

**Village of Wesley Hills
Board of Trustees
Board Meeting-Zoom
Tuesday, October 5, 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:

Donalee Berard, Treasurer
Camille Guido - Downey, Village Clerk

Mayor Katz called the meeting to order at 7 pm, followed by the pledge of allegiance. Mayor Katz stated that the Treasurer, Donalee Berard will present her monthly report now as she has another meeting to attend.

Item #9, Treasurer's Report

Donalee Berard presented the monthly financial reports and noted that there are no transfers for approval this month. Ms. Berard stated that the escrow accounts are extended, and collection is needed.

License Plate Readers

Lieutenant Chris Franklin, Ramapo Police Department was present and described to the Village Board the two proposed locations and the purpose of the license plate readers. The Board members are in favor of the installation of two license plate readers in the Village and authorized the Mayor to submit a letter to the police department once they provide the Village with their preferred verbiage. Marion Ben-Jacob stated that the approval documents should include the reason for the license plate readers.

Item #1

Resolution #108-21

Approval of Minutes of Regular Meeting: September 14, 2021

Howard Richman made a motion to approve the minutes of September 14, 2021, seconded by Marion Ben-Jacob. Upon vote, this motion carried unanimously.

Item #2

Resolution #109-21

Resolution authorizing the Village Clerk to publish a notice stating the date of the Village Election, the polling place, the offices to be filled, and the terms thereof.

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

RESOLVED, that the Village Clerk of the Village of Wesley Hills is hereby authorized and directed to publish a Public Notice stating the date of the Village Election, namely, Tuesday, March 15, 2022; the polling place for said election, namely, for the entire Village of Wesley Hills as the Village Hall, 432 Route 306; the hours during which the polls shall be open, namely from 6:00 am until 9:00 pm, and the offices to be filled at said election, namely, Trustee – 4 year term, Trustee – 4 year term, and Village Justice – 4 year term.

Upon vote, this motion carried unanimously.

Item #3

Resolution #110-21

Resolution Referring to the Planning Board and Other Agencies the Amendment to the Code of the Village of Wesley Hills to Prohibit Short Term Occupancies

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

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 in order to prohibit short term occupancies, and

WHEREAS, the Village Attorney, at the request of this Board, has prepared such a proposed local law entitled, “Local Law amending the Code of the Village of Wesley Hills to Prohibit Short Term Occupancies”,

NOW, THEREFORE, BE IT RESOLVED, that it is hereby determined that the enactment of such proposed local law will not have a significant effect on the environment as defined in the New York State Environmental Quality Review Act for the reason this local law is protecting the Village residents from the commercialization of single-family residences or portion thereof by prohibiting short-term occupancies of such residences which, in effect convert such residences into hotel-type commercial establishments. These short-term occupancies in many cases encourage large numbers of people to congregate on small properties, creating excessive traffic, parking, noise, and safety concerns for other Village residents. This local law is designed to protect the health, safety and welfare of all residents and the environmental sensitivity of properties within the Village of Wesley Hills, and

BE IT FURTHER 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,

BE IT FURTHER 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 the Village originally scheduled the public hearing for this month, but we need to reschedule the public hearing to November 2 to allow time for the review process.

Ed McPherson stated that he is concerned with the word rental that is used and he feels that it should be changed to occupancy. Mr. McPherson stated that rental implies that money is exchanged. Board Members agreed and requested that the word be changed and distributed to the interested parties.

Upon vote, this motion carried unanimously.

Item #4 **Resolution #111-21**
Resolution re-scheduling a Public Hearing on the Proposed Local Law amending the Code of the Village of Wesley Hills to prohibit short term occupancies

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

WHEREAS, the Board of Trustees of the Village of Wesley Hills at its September 14, 2021, meeting scheduled a public hearing on October 5, 2021, for the consideration of the enactment of a local law entitled, "Local Law amending the Code of the Village of Wesley Hills to Prohibit Short Term Occupancies, and

WHEREAS, the Village Attorney has recommended this public hearing be moved to November 2, 2021, to allow time for the General Municipal Law review process, 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 2nd day of November, 2021, at 7:00 pm at the Village Hall, 432 Route 306, in the Village of Wesley Hills, or via zoom 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.

Upon vote, this motion carried unanimously.

Item #5 **Resolution #112-21**
Resolution re-scheduling a Public Hearing on the Proposed Local Law amending the Code of the Village of Wesley Hills in Relation to Open Alcoholic Containers

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

WHEREAS, the Board of Trustees of the Village of Wesley Hills at its September 14, 2021, meeting scheduled a public hearing on October 5, 2021, for the consideration of the

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enactment of a local law entitled, “Local Law amending the Code of the Village of Wesley Hills in Relation to Open Alcoholic Containers”, and

WHEREAS, the Village Attorney has recommended this public hearing be moved to November 2, 2021, to allow time for the General Municipal Law review process, 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 2nd day of November, 2021, at 7:00 pm at the Village Hall, 432 Route 306, in the Village of Wesley Hills, or via zoom 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.

Upon vote, this motion carried unanimously.

Item #6 **Resolution #113-21**
Resolution approving the purchase of a Public Address (PA) System for the Village Justice Court/Meeting Room

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

WHEREAS, the Village of Wesley Hills Planning Board has requested that the Village purchase a Public Address (PA) System to assist with acoustics at the meetings, and

WHEREAS, the Village Clerk has obtained two proposals for a PA System, and

WHEREAS, the Village Board has elected to purchase a PA System from Teletech Security & Communications, a copy of the proposal is made a part of the Minutes of this Board, and

THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Wesley Hills hereby approves to contract with Teletech Security & Communications for the installation of a PA system as described in their proposal dated 8/27/2021 and the Mayor is authorized to sign on behalf of the Village.

Upon vote, this motion carried unanimously.

Item #7 **Resolution #114-21**
Resolution authorizing the release of escrow funds with respect to 9 Holland Lane

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

WHEREAS, pursuant to an Escrow Agreement between the Village of Wesley Hills and Marcel Amona dated January 2016, the said Marcel Amona deposited with the Village of Wesley Hills an escrow deposit in the sum of \$8,000.00 to guarantee that certain conditions set forth in the letter of the Village Engineer of the Village of Wesley Hills dated January 5, 2016, were completed; and

WHEREAS, the Village Engineer of the Village of Wesley Hills on January 15, 2021, confirmed that the work required by the aforementioned Escrow Agreement has been satisfactorily completed,

NOW, THEREFORE, BE IT RESOLVED, that said Marcel Amona is entitled to a refund of the aforementioned escrow deposit in the sum of \$8,000.00 less the sum of \$250.00 to be retained by the Village of Wesley Hills as for an administrative fee and the sum of \$809.00 in outstanding related professional fees, and

BE IT FURTHER RESOLVED, that the Village Clerk be and the same is hereby directed to forthwith refund to said Marcel Amona the net sum of \$6,941.00.

Discussion:

Howard Richman was concerned that it took several years to close this file out. Village Clerk answered that there were several issues that required time to resolve and further surveying work.

Upon vote, this motion carried unanimously.

Item #8
Resolution approving abstracts of audited claims

Resolution #115-21

RESOLVED, that the general fund claims #18794 through #18926 in the aggregate amount of \$69,116.14 as set forth in Abstract #10/21 dated October 5, 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 #9
Mayor's Report

Streetlight-14 Sherri Lane

Mayor Katz stated that he sent out letters to all the residents on Sherri Lane and he has received seven responses. There were nineteen people that signed the petition supporting the installation of a streetlight. Mayor Katz read into the record an email from the resident at 14 Sherri Lane expressing her dislike for the streetlight being proposed on her property and in the middle of her lawn. Board Members requested the Mayor to contact O&R and get a new proposal for the streetlight to be placed at the corner of her property. Mayor Katz stated that he will also visit Sherri Lane and look for another location. Mayor Katz stated that we will discuss this further at the next meeting.

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E Willow Tree Road

Mayor Katz stated that he will reach back out to Sergeant Youngman at the Ramapo Police Department in reference to the maintenance of electronic speed sign. The cost of a sign is \$2,500 to \$3,500. Board Members are not in favor of the signs as they feel that they do not work properly and offer little results. Mayor Katz suggested the Village consider a traffic study with traffic calming mitigation methods. Board Members suggested getting proposals for their consideration.

ARP Funds

Mayor Katz stated that the Board has decided that we will use the ARP funds for paving, and he has completed the street survey and will discuss his proposed streets to be paved at next month's workshop.

Meeting Schedule

October 19 Workshop Meeting
November 2 Regular Meeting
November 16 Workshop Meeting
December 7 Regular Meeting

Item #9

Village Clerk's Report

Village Clerk stated that 98% of the Village taxes have been collected with an outstanding balance of \$17,496.29. Thank you to the Deputy Village Treasurer for her work in collecting a lot of the outstanding balances. The Village has processed over eighty complaints this month.

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

Respectfully Submitted,
Camille Guido-Downey