution, seconded by Howard Richman:

RESOLVED, that the general fund claims #18670 through #18775 in the aggregate amount of \$88,849.60 as set forth in Abstract #8/21 dated August 3, 2021, a copy of which abstract of audited claims is made a part of the Minutes of this Board, are hereby approved.

Upon vote, this motion carried unanimously.

Item #10
Resolution approving transfer of funds

Resolution #93-21

Howard Richman made a motion to approve the following resolution, seconded by Ruth Ivey:

RESOLVED, that the transfers in the aggregate amount of \$105,000.00 as set forth in Abstract #8/21 dated August 3, 2021, a copy of which abstract of audited claims is made a part of the Minutes of this Board, are hereby approved.

Upon vote, this motion carried unanimously.

Item #11
Open Floor Discussion

Mayor Katz stated that he has invited residents from Cottonwood and Rosewood to attend the meeting tonight to discuss their frustration with Deerkill Day Camp and the staff parking on Cottonwood & Rosewood. Mayor Katz stated that he has also invited Todd Rothman Camp Director to attend to discuss options for parking.

Todd Rothman Director of Deer Kill Day Camp stated that his wife's grandparents started the camp in 1958. The Camp used to own all the property which is now Cottonwood and Rosewood. This is the Camp's 64th year and his 15th year at the camp. Mr. Rothman stated that he has always tried to accommodate each request that has been brought to his

attention. The camp has grown over the years from 80 staff members in 2007 to 190 staff members now which is due to covid restrictions. There are approximately 50 buses picking up campers and staff. Mr. Rothman explained the following transportation schedule for his staff:

1. Approximately 89 are transported by bus
2. Approximately 75 drive to the camp
3. Of the approximate 75 drivers, 20 carpool and are paid extra to do so
4. Of the approximate 75 drivers, 36 cars park on the camp premises
5. Of the approximate 75 drivers, 38 cars park on the street (Wilder, Cottonwood & Rosewood)

Mr. Rothman stated that there is no parking allowed on the south side of Cottonwood and west side of Rosewood and on occasion he has asked his staff to move cars when they are not parked correctly. The Camp has implemented parking permits, so they know which car belongs to which staff member. Mr. Rothman stated that he supports the temporary no parking signs that the Village has installed. Mr. Rothman stated that they had a dance company this year using the camp which he believes added to the parking issue prior to the camp session. This company will not be back next year.

Asher Jacobs, 4 Rosewood submitted to the Board photos of parking on Cottonwood and Rosewood to show the narrow roadways and the unsafe parking situation. There are children that walk in the road as there are no sidewalks, emergency vehicles cannot get thru, the staff make U-turns in the middle of the road when they are released all at once, landscaper trucks that are working at peoples' homes cannot get in or get out, Amazon/FedEx/UPS and the post office have had a difficult time making deliveries.

Marion Ben-Jacob questioned what Mr. Jacob suggests.

Mr. Jacob suggests off street parking at Village Hall or any other location and/or parking on Lime Kiln Road.

Mayor Katz stated that parking on Lime Kiln Road may be an issue as it is a county roadway.

Todd Rothman stated that to park on Lime Kiln he would need to move a fence and take down trees.

Mr. Jacob stated that the resident's quality of life is being infringed upon with all the cars.

Sam Krawiec, 10 Rosewood Lane stated that anyone needing emergency service on Cottonwood or Rosewood will have a delayed response due to the number of cars. Mr. Krawiec stated that the camp should clear the trees and move the fence on Lime Kiln to get more spots along with having cars park at Village Hall or RCC. Mr. Krawiec stated that there is a house for sale on the block that won't sell as no one wants to move to a

BOT
8-3-2021

street where you can't park on the street. Further, you can't have family events as there is nowhere to park.

Meir Tsinman, 7 Rosewood Lane stated that he is concerned with emergency services such as ambulance, fire, and police being stuck and not able to get down the roadway. Mr. Tsinman stated that he does not receive his mail on a regular basis as cars are parked in front of his mailbox. Mr. Tsinman stated that during the day the parking lot is empty.

Sam Engleson, 14 Rosewood suggested parking on Wilder Road, utilize the camp parking lot that is empty during the day, park on Timber Trail, install parking on Lime Kiln Road.

Safie Kravitz, 10 Rosewood stated that she sees cars sometimes parked in front of the one and only fire hydrant.

Mayor Katz stated that if there are any cars parked in front of a fire hydrant, please call the Ramapo Police Department for them to tow the vehicle or ticket it.

In an email to the Mayor that was read at the meeting, Jen Levine suggested that a letter should be sent to parents picking up the campers that they should not be allowed to park on the roadway for pick up.

In an email to the Mayor that was read at the meeting, Mr. Friedman suggested a letter to the counselors about where they can park and where not to park. Counselors should not park behind driveways and on the curve of the roadway which is unsafe. There should be someone outside from the camp directing them where to park and assist when they are leaving to avoid the 3-point turns in the middle of the road.

Todd Rothman stated that there are instructions given to each counselor where to park along with a personal tour of the street.

In an email to the Mayor that was read at the meeting, Martin Konikoff, 8 Rosewood Lane stated that they need to be restricted from parking in front of mailboxes.

A email from Jonathan Alexander was also read at the meeting.

Mayor Katz suggested that the Camp focus on getting 15-20 cars off Cottonwood and Rosewood and just allow 15 cars to park in the neighborhood. which he feels would resolve a lot of the issues on Cottonwood and Rosewood. The Camp should explore the following options: additional Wilder Road parking, Lime Kiln Road parking even if that includes moving of the fence and trees, possibility of assigning parking spots on Cottonwood and Rosewood spread out throughout the neighborhood (not concentrated in one area), finding alternate locations for parking, and creating more parking on the campgrounds.

Marion Ben-Jacob suggested that the camp and 2-4 residents form a committee to discuss this issue.

BOT
8-3-2021

Howard Richman suggested that the camp speak with St. Boniface Church as they have a large parking area that the camp could rent.

Ruth Ivey suggested that all the neighbors get together and organize specific days for their landscaping services which will reduce the number of landscaping trucks and the noise.

Mayor Katz stated that Ms. Ivey's suggestion will be very difficult to do as the weather is always changing and coordinating among many neighbors and landscaping companies would be difficult.

Todd Rothman stated that the camp would also consider parking in residents' driveways (with their permission) who are not home during the day. Mr. Rothman stated that there are 13 days of camp left, and he will explore all the options presented and he looks forward to working with the Village and the neighbors. Mr. Rothman stated that he will need time to research his options and expects to have a plan by September. Mr. Rothman invited everyone to attend their Fall Festival on October 17 from 1-4.

Mayor Katz thanked the residents for coming to this meeting and thanked Mr. Rothman for attending.

Item #13
New Business

Resolution #94-21

Resolution approving construction of "No Parking" signs on Terrace Road

Howard Richman made a motion to approve the following resolution, seconded by Marion Ben-Jacob:

RESOLVED, that the Board of Trustees hereby requests that the Town of Ramapo Highway Department install "No Parking" signs prohibiting the parking of vehicles on Terrace Road extending east and west in front of house #4, in accordance with the plan prepared by the Village Engineer of the Village of Wesley Hills dated July 23, 2021, a copy of which plan is made a part of the Minutes of this Board is hereby approved.

Upon vote, this motion carried unanimously.

Item #10
Mayor's Report

American Recovery Protection

Mayor Katz stated that the Village was awarded \$604,000 in funding. It has received ½ now and will receive the remainder in 12 months. These funds are to make up for lost revenue and/or to be used for Covid related issues. Mayor Katz stated that Donalee and he attended a NYCOM presentation today and it was stated that the Village can use the lost revenue funds (which comprise the full amount) towards infrastructure/paving. Mayor

BOT
8-3-2021

Katz stated that he is recommending that the Village use the funds towards paving, HVAC replacement/upgrade and maybe a geothermal system at Village Hall. Board Members agreed. Donalee Berard reminded the Mayor and the Board that any funds spent need to have a separate resolution. Mayor Katz stated that he will go over the road paving estimates with the Village Engineer.

Clean Energy Program

Mayor Katz stated that a while ago the Village had established a Climate Committee to review the Clean Energy Program and it was determined that the Village did not qualify for most of the actions. The rules and regulations for the program have changed and there are more action items that the Village qualifies for now and the Mayor will be reviewing those changes to hopefully get a \$5,000 grant.

Treasurer's Reports

Donalee Berard presented the monthly financial reports to the Board and stated that the Village has received the 1st payment from the American Recovery Protection and is requesting permission to open a NYCLASS account to keep those funds separate. Mayor Katz and the Board Members agreed to open a new account with NY CLASS.

Village Clerk's Report

Village Clerk stated that the Village has collected 95-96% of our taxes and there is approximately \$50,000 outstanding. We had 36 complaints for the past month and the Village needs to consider part time help to assist with the administration of the complaints and the processing of the paperwork for Justice Court.

Village Attorney's Report

Ben Selig stated that he has completed the short-term rental local law with the assistance of Frank Brown and will provide to the Village Board for review.

Ruth Ivey requested a meeting with Ben Selig to discuss Village Code section 230-17-Accessory Buildings & Structures as she is not happy with the way that this section is being interpreted. Mr. Selig stated that he is happy to meet with Ruth and requested that she touch base to schedule something.

Item #12

Executive Session

Howard Richman made a motion to enter Executive Session, seconded by Ruth Ivey. Upon vote, this motion carried unanimously.

No action was taken in Executive Session.

Howard Richman made a motion to close Executive Session, seconded by Marion Ben-Jacob. Upon vote, this motion carried unanimously.

BOT

8-3-2021

Howard Richman made a motion to adjourn, seconded by Marion Ben-Jacob. Upon vote, this motion carried unanimously.

Respectfully Submitted,
Camille Guido - Downey