

**AGENDA
RAMAPO TOWN BOARD
REGULAR MEETING
TOWN HALL
WEDNESDAY, APRIL 23, 2025
7:00 PM**

7:00 PM PLEDGE OF ALLEGIANCE

- I. Public Participation:
 - A. Close Open Period for Public Participation
- II. Public Hearing:
 - A. Continued Public Hearing: Zoning Amendments
- III. Acceptance of Minutes:
 - A. Regular Meeting of April 9, 2025
- IV. Town Attorney:
 - A. SEQR Negative Declaration Local Law – Planned Unit Development District Regulations Outside of the Northeast Area of The Town
 - B. Adoption of Local No. 3 of 2025 Planned Unit Development District Regulations Outside of The Northeast Area of The Town
 - C. Findings and Order of the Town Board Approving Annexation from the Town of Ramapo to the Village of New Square with Respect to parcel located at 42 Hoover Lane, designated on the Town of Ramapo Tax Map Nos. 42.20-2-2
 - D. Approval of Agreement: Rockland Conservation and Service Corps Workers - 2025
 - E. Approval of Agreement with Town of Tuxedo: Police Firing Range 2025
 - F. Approval of Agreement: Use of Weldler Park - Camp Yachad
- V. Personnel:
 - A. Establish Chief Fire Safety Inspector Position
- VI. Purchasing:
 - A. Approval of Project Funding: Pathway Project at Pinebrook Park
 - B. Acceptance of Proposal: Cornell Cooperative Extension Rockland County - Stormwater Regulations 2025-26
- VII. General Matters:

Regular Meeting**Wednesday, April 23, 2025****7:00 PM**

- A. Amendment of Resolution No. 2025-158: Approval of Policy-Making Positions Who Must File a Financial Disclosure Statement for Tax Year 2024

VIII. Executive Session: Potential Disciplinary Charges

IX. Adjournment:

- A. Adjournment



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

1.A

Meeting: 04/23/25 07:00 PM
DOC ID: 10259

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, April 14, 2025 be hereby **closed at __:__ P.M.**



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

2.A

Meeting: 04/23/25 07:00 PM
DOC ID: 10264

Continued Public Hearing: Zoning Amendments

A Continued Public Hearing is held this evening, April 23, 2025, to solicit public comments on an **INTRODUCTORY LOCAL LAW TITLED: "ZONING AMENDMENTS"**

ATTACHMENTS:

- **#2.A.a:** PH 4.23.25 Introductory LL Zoning Amendments (PDF)

**TOWN OF RAMAPO
INTRODUCTORY LOCAL LAW
ZONING AMENDMENTS**

BE IT ENACTED by the Town Board of the Town of Ramapo, County of Rockland, State of New York, as follows:

Section 1. Legislative purpose. The primary purpose of this local law is to adopt zoning amendments to provide for more efficient and effective administration and enforcement of the zoning code.

Section 2. Chapter 376, titled “Zoning,” of the Code of the Town of Ramapo is amended as follows:

- I. Section 376-5, titled “Definitions,” is amended by repealing the definition of each of the following terms and inserting instead the following definition for each term:

Building Height – The vertical distance from grade plane to the average height of the highest roof surface.

Certificate of Occupancy – A document issued by the authority having jurisdiction certifying that a building or structure conforms to this chapter and certifying that the building or structure complies with the approved construction documents that have been submitted to and approved by the authority having jurisdiction, indicating it to be in a condition suitable for occupancy.

Court – An open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices.

Dormitories – A space in a building where group sleeping accommodations are provided in one room, or in a series of closely associated rooms, for persons not members of the same family group, under joint occupancy and single management, as in college dormitories or fraternity houses.

Dwelling Unit – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Grade Plane – A reference plane representing the average of finished ground level adjoining a building at exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

Mezzanine – An intermediate level or levels between the floor and ceiling of any story and in accordance with Section 505 of the Uniform Code.

Story - That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above (see “Basement”, “Building height”, “Grade plane” and “Mezzanine”). A story is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

Structure – That which is built or constructed.

Swimming Pool, Private – Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designated to contain, or is capable of containing water more than 24 inches (610 mm) deep at any point. This includes in-ground, above ground, and on-ground pools, indoor pools, hot tubs, spas and wading pools.

Townhouse – A single-family dwelling unit constructed in a group of three or more attached units in which each unit (1) extends from the foundation to roof, (2) has open space on at least two sides, and (3) has a separate means of egress.

II. The definition of ‘Gross Floor Area’ is amended by amending paragraph A(1) in that definition to read as follows:

(1) Basement space, but only 50% of the basement floor area may be counted in determining the Floor Area Ratio of the building.

III. Section 376-64, titled “Swimming pools,” is repealed and replaced with the following:

§376-64. Swimming pools.

No person shall maintain a swimming pool unless the safeguards set forth herein are observed:

A. It shall be used only as a accessory use to a dwelling or as an accessory use to a special permit use in a residence district for the private use of the owner or occupant of such dwelling or building or his or her family, guests or employees.

B. All swimming pools must have the required enclosure as specified in the New York State Uniform Fire Prevention and Building Code, and such enclosures shall be maintained as long as the pool exists.

C. All pools shall be maintained in a manner sufficient to meet the bacterial standards established by the provisions of the New York State Sanitary Code relating to public swimming pools.

D. All pools shall be equipped with an integral filtration system and filter pumps and may be equipped with other electrical or mechanical devices, including lighting and loudspeakers, all of which shall be so located and constructed or operated as not to interfere with the peace, comfort and repose of the occupant of any adjoining property.

E. The Building Inspector may request a statement by a professional engineer, licensed by the State of New York, that provisions for the drainage of the swimming pool are adequate and will not interfere with the public water supply or existing sanitary facilities and that adequate ground fault circuitry will be installed as specified by the National Electric Code.

IV Section 376-65, titled "Accessory apartments," is amended by amending subsections B, C, E, and G to read as follows:

B. Entrance(s) for the accessory apartment should generally be placed on the side and rear of the principal dwelling with final placement of entrances subject to the review and approval of the Community Design Review Committee, acting as the Architectural Review Board, pursuant to Article X of this chapter.

C. The floor area of an accessory apartment shall not exceed 1500 square feet.

E. Any exterior building alteration that expands the existing building foundation, alters the exterior site area(s) or results in a requirement to obtain variance(s) is subject to architectural review pursuant to Article X of this chapter.

G. Three-family residences. Within the R-15C District, each principal dwelling unit is permitted no more than one accessory apartment.

V. Section 376-65, titled "Accessory apartments," is further amended by repealing subsections A and D thereof and relettering each of the other subsections accordingly.

VI. The Table of Bulk Requirements Part I is amended by amending the following bulk requirements for Use Group 'd' to read as follows:

Side Setback (feet)	50
Total Side Setback (feet)	100
Maximum Height (feet)	45
Development Coverage	30 %
Floor Area Ratio (FAR)	0.75

Section 3. Severability.

If any clause, sentence, paragraph, subdivision or part of this local law or the application thereof to any individual, firm or corporation or circumstance, shall be held by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision or part of this local law or in its application to the

individual, firm or corporation or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 4. Supercession.

To the extent that any provisions of the state Town Law, including Article 16 thereof, or provisions of Chapter 376 of the Town Code are inconsistent with this local law, such provisions are hereby superseded.

Section 5. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.

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Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 04/23/25 07:00 PM
DOC ID: 10260

3.A

Regular Meeting of April 9, 2025

RESOLVED by the Town Board of the Town of Ramapo that the following Minutes of the Ramapo Town Board be hereby accepted, adopted, and recorded in the Minute Book:

APRIL 9, 2025 - REGULAR

ATTACHMENTS:

- #3.A.a: Minutes of April 9, 2025 (PDF)

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
APRIL 09, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, April 09, 2025 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

Supervisor Michael B. Specht called the meeting to order and called the roll. The following Board members were present and answered to their names:

Call to Order

Attendee Name	Title	Status	Arrived
Michael B. Specht	Supervisor	Present	
Brendel Charles	Councilwoman	Present	
Michael Rossman	Councilman	Present	
David Wanounou	Councilman	Absent	
Yehuda Weissmandl	Councilman	Absent	
Alyssa Slater	First Assistant Town Attorney	Present	
Maureen Pehush	Deputy Town Clerk	Present	

Public Participation

No one wished to address the Town Board this evening.

Close Open Period for Public Participation

RESOLUTION NO. 2025-178

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, April 9, 2025 be hereby **closed at 7:01 P.M.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Public Hearing:

A Public Hearing continued this evening, April 9, 2025 to solicit public comments on an **INTRODUCTORY LOCAL LAW TITLED “PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS OUTSIDE OF THE NORTHEAST AREA OF THE TOWN”.**

All requirements were met to proceed with the Public Hearing.

- Public Notice dated 3.28.2025
- Affidavit of Posting (Clerk) dated 3.28.2025
- Affidavit of Circulation (Jurnal News) dated 3.28.2025

No one wished to address the Town Board this evening.

#3.A.a: Minutes of April 9, 2025 (10260 : Regular Meeting of April 9, 2025)

Close Public Hearing : PUD Regulations

RESOLUTION NO. 2025-179

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, April 9, 2025 to solicit public comments on an **INTRODUCTORY LOCAL LAW TITLED “PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS OUTSIDE OF THE NORTHEAST AREA OF THE TOWN”**, at which all person were given the opportunity to be heard, be hereby **closed at 7:02 P.M.**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Statement

Agenda Items II. B. "SEQR Negative Declaration Local Law - Planned Unit Development District Regulations Outside of the Northeast Area of the Town" , and II.C. " Adoption of Local No. 3 of 2025Planned Unit Development District Regulations Outside of The Northeast Area of The Town" were removed from the agenda to be rescheduled on April 23, 2025.

Acceptance of Minutes:

Regular Meeting of March 26, 2025

RESOLUTION NO. 2025-180

RESOLVED by the Town Board of the Town of Ramapo that the following Minutes of the Ramapo Town Board be hereby accepted, adopted, and recorded in the Minute Book:

MARCH 26, 2025 - REGULAR

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Rossman, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Town Attorney:

Appointment of Town Clerk/Registrar of Vital Statistics

RESOLUTION NO. 2025-181

WHEREAS, there is a vacancy in the positions of Town Clerk and Registrar of Vital Statistics due to the retirement of Sharon M. Osherovitz , and
WHEREAS, Supervisor, Michael B. Specht, has made the following recommendation,
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby appoints **JEFFREY POSNER**, Suffern, NY, to fill the above vacancies effective April 10, 2025, for the duration of the current term expiring December 31, 2025. Annual salary of \$141,000.00
SOURCE OF FUNDS: 1410A.3100

#3.A.a: Minutes of April 9, 2025 (10260 : Regular Meeting of April 9, 2025)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Rescission of Resolution No. 2025-96 Appointment of Registrar of Vital Statistics

RESOLUTION NO. 2025-182

WHEREAS, the Town Board by Resolution No. 2025-96 appointed **MONA MONTAL**, of Montebello, New York, to serve as **REGISTRAR OF VITAL STATISTICS** of the Town of Ramapo, and

WHEREAS, the Town Board wishes to rescind said resolution

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby **RESCINDS RESOLUTION NO. 2025-96**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Appointment of Marriage Officer

RESOLUTION NO. 2025-183

WHEREAS, Chapter 49 of the Laws of 1988 amended the New York State Domestic Relations Law to permit the government body of a Town, commencing January 1, 1989, to appoint one (1) or more Marriage Officers, who would have the authority to solemnize marriages within the territory of the Town which makes the appointment,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint and designate **JEFFREY POSNER** as a **MARRIAGE OFFICER** of the Town of Ramapo for the remainder of year **2025**.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Approval of Agreement: Community Development Block Grant - County of Rockland

RESOLUTION NO. 2025-184

WHEREAS, the Town of Ramapo was awarded a 2024 Community Development Grant in the amount of \$350,000, for the following project:

HARRY REISS PARK PROJECT LOCATED AT 131 BLAUVELT ROAD

,and

WHEREAS, the Town must enter into an agreement with the County of Rockland in order to receive the above funds,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into a **SUBRECIPIENT AGREEMENT WITH THE COUNTY OF ROCKLAND** with respect to receipt of the above **2024 Community Block Grant**, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute the above agreement with the County of Rockland in a form approved by the Town Attorney’s Office.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Settlement of Tax Certiorari: Colonial Apartments of Spring Valley

RESOLUTION NO. 2025-185

WHEREAS, the Town Attorney’s Office has recommended that the following certiorari matters be settled:

COLONIAL APARTMENTS OF SPRING VALLEY

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2024/25	57.63-1-10	\$215,500	\$194,000, and
2024/25	57.63-1-11	\$179,400	\$165,000, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town Attorney is hereby authorized to settle the above matters, and

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Settlement of Tax Certiorari: Zumzum LLC

RESOLUTION NO. 2025-186

WHEREAS, the Town Attorney’s Office has recommended that the following certiorari matter be settled:

ZUMZUM LLC

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2024/25	54.27-1-16	\$124,160	\$92,250, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town Attorney is hereby authorized to settle the above matter, and

BE IT FURTHER RESOLVED that settlement is subject to approval by the Suffern Central School District, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

#3.A.a: Minutes of April 9, 2025 (10260 : Regular Meeting of April 9, 2025)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Rossman, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Personnel:

Establish Grants Specialist Position

RESOLUTION NO. 2025-187

WHEREAS, the classification of a full-time Grants Specialist position in the Supervisor's Office within the Town of Ramapo has been recommended by Town Supervisor, Michael Specht, and,
WHEREAS, the Rockland County Personnel Office has classified the position of Grants Specialist,
NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of a full-time position of **GRANTS SPECIALIST** in the Town Supervisor's Office effective April 9, 2025.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Reclassify Assistant Maintenance Mechanic to Maintenance Mechanic

RESOLUTION NO. 2025-188

WHEREAS, Supervisor Michael B. Specht has recommended the re-classification of a Assistant Maintenance Mechanic position to the title of Maintenance Mechanic in the Buildings and Grounds Department, and
WHEREAS, the Rockland County Personnel Office has classified the position of Maintenance Mechanic,
NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of the position of **MAINTENANCE MECHANIC** in the Buildings and Grounds Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Appoint Maintenance Mechanic

RESOLUTION NO. 2025-189

WHEREAS, there is a vacancy in the position of Maintenance Mechanic in the Buildings and Grounds Department within the Town of Ramapo, and
WHEREAS, the Town Supervisor, Michael B. Specht, has made the following recommendation,
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint **JOSHUA ADAMS**, as probationary **Maintenance Mechanic** effective April 12, 2025 at an annual salary of \$73,967.

SOURCE OF FUNDS: 1620A.3100

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Reclassify Assistant Building Maintenance Mechanic to Assistant Maintenance Mechanic

RESOLUTION NO. 2025-190

WHEREAS, Supervisor Michael B. Specht has recommended the re-classification of an Assistant Building Maintenance Mechanic position to the title of Assistant Maintenance Mechanic in the Buildings and Grounds Department, and

WHEREAS, the Rockland County Personnel Office has classified the position of Assistant Maintenance Mechanic,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of the position of ASSISTANT MAINTENANCE MECHANIC in the Buildings and Grounds Department.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Appoint Assistant Maintenance Mechanic

RESOLUTION NO. 2025-191

WHEREAS, there is a vacancy in the position of Assistant Maintenance Mechanic in the Buildings and Grounds Department within the Town of Ramapo, and

WHEREAS, the Town Supervisor, Michael B. Specht, has made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint CARLOS ESTRADA, as probationary Assistant Maintenance Mechanic effective April 12, 2025 at an annual salary of \$103,365.

SOURCE OF FUNDS: 1620A.3100

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Purchasing:

Authorization to Purchase an Electric All Terrain Litter Vacuum

RESOLUTION NO. 2025-192

WHEREAS, the Town wishes to purchase an electric all-terrain litter vacuum with robotic arm and accessories from Hudson Machinery LLC, 37 West Washington Avenue, Pearl River, NY 10965, in the amount of \$154,483.12, per quote 251- Sourcewell #093021 - EXP, and

#3.A.a: Minutes of April 9, 2025 (10260 : Regular Meeting of April 9, 2025)

WHEREAS, Michelle Antosca, Director of Parks & Recreation and Mona Montal, Director of Purchasing recommend said purchase to promote the Town’s broader clean energy goals, and

WHEREAS, the Town has been awarded an Energy Efficiency and Conservation Block Grant (EECBG) to cover the full cost of said purchase, and

WHEREAS, the EECBG is a reimbursement-based grant and the Town must provide evidence of full funding

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the purchase of an all-terrain litter vacuum with robotic arm and accessories, in the amount of \$154,483.12, and

BE IT FURTHER RESOLVED the Finance Department is hereby authorized to use \$154,483.12 from account 7110a.3260, pending reimbursement, and

BE IT FURTHER RESOLVED Mona Montal is hereby authorized to execute all documents as necessary, to facilitate receipt of grant reimbursement funds.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

General Matters:

Authorization for Town Clerk to Attend the New York State Town Clerks Association Annual Conference

RESOLUTION NO. 2025-193

WHEREAS, Jeffrey Posner, Ramapo Town Clerk, has requested authorization to attend the New York State Town Clerks Association Annual Conference to be held in Syracuse, New York, April 27th through April 30th, 2025, and

WHEREAS, arrangements for the Conference call for registration fees, hotel accommodations, meal allowance, mileage and toll reimbursement , which has been budgeted for in 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for **JEFFREY POSNER, TOWN CLERK** to attend the New York State Town Clerks Association Annual Conference to be held in Syracuse, New York, April 27th through April 30th, 2025, at a cost not to exceed \$1,200.00, and

BE IT FURTHER RESOLVED that said expense incurred by the above at this Conference is to be considered a proper Municipal Charge under Town Law, Section 116(12) and General Municipal Law, Section 77B.

SOURCE OF FUNDS: 1410A.3465 (Operating Budget - Schools & Seminars)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael Rossman, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Acceptance of Resignation: Police Officer

RESOLUTION NO. 2025-194

WHEREAS, Theresa Trinidad has submitted a letter of resignation from her position of Police Officer with the Town of Ramapo Police Department, effective April 9, 2025, and

#3.A.a: Minutes of April 9, 2025 (10260 : Regular Meeting of April 9, 2025)

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the resignation, as submitted by **THERESA TRINIDAD** is hereby accepted.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Authorization to Purchase Department Issued Firearms

RESOLUTION NO. 2025-195

WHEREAS, a retiring Police Officer has requested to purchase their department issued firearms, a Sig Sauer P-320, 9mm handgun, Serial #58C370182, and s Sig Sauer P-365 handgun, Serial # 66G470780

WHEREAS, said firearm can be sold to a licensed firearms dealer who in turn can transfer the firearm to the Police Officer, and

WHEREAS, the Police Officer has the necessary pistol permit, and the Police Department has no objection to the above sale and transfer, and

WHEREAS, said sale and transfer will be facilitated by Ramapo Police Department Firearms Officer Sgt. Robert Bassett through a licensed firearms dealer

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby declares the above firearm previously issued to the Police Officer as surplus, and

BE IT FURTHER RESOLVED Ramapo Police Department Firearms Officer Sgt. Robert Bassett is hereby authorized to facilitate said sale and transfer through a licensed firearms dealer.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Authorization to Purchase Surplus Firearm

RESOLUTION NO. 2025-196

WHEREAS, a Ramapo Police Department Officer has requested to purchase a surplus firearm, a Sig Sauer P-226, Serial #47E008280, and

WHEREAS, said sale and transfer will be facilitated by Ramapo Police Department Firearms Officer Sgt. Robert Bassett through licensed firearms dealer RISE at 1 Wayne Avenue, Suffern, NY 10901

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Ramapo Police Department Officer to purchase the surplus firearm, a Sig Sauer P-226, Serial #47E008280, and

BE IT FURTHER RESOLVED Ramapo Police Department Firearms Officer Sgt. Robert Bassett is hereby authorized to facilitate said sale and transfer through licensed firearms dealer RISE.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

#3.A.a: Minutes of April 9, 2025 (10260 : Regular Meeting of April 9, 2025)

Adjournment:

Adjournment

RESOLUTION NO. 2025-197

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, April 9, 2025, be hereby adjourned at 7:20 P.M.
IN MEMORY OF JOSEPH MCDOLE, the beloved father of Town of Ramapo employee Jo-Ann Henderson.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Michael B. Specht, Supervisor
SECONDER:	Brendel Charles, Michael Rossman, David Wanounou, Yehuda Weissmandl
AYES:	Specht, Charles, Rossman, Weissmandl
ABSENT:	Wanounou



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 04/23/25 07:00 PM
DOC ID: 10262

4.A

SEQR Negative Declaration Local Law – Planned Unit Development District Regulations Outside of the Northeast Area of The Town

WHEREAS: The Town Board is considering the adoption of a local law titled “Planned Unit Development District Regulations Outside Of The Northeast Area Of The Town,” which local law would enact regulations that authorize the Town Board to designate eligible properties outside of the Northeast area of the Town as a Planned Unit Development (PUD) District. Tracts of land containing ten (10) contiguous acres in the Town and under common ownership or control, on and after May 31, 2025, and upon application for a PUD designation, and with access to a public road, are eligible for a PUD District designation. Lands adjoining a PUD-eligible tract of land may be merged with that tract to create a larger PUD District, subject to approval by the Town Board. The Town Board possesses complete discretion whether or not to designate a particular tract as a PUD District and if the Board does approve a PUD District, the Board possesses complete discretion to impose requirements and conditions pertaining to the development of the PUD, including but not limited to the permitted uses, area and bulk requirements, and other requirements and conditions to mitigate potential community and environmental impacts.

In making this SEQR determination, the Board has considered the criteria set forth in §617.7(c) of the SEQR Regulations and analyzed relevant areas of potential environmental concern to determine whether this action may have a significant adverse impact on the environment. The Board has reviewed the local law, the Full Environmental Assessment Form (FEAF) Part 1 and reviewed and hereby adopts Part 2 of the FEAF, both prepared by the Town’s professional consulting engineer MJ Engineering, Architecture, Landscape Architecture and Land Surveying, P.C., and the Board has considered the recommendations and comments of other agencies and the public. Although a FEAF is not required since this is a SEQR Unlisted action, the Board prepared and reviewed the FEAF.

Title of Action: Local Law - Planned Unit Development District Regulations Outside Of The Northeast Area Of The Town

SEQR Status: Unlisted

Project Location: Town-wide, except the local law is not applicable in the Northeast area of the Town

Description of Action: See above and the legislative purpose (Section 3) of the local law (incorporated herein)

Reasons Supporting This Determination: Since this local law does not change the zoning requirements applicable to any property in the Town, this local law will not have any impact, much less a significant adverse impact, on the environment. There will be no adverse impact on any environmental issue, including the criteria for determining significance set forth in §617.7(c) of the SEQR Regulations. There are no pending petitions or applications seeking a PUD District designation pursuant to this local law. A future PUD District may be designated by the Town Board only after completion of a zoning amendment process, including compliance with the applicable requirements of this local law, and compliance with SEQR with respect to the particular PUD District designation. The Town Board possesses complete discretion whether or not to approve a PUD District. Therefore, there are no reasonably related long-term, short-term, direct, indirect or cumulative impacts which are included in any long-range plan, likely to be undertaken as a result of this action, or dependent on this action. There is no segmentation of SEQR review.

THEREFORE, IT IS RESOLVED, for the reasons set forth above, that the Board finds and determines that adoption of this local law will not have any significant adverse impact on the environment. Accordingly, this SEQR Negative Declaration is hereby issued and shall be filed in accordance with the SEQR Regulations.

This Negative Declaration was prepared in accordance with Article 8 of the state Environmental Conservation Law.

Contact Person: Michael Specht, Town Supervisor
 Town of Ramapo
 237 Route 59
 Airmont, New York 10901
 Tel. No. (845) 357-5100
 Email: spechtm@ramapo-ny.gov <<mailto:spechtm@ramapo-ny.gov>>

A copy of this SEQR Negative Declaration shall be sent to:

Town Clerk
 Town of Ramapo
 237 Route 59
 Airmont, New York 10901

Town Supervisor
 Town of Ramapo
 237 Route 59
 Airmont, New York 10901

On a motion by Councilperson _____, seconded by Councilperson _____, the foregoing Resolution was adopted on a vote of ____ Ayes, ____ Nays.

Dated: April ____, 2025

ATTACHMENTS:

- #4.A.a: 6 CRR-NY 617.7 (PDF)

6 CRR-NY 617.7

NY-CRR

STATE COMPILATION OF CODES, RULES AND REGULATIONS OF THE STATE OF NEW YORK
 TITLE 6. DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 CHAPTER VI. GENERAL REGULATIONS
 PART 617. STATE ENVIRONMENTAL QUALITY REVIEW

6 CRR-NY 617.7

6 CRR-NY 617.7

617.7 Determining significance.

- (a) The lead agency must determine the significance of any Type I or Unlisted action in writing in accordance with this section.
- (1) To require an EIS for a proposed action, the lead agency must determine that the action may include the potential for at least one significant adverse environmental impact.
 - (2) To determine that an EIS will not be required for an action, the lead agency must determine either that there will be no adverse environmental impacts or that the identified adverse environmental impacts will not be significant.
- (b) For all Type I and Unlisted actions the lead agency making a determination of significance must:
- (1) consider the action as defined in sections 617.2(b) and 617.3(g) of this Part;
 - (2) review the EAF, the criteria contained in subdivision (c) of this section and any other supporting information to identify the relevant areas of environmental concern;
 - (3) thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment; and
 - (4) set forth its determination of significance in a written form containing a reasoned elaboration and providing reference to any supporting documentation.
- (c) Criteria for determining significance:
- (1) To determine whether a proposed Type I or Unlisted action may have a significant adverse impact on the environment, the impacts that may be reasonably expected to result from the proposed action must be compared against the criteria in this subdivision. The following list is illustrative, not exhaustive. These criteria are considered indicators of significant adverse impacts on the environment:
 - (i) a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
 - (ii) the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
 - (iii) the impairment of the environmental characteristics of a critical environmental area as designated pursuant to section 617.14(g) of this Part;
 - (iv) the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
 - (v) the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
 - (vi) a major change in the use of either the quantity or type of energy;

(vii) the creation of a hazard to human health;

(viii) a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;

(ix) the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action;

(x) the creation of a material demand for other actions that would result in one of the above consequences;

(xi) changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment; or

(xii) two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in this subdivision.

(2) For the purpose of determining whether an action may cause one of the consequences listed in paragraph (1) of this subdivision, the lead agency must consider reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other simultaneous or subsequent actions which are:

(i) included in any long-range plan of which the action under consideration is a part;

(ii) likely to be undertaken as a result thereof, or

(iii) dependent thereon.

(3) The significance of a likely consequence (*i.e.*, whether it is material, substantial, large or important) should be assessed in connection with:

(i) its setting (*e.g.*, urban or rural);

(ii) its probability of occurrence;

(iii) its duration;

(iv) its irreversibility;

(v) its geographic scope;

(vi) its magnitude; and

(vii) the number of people affected.

(d) Conditioned negative declarations.

(1) For Unlisted actions involving an applicant, a lead agency may prepare a conditioned negative declaration (CND) provided that it:

(i) has completed a full EAF;

(ii) has completed a coordinated review in accordance with section 617.6(b)(3) of this Part;

(iii) has imposed SEQR conditions pursuant to section 617.3(b) of this Part that have mitigated all significant environmental impacts and are supported by the full EAF and any other documentation;

(iv) has published a notice of a CND in the ENB and a minimum 30-day public comment period has been provided. The notice must state what conditions have been imposed. An agency may also use its own public notice and review procedures, provided the notice states that a CND has been issued, states what conditions have been imposed and allows for a minimum 30-day public comment period; and

(v) has complied with subdivision (b) of this section and section 617.12(a) and (b) of this Part.

(2) A lead agency must rescind the CND and issue a positive declaration requiring the preparation of a draft EIS if it receives substantive comments that identify:

(i) potentially significant adverse environmental impacts that were not previously identified and assessed or were inadequately assessed in the review; or

(ii) a substantial deficiency in the proposed mitigation measures.

(3) The lead agency must require an EIS if requested by the applicant.

(e) Amendment of a negative declaration.

(1) At any time prior to its decision to undertake, fund or approve an action, a lead agency, at its discretion, may amend a negative declaration when substantive:

(i) changes are proposed for the project; or

(ii) new information is discovered; or

(iii) changes in circumstances related to the project arise; that were not previously considered and the lead agency determines that no significant adverse environmental impacts will occur.

(2) The lead agency must prepare, file and publish the amended negative declaration in accordance with section 617.12 of this Part. The amended negative declaration must contain reference to the original negative declaration and discuss the reasons supporting the amended determination.

(f) Rescission of negative declarations.

(1) At any time prior to its decision to undertake, fund or approve an action, a lead agency must rescind a negative declaration when substantive:

(i) changes are proposed for the project; or

(ii) new information is discovered; or

(iii) changes in circumstances related to the project arise; that were not previously considered and the lead agency determines that a significant adverse environmental impact may result.

(2) Prior to any rescission, the lead agency must inform other involved agencies and the project sponsor and must provide a reasonable opportunity for the project sponsor to respond.

(3) If, following reasonable notice to the project sponsor, its determination is the same, the lead agency must prepare, file and publish a positive declaration in accordance with section 617.12 of this Part.

6 CRR-NY 617.7

Current through February 15, 2022

END OF DOCUMENT

IMPORTANT NOTE REGARDING CONTENT CURRENCY: The "Current through" date indicated immediately above is the date of the most recently produced official NYCRR supplement covering this rule section. **For later updates to this section, if any, please: consult editions of the [NYS Register](#) published after this date; or contact the NYS Department of State Division of Administrative Rules at dos.dl.InetAdminRules@dos.ny.gov. See [Help](#) for additional information on the currency of this unofficial version of NYS Rules.**



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 04/23/25 07:00 PM
DOC ID: 10263

4.B

Adoption of Local No. 3 of 2025 Planned Unit Development District Regulations Outside of The Northeast Area of The Town

WHEREAS, an Introductory Local Law titled “Planned Unit Development District Regulations Outside Of The Northeast Area Of The Town” was introduced before the Town Board of the Town of Ramapo on October 29, 2024. Upon notice and re-notice duly published, posted and circulated, the Board held an initial public hearing on the introductory local law (“local law”) on November 19, 2024, and the hearing was continued on January 15, 2025, February 26, 2025, March 12, 2025, March 26, 2025, and April 9, 2025, and thereafter closed. Public comments were heard and received concerning the merits and environmental significance of the introductory local law; and

WHEREAS, the legislative purpose is set forth in Section 3 of the local law. The legislative purpose states, *inter alia*, that the purpose and intent of the local law is to enact regulations for the implementation of a planned unit development (PUD) floating zone to encourage creative residential, commercial or mixed used development, including the construction of smaller and more affordable apartments and single-family detached residences, without departing from the spirit and intent of the Town zoning code. The local law shall not apply in the Northeast area of the Town, where PUDs are regulated by the provisions in existing §376-24 of the zoning code, and the local law shall apply throughout the remainder of the Town. In addition, the intent of this local law is to minimize the negative impacts associated with suburban sprawl as noted in the Town’s Comprehensive Plan (2004 as amended); and

WHEREAS, the local law does not change the zoning requirements applicable to any land in the Town. As with the PUD law applicable to Northeast Ramapo, a PUD District will not be established except pursuant to approval of a subsequent zoning law amendment adopted by the Town Board after compliance with all applicable requirements and procedure of the local law. If a PUD District is established by the Town Board, the types of permitted uses, the area and bulk requirements, and other requirements shall be determined by the Town Board after consideration of appropriate factors; and

WHEREAS, the local law provides, *inter alia*, that the Town Board may place a PUD District on a tract of land, which may consist of one or more tax parcels in common ownership or control, that contain a contiguous minimum of 10 acres within the Town of Ramapo, and are accessible by a public street, if said tract of land was under common ownership or control and contains at least 10 acres on and after May 31, 2025, and at the time of application for a PUD District designation. The local law states that this minimum tract size requirement of 10 acres is an inextricable element of a PUD, and further states that it is the intent of the Town Board that development of a PUD on tracts of less than 10 acres is not in the public interest and is prohibited. Although there is a minimum tract size requirement, there is no maximum size restriction; therefore, if a tract of land meets the foregoing 10-acre requirements, other lands

adjoining the eligible tract may be merged with the eligible tract to create a larger PUD District, subject to approval by the Town Board; and

WHEREAS, the local law was referred for report and recommendation to the Town Planning Board on or about November 19, 2024, and to the Rockland County Department of Planning on or about December 3, 2024, and the Board received and reviewed the Department of Planning's report and recommendations, dated January 13, 2025; and

WHEREAS, the Board determined to make certain revisions to the local law and those redline revisions were posted on the Town website, the Board re-noticed the continued public hearing, and the Board referred the revised local law to the County Department of Planning on or about February 11, 2025, and to the Town Planning Board on or about February 18, 2025; and

WHEREAS, the Board later determined to make certain additional revisions to the local law and those redline revisions were posted on the Town website, the Board re-noticed the continued public hearing, and the Board referred the revised local law to the County Department of Planning and to the Town Planning Board on or about March 28, 2025; and

WHEREAS, the Board received and reviewed the Department of Planning's supplemental report and recommendations, dated February 26, 2025, which supplemental report incorporates by reference the Department's January 13, 2025, report and recommendations, and the Department's further supplemental report and recommendations, dated April 3, 2025, and the Board reviewed the Town Planning Board's comments, dated February 25, 2025; and

WHEREAS the Board has also reviewed the full Environmental Assessment Form Part 1, dated December 9, 2024, prepared by the Town's professional consulting engineer MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ), a draft full Environmental Assessment Form Part 2 prepared by MJ, and MJ's memorandum to the Board, dated November 18, 2024; and

WHEREAS, the Board has carefully considered the reports, recommendations and comments provided by other agencies, all public comments, and the documents prepared by MJ; and

WHEREAS, this Board determined, by separate resolution, that adoption of the local law is a SEQR Unlisted action and will not have significant adverse effect on the environment.

NOW, THEREFORE, IT IS RESOLVED as follows:

The Board recognizes that the County Department of Planning report contains recommendations objecting to certain provisions of the local law and recommending modifications to the local law. The Board has carefully reviewed those comments and recommendations, and determines to override those recommendations pursuant to state General Municipal Law §239-m(5), and the Board shall set forth its reasons for such override in its report

of final action pursuant to GML §239-m(6). In essence, given the authority and discretion vested in the Town Board by this local law, if the Board approves a PUD District, the Board will impose requirements and conditions pertaining to the development of the particular tract and to address issues and concerns related to any such development to the extent deemed necessary by the Board.

The Board also reviewed the thoughtful recommendations provided by the Town Planning Board. The Town Board believes that the 10-acre requirement in the local law is adequately established. The other recommendations may be suitable for some, but not necessarily all, PUD Districts. Those recommendations may be considered by the Town Board on a case-by-case basis, recognizing that property seeking PUD District designation may vary with respect to numerous factors, such as size, location, neighborhood and site features, and that the Town Board possesses complete discretion whether or not to approve a requested PUD District designation and, if a PUD District is approved, to impose requirements and conditions to address issues and concerns pertaining to that particular tract of land.

Since this local law does not change the zoning requirements applicable to any property in the Town, this local law does not conflict with the Town's Comprehensive Plan. If the Town Board adopts a zoning amendment in the future to designate a PUD District, the Board must make a determination that that particular PUD District, including its requirements and conditions, does not conflict with the Comprehensive Plan or consider appropriate amendments to the Comprehensive Plan. The Board notes that the Comprehensive Plan encourages the use of PUD zoning and that this local law authorizes types of development, such as affordable housing, prevention of suburban sprawl and mixed use development, that are recommended in the Comprehensive Plan.

BE IT FURTHER RESOLVED that the Introductory Local Law titled "Planned Unit Development District Regulations Outside Of The Northeast Area Of The Town" of the Town of Ramapo, as revised after due notice, be and hereby is adopted as Local Law #3 of 2025 of the Town of Ramapo on April 23, 2025.

On a motion by Councilperson _____, seconded by Councilperson _____, the foregoing resolution was adopted on a vote of ____ Ayes, ____ Nays.

The Supervisor declared the Resolution adopted.

Dated: April 23, 2025

ATTACHMENTS:

- #4.B.a: PUD LL Final (PDF)

**TOWN OF RAMAPO
INTRODUCTORY LOCAL LAW
PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS
OUTSIDE OF THE NORTHEAST AREA OF THE TOWN**

BE IT ENACTED by the Town Board of the Town of Ramapo, County of Rockland, State of New York, as follows:

Section 1. Title of local law. This local law shall be entitled “Planned Unit Development District Regulations Outside of the Northeast Area of the Town.”

Section 2. Authority. This local law is enacted pursuant to the state Municipal Home Rule Law and state Town Law §261-c.

Section 3. Legislative purpose. The Town Board previously authorized the establishment of Planned Unit Development Districts (PUD) in the Northeast area of the Town and has determined that authorizing the establishment of PUD Districts throughout the Town is in the public interest. Pursuant to the authority under state Town Law §261(c), it is the purpose and intent of this local law to enact regulations for the implementation of a PUD floating zone to encourage creative residential, commercial or mixed use development, including the construction of smaller and more affordable apartments and single-family detached residences, without departing from the spirit and intent of this Chapter. This local law shall not apply in the Northeast area of the Town, where PUDs are regulated by the provisions in §376-24. This local law shall apply throughout the remainder of the Town.

As with the PUD law applicable to Northeast Ramapo, a PUD District will not be established except pursuant to approval of a subsequent zoning law amendment after compliance with all applicable requirements and procedures. If a PUD District is established by the Town Board, the types of permitted uses and the area and bulk requirements shall be determined by the Town Board after consideration of appropriate factors.

In addition to the purpose and intent set forth above, the intent of this local law is to minimize the negative impacts associated with suburban sprawl as noted in the Town’s Comprehensive Plan (2004 as amended). Planned Unit Development is intended to allow flexibility in planning and designing land development proposals. This flexibility may be accomplished in the form of relief from adherence to conventional site and design requirements. Ideally, this flexibility results in the development that is planned and designed as an integrated land use that makes more efficient use of land while reducing disturbance and avoiding environmentally sensitive areas on the site, and resulting in a development that contains amenities, infrastructure that can be operated and maintained efficiently, and more desirable for residents. This local law is determined to be an exercise of the police powers of the Town to promote the public health, safety and welfare of the Town and its residents.

Section 4. Chapter 376, titled “Zoning,” of the Code of the Town of Ramapo is amended by adding a new section, designated as §376-26 and titled “Townwide Planned Unit Development District and Development,” to read as follows:

§376-26. Townwide Planned Unit Development District and Development.

A. General regulations. Notwithstanding the title of this section, this §376-26 shall not apply in the Northeast area of the Town, where PUDs are regulated by the provisions in §376-24. This local law shall apply throughout the remainder of the Town.

(1) Location and Size:

(a) The Town Board may place a PUD District on any tract of land, which may consist of one or more tax parcels in common ownership or control, within the Town that are a combined and contiguous minimum of 10 acres within the Town of Ramapo (lands may be separated by a public or private road/highway), and are accessible by a public street. Said tract of lands shall be under common ownership or control and contain at least 10 acres on and after May 31, 2025, and at the time of application. The minimum tract size requirement of 10 acres is an inextricable element of a PUD, and it is the intent of the Town Board that development of a PUD on tracts of less than 10 acres is not in the public interest and is prohibited.

(2) Permitted Uses: All principal and accessory uses permitted within a PUD District shall be determined by the Town Board pursuant to the preliminary PUD plan. Permitted use language and required approvals elsewhere in the zoning code, inconsistent with these PUD regulations, shall be not applicable.

(3) Density: The Town Board shall, at the time of placing the PUD District, establish as part of the preliminary PUD plan the permitted land use intensity including the number, type and size of dwelling units, and retail, office or other commercial space square footage for the PUD District. Such density or intensity shall not exceed the maximum allowable density or intensity in any zoning district established by this Chapter and the FAR shall not exceed the greater of the FAR in the district where the property is located or fifty percent (50%) of the highest FAR in any zoning district in the Town. The R-15C district is not applicable for the purpose of maximum density calculations of a PUD, except, however, the density authorized in Use Group x.7 is applicable in the Town Board's discretion. In establishing such density or intensity of use, the Town Board shall consider the availability of central water and sewer infrastructure to serve the PUD and other appropriate factors.

(4) Area and Bulk Requirements: Each application for a PUD shall propose specific area and bulk requirements appropriate for that proposed development, to be reviewed by the Town Board. A key intent of the PUD is to allow flexibility to encourage more creative residential, commercial or mixed use development. The specific area and bulk requirements shall be determined by the Board.

(5) Subdivision Regulations: The Town Board shall, at the time of placing the PUD District, and after recommendation from the Planning Board, establish as part of the Preliminary PUD Plan the road widths and specifications applicable for the PUD District. To the extent that the PUD District and the preliminary PUD plan approval

shall conflict with any other requirement within the zoning code or Subdivision regulations, the PUD District and the preliminary PUD plan approval shall control. Any road widths and specifications shall be consistent with minimum requirements of applicable building and fire codes. The Planning Board shall have the power to waive the requirements of the Town's subdivision regulations, as needed, to assure consistency with the preliminary PUD plan approval by the Town Board.

- (6) Common Property in a PUD District: Common property in a PUD District may consist of a parcel or parcels of land, together with improvements thereon, the ownership, use and enjoyment of which are shared by the individual lot owners and/or occupants of the PUD District. When common property exists, the developer shall enter into an agreement with the Town of Ramapo which the homeowners' association shall be subject to, provided that, in the event that the homeowners' association or any successor organization shall, at any time after approval of the development, fail to maintain the common land or any improvements thereon in reasonable order or condition in accordance with the approved plan, the Town of Ramapo may serve written notice upon such legal entity or successor organization or upon the property owners within the development, setting forth the manner in which the association has failed to maintain the common land or any improvements thereon, which said notice shall include a demand that such deficiencies be corrected within a designated time frame. If the deficiencies are not corrected within the designated time frame, the Town of Ramapo, in order to preserve the taxable values of the property within the development and to prevent the common land and improvements thereon from becoming a public nuisance, may, but shall not be obligated to, enter upon said common land and improve and maintain the same until such time as the Town Board shall determine that the homeowners' association is ready and able to maintain the common land and improvements in proper condition. Said entry and maintenance shall not vest in the public any rights to use the common land or improvements except when the same is voluntarily dedicated to the public by the homeowners' association and the offer of dedication is accepted by the Town Board. The decision of the Town of Ramapo with respect to the action described in this subsection shall constitute a final administrative decision subject to review in accordance with the provisions of Article 78 of the Civil Practice Law and Rules. The cost to the Town of Ramapo of any such maintenance shall be assessed against the properties within the subdivision, and, in the event of the failure or refusal of any such property owner to pay any such charges when due, the unpaid amount thereof shall become a lien against that person's property and together with interest from the due date thereof, shall be included in the annual tax levy of the Town of Ramapo upon such property for each such fiscal year, and the amount so levied shall be collected in the same manner as other Town taxes. For the purpose of *this* subsection, "common property" shall include both the land and any private facilities and/or improvements located thereon, including but not limited to private streets, driveways, infrastructure, parking areas, open space, and recreation areas.

B. Planned Unit Development Process:

- (1) Application: Application for establishment of a PUD District and preliminary PUD plan shall be made in writing to the Town Board and on the applicable forms. Application shall be made by the owner(s) of the land(s) to be included in the district or by a person, by a contract vendee or by persons holding an option to purchase the lands contingent only upon approval of the application to establish a PUD District. In the event an application is made by a person or persons holding an option to purchase the lands, the application shall be accompanied by a statement signed by all owners of such land indicating concurrence with the application and agreeing to be responsible for payment of reasonable fees incurred by the Town in connection with its review of the PUD rezoning request.
 - (a) The Town Board retains absolute discretion to approve or deny a PUD application for any reason and reserves the right to refuse to entertain an application for any reason. If the Town Board determines an application does not warrant consideration, it shall promptly provide the applicant with written notice of that determination and no further action on the application will be taken. The applicant may submit a revised application for consideration.
 - (b) Upon receipt of an application, the Town Board may refer the application to the Town's Community Design Review Committee (CDRC) and/or the Town Planning Board to assist it in assessing the completeness of information submitted. The CDRC and/or Planning Board shall review the application as requested by the Town Board at their respective next scheduled meeting(s) and promptly advise the Town Board of their findings, as requested.
- (2) Application Materials, PUD District and Preliminary PUD Plan: The applicant shall submit the following to the Town Board:
 - (a) Application form and associated fee;
 - (b) State Environmental Quality Review Act ("SEQRA") Full Environmental Assessment Form ("EAF");
 - (c) A narrative description of the project setting forth its purpose, desirability, and impact on the area in which the project is proposed, as well as its projected effect on the Town in general, paying particular attention to schools, traffic, population, utilities, aesthetics, recreation, taxes, and compatibility with neighborhood character.
 - (d) The text of the local law required to enact and place the proposed PUD zoning district over a subject property. This shall include a map and metes and bounds description of the proposed PUD District.
 - (e) A survey of the property, showing existing site features, including regulated

wetlands, mapped floodplains, slopes in excess of 15% grade, contours five feet or less, buildings, structures, streets, utility easements, rights-of-way and land uses within 500 feet.

- (f) Information on the intended construction sequence for buildings, roads, parking areas and landscaping.
- (g) Subdivision plat, where applicable, indicating lots to be divided and related rights-of-way, easements, and other agreements.
- (h) A preliminary PUD plan for development of the district, drawn approximately to scale, though it need not be to the precision of a finished engineering drawing, clearly showing the following:
 - [1] The approximate location and dimensions of proposed principal and accessory residential buildings on the site, their relationship to one another and to other structures in the vicinity, as well as the number of dwelling units by housing type, size, and number of bedrooms.
 - [2] The location, scale, approximate dimensions, floor area, and type of any principal and accessory commercial, office, retail, service, or other non-residential use proposed for the site and its relationship to residential uses and adjoining properties.
 - [3] The approximate location, layout, and dimensions of vehicular traffic circulation features of the site, including proposed roadways, internal driveways, parking and loading areas and proposed access to the site.
 - [4] The approximate location, type, layout, and nature of proposed pedestrian circulation systems on the site.
 - [5] The proposed location, type and layout and approximate size of playgrounds, recreational areas, parks, trails, and open space proposed for the site and the general location of such facilities in respect to the proposed buildings to be erected on the site.
 - [6] The approximate height, bulk and intended use of buildings on the site and an architectural concept plan prepared in sufficient detail to show the mass, form, and general architectural style of proposed buildings on the site and their compatibility with nearby land uses.
 - [7] Proposed concept plan for landscaping, tree preservation and/or for buffering to adjacent properties.
 - [8] The proposed source of water supply and preliminary proposal of how it will be brought to the site, including a preliminary plan for distribution within the development.

- [9] A preliminary plan for the collection and disposal of sanitary, wastes from the site and preliminary plan for distribution within the development.
- [10] A preliminary stormwater management, plan and for the property, showing the proposed stormwater collection and management system concept, including discharge points and provisions intended for stormwater. compliance pursuant to NYSDEC regulations.
- [11] A description of sustainable energy measures that have been considered and included in the preliminary PUD plan.
- [12] A preliminary site grading plan using contour intervals of five feet or less.
- [13] Approximate location of land to be dedicated to the Town.
- [14] Preliminary identification of areas that will be disturbed by project implementation and areas that will remain undisturbed.
- [15] Other information as may be required by the Town Board or Planning Board.
- [16] A vicinity map showing the proposed use in relation to existing zoning and land use within ¼ mile of the site.

(3) PUD District and Preliminary PUD Plan Review:

- (a) Complete Application/Referral: After the Town Board has deemed the application complete, including having addressed SEQRA requirements, the Town Board shall refer the PUD District and Preliminary PUD Plan application to the Town of Ramapo Planning Board for review and recommendation. The Town Board shall also refer the PUD District and Preliminary PUD Plan application to Rockland County Planning Board if required pursuant to New York State General Municipal Law. The Town Board shall also refer the PUD District and preliminary PUD plan application to public agencies with permitting authority or which maintain facilities within 500 feet of the proposed action.
- (b) Planning Board Referral and Recommendation: In its referral review of the application, the Planning Board may suggest to The Town Board such changes in the PUD District and Preliminary PUD Plan it believes necessary or desirable to meet the requirements of the PUD regulations, to avoid conflict with the Comprehensive Plan, to protect the established or permitted uses in surrounding neighborhoods, and/or to promote the orderly growth and sound development of the Town. The Planning Board shall review the PUD District and Preliminary PUD Plan with the applicant and make its written referral recommendations to the Town Board within 45

days of the referral being made by the Town Board. Upon receipt of the Planning Board recommendations by the Town Board, the Town Board will consider these recommendations.

- (c) State Environmental Quality Review Act (“SEQRA”): The Town Board shall seek to serve as lead agency pursuant to 6 NYCRR 617 for review of all PUD applications. The lead agency shall ensure that the application is circulated to all involved agencies pursuant to the SEQRA regulations. A public hearing on the PUD District and preliminary plan may occur before or after a negative declaration has been issued, or a draft environmental impact statement has been accepted by the lead agency as satisfactory with respect to scope, content and adequacy, in accordance with law. Where the PUD has been the subject of Generic Environmental Impact Statement (“GEIS”) associated with an amendment to the Comprehensive Plan, the lead agency shall determine whether the GEIS adequately addresses the potential for significant adverse effects attributed to the proposed PUD based on the EAF Part 2, or whether a supplemental environmental impact statement is needed to address any specific significant adverse impacts not previously considered.
- (d) PUD District and Preliminary PUD Public Hearing. Within 45 days after the Town Board has deemed the application adequate for public review, and prior to acting on a zoning amendment to create a PUD District, the Town Board shall hold a public hearing on such proposed PUD District and preliminary PUD plan. Such public hearing shall be conducted in accordance with the requirements in Zoning Code 376-172 and, if applicable, SEQRA notice requirements for, a public hearing on a DEIS.
- (e) PUD District and Preliminary PUD Plan Determination: Within 90 days after the Town Board has closed the public hearing on the PUD application, the Town Board shall act to approve, approve, with modifications and/or conditions or deny the PUD District zoning amendment and the preliminary PUD plan, and if approved amend the local law or zoning ordinance to establish and map a PUD District.
- (f) Criteria for PUD District and Preliminary PUD Plan Approval: The Town Board shall consider the extent to which, consistent with the intent and objectives of the PUD regulations, the proposed PUD District and Preliminary PUD Plan shall meet the following criteria:
 - [1] That the proposal is consistent with or does not conflict with the objectives of the Town Comprehensive Plan, as amended.
 - [2] That the proposal meets the intent and objectives of a planned unit development as expressed in this section.
 - [3] That the proposal complies with the general requirements listed

above in this section.

- [4] That the uses proposed shall be planned and designed so as to minimize land disturbance and, to the extent practicable, not be detrimental to the natural characteristics of the site or adjacent land uses.
 - [5] That each phase of the development, as it is proposed to be completed, contains a sufficient amount of parking facilities, landscaping, and utilities necessary to create and sustain each phase independently; provided, however, where applicable, that due consideration be given to reciprocal easements and operating agreements that may be required.
 - [6] That the proposal is conceptually sound in that it meets local and regional needs and that the proposed roadways, pedestrian system, land use configuration, open space system, stormwater management system and other site infrastructure, and scale of those elements shall function singly and cumulatively and conform to accepted design principles.
 - [7] That there are adequate services and utilities available or proposed to accommodate each phase of the development.
 - [8] That the existing transportation network, along with any proposed mitigation, will sufficiently handle all traffic generated by the proposal.
- (g) General Design Criteria: Projects seeking PUD District approval shall incorporate the following site and architectural design to the satisfaction of the Town Board. Key elements to consider are: existing attractive architectural character/of the neighborhood/district; continuity of building scale and architectural massing; transition to adjacent developments; treatment of the street-level and upper level architecture detailing; rhythm of windows and doors; relationship of the buildings to public spaces such as streets, plazas, other open space, and public parking. Design shall consider the following:
- [1] Encourage compatibility between residential and commercial uses where existing residential zones abut commercial zones.
 - [2] The variety of active uses should be complemented with facades that are articulated with a variety of depths and materials along the pedestrian ways.
 - [3] Create a network of active spaces and avoid disconnected spaces.
 - [4] Design rooftops for visual interest and screening of mechanical

equipment.

- [5] Achieve compatible building styles and design and avoid incompatible elements.
 - [6] Create streetscapes that include appropriate, unified site furniture to encourage pedestrian activity, avoiding bleak streetscapes that discourage walking.
 - [7] The design treatments for the area should include details and materials that promote interest for users and visitors.
 - [8] Encourage incorporation of LEED design or similar green or sustainability initiatives.
- (h) Preliminary PUD Plan Approval: The Town Board may, if it believes it necessary to fully protect the health, safety, and general welfare of the community, attach to its PUD District and preliminary PUD plan approval additional conditions or requirements the applicant must meet to mitigate potential impacts to the surrounding neighborhood or community to the extent practicable or to provide a public benefit as a result of the project. Such requirements may include but are not limited to:
- [1] Visual and/or acoustical screening and buffers to the extent practicable;
 - [2] Land use mix;
 - [3] Schedule of construction and occupancy;
 - [4] Pedestrian and vehicular circulation system;
 - [5] Parking and snow removal;
 - [6] Sites for public services;
 - [7] Protection of natural and/or historical features;
 - [8] Pedestrian access;
 - [9] Parks, recreation and/or open space;
 - [10] Lighting;
 - [11] Area and bulk requirements; and
 - [12] Such other requirements for development of the PUD District that the Town Board deems appropriate.

- (i) Preliminary PUD Plan Approval Phasing: The Town Board may approve the preliminary PUD plan by identifying phases of construction, and the applicant may then seek final PUD plan approval from the Planning Board for each phase individually. Prior to receiving the Planning Board chairman's signature on the final PUD plan/site development plan as noted below, the applicant must ensure that all infrastructure necessary to allow that phase to operate properly will be provided or bonded.
- (4) Final PUD Plan Review/Site Development Plan Review: Following approval of the PUD District and preliminary PUD plan approval by the Town Board, the applicant shall submit to the Planning Board (the "authorized board or body") a final PUD plan/site development plan for its review and approval. Unless stated to the contrary below, this section shall replace any requirement for a PUD development to obtain separate site plan approval pursuant to Article IX of this Chapter.
 - (a) The final PUD plan/site development plan application requirements shall include those application documents required by Article IX of this Chapter and by the site development plan regulations adopted by the Planning Board.
 - (b) Public Hearing: The final PUD plan/site development plan application shall be subject to a public hearing before the Planning Board. Where a subdivision of lots is proposed as part of a final PUD plan/site development plan, the Planning Board shall also consider the preliminary subdivision plat in conjunction with the public hearing on the final PUD plan/site development plan. Such public hearing shall be conducted in accordance with the requirements in New York Town Law §276, subdivision 5(e)(ii).
 - (c) The Planning Board shall refer the final PUD plan/site development plan application to the Rockland County Planning Department if required pursuant to New York General Municipal Law §239-m.
 - (d) The Planning Board shall consider the following in reviewing the final PUD plan/site development plan application:
 - [1] The final PUD plan/site development plan must generally conform to the requirements of the PUD District and preliminary PUD plan approval.
 - [2] All conditions imposed by the Town Board in granting the PUD District and preliminary PUD plan approval, shall be satisfied, and incorporated into the final PUD plan/site development plan.
 - [3] The Planning Board shall ensure that the mitigation measures identified in the applicable environmental review pursuant to this section have been incorporated into the final PUD plan/site

development plan.

- [4] The final PUD plan/site development plan must satisfy the objectives in Zoning Code §376-91.

- (5) Subdivision approval: If the proposed final PUD plan/site development plan involves a land division or the subdivision of land, subdivision approval by the Planning Board, as noted below, shall be required. The Planning Board shall conduct its review of an application for subdivision approval coincident with its review of an application for final PUD plan/site development plan. A subdivision proposed within the context of a PUD shall follow the below process. To the extent that these PUD regulations conflict with the Town's subdivision regulations, the PUD regulations and this section shall control.
 - (a) The applicant shall provide a preliminary subdivision plat application to the Planning Board, the contents of which shall confirm to the requirements of the subdivision regulations. The preliminary subdivision need only reflect that land division required for the phases seeking final PUD plan/site development plan approval.
 - (b) Simultaneously with section (B)(4)(c) above, the Planning Board shall refer the subdivision application to the Rockland County Department of Planning if required pursuant to state General Municipal Law 239-n and to any other agency to which a referral is required.
 - (c) Simultaneously with section (B)(4)(b) above, the Planning Board shall hold a public hearing on the preliminary subdivision plan and the final PUD plan/site development plan. Such public hearing shall be conducted in accordance with the requirements in state Town Law §276(5)(e)(ii).
 - (d) The Planning Board to consider the following when reviewing a preliminary subdivision approval:
 - [1] The preliminary subdivision plat must be consistent with the requirements of the PUD District and preliminary PUD plan approval.
 - [2] All conditions imposed by the Town Board in granting the PUD District and Preliminary PUD Plan Approval shall be satisfied and incorporated into the preliminary subdivision plat.
 - [3] The Planning Board shall ensure that the mitigation measures identified in the applicable environmental review pursuant to this section have been incorporated into the preliminary subdivision plat.

If appropriate, the Planning Board shall issue preliminary subdivision approval,

with conditions if necessary. Once all preliminary subdivision approval conditions have been satisfied, the applicant shall submit a final subdivision plat for approval by the Planning Board in accordance with the final plat provisions of subdivision regulations. If the final subdivision plat submitted is substantially consistent with the approved preliminary subdivision plat, the second public hearing may be waived. Once approved, the final subdivision plat shall be filed in the Office of the Rockland County Clerk in compliance with subdivision regulations and New York Town Law.

The applicant shall submit a final subdivision plat for approval within 180 days of an approved preliminary subdivision plat approval unless an extension is granted by the Planning Board.

- (e) **Performance Surety:** The Planning Board may require the applicant to furnish security in connection with the construction involved in the preparation of the building project site and/or in connection with construction of public roadways or improvements. The amount of such security, and the amount of any liability insurance to be furnished, shall be determined by the Planning Board and acceptable in form to the Town Board and Town Attorney. In addition, as applicable, the Planning Board may also require title insurance and offers of dedication, presentation of map in final form conforming to all conditions of approval, payment of all review fees, posting of inspection fees, and payment of recreation fees.
- (f) **Final PUD Plan Approval/Site Development Plan Approval:** The Planning Board's determination on the final PUD plan/site development plan and subdivision (if necessary) shall be filed in the office of the Clerk within five business days after such decision is rendered, and a copy thereof mailed to the applicant. Once all conditions of the final PUD plan approval have been satisfied, the Planning Board Chair may sign the final PUD plan/site development plan.
- (g) **Final PUD Plan Approval and Site Development Plan expiration:** The final PUD/site development plan approval shall expire two years from the date of the approval resolution unless a building permit has been issued. The applicant may seek a one-year extension from the Planning Board. More than one extension request may be considered.
- (h) **Reversion:** In the event that a building permit has not been issued for any building construction within a designated PUD within a period of five years and a day following the grant of final site plan approval or any extension of site plan approval, the PUD zoning designation shall be rendered null and void. In such event, the lands within the PUD District shall revert to the original zoning districts that existed prior to the PUD District designation, and this reversion shall be noted on the Official Zoning Map of the Town.

(6) Request for PUD Changes.

- (a) Planning Board authority. If in the final PUD plan it becomes apparent that certain elements of the Final PUD Plan do not conform to the PUD District/preliminary PUD plan approval, as it has been approved by the Town Board, or where it is shown that certain element(s) of the PUD District/preliminary PUD plan approval are unfeasible and in need of modification, the applicant shall present the proposed changes to the Planning Board. The Planning Board shall then determine whether or not the proposed modifications to the PUD District/preliminary PUD plan approval are a substantial departure from the zoning amendment that established the PUD District, or whether the modifications are still in keeping with the intent of the zoning amendment that established the PUD District.

[1] If the Planning Board finds that the proposed modifications are not in substantial conformance with the PUD District/ preliminary PUD plan, the Planning Board shall inform the Applicant what modifications are necessary to achieve substantial conformance with the PUD District/preliminary PUD plan. The applicant may then, if it wishes, either modify the PUD plan that has been submitted in conformance with the approved PUD District/preliminary PUD plan approval or apply to the Town Board for an amendment to the PUD District.

[2] If the Planning Board finds that the proposed modifications are in substantial conformance with the PUD District/preliminary PUD plan approval, the Planning Board may approve said modifications as part of its Final PUD plan approval, provided that the Board makes written findings identifying the approved modifications and the justification for each. In considering the proposed modifications, the Planning Board shall consider whether additional SEQRA assessment is warranted and, if needed, undertake such review prior to acting on the requested modifications.

- (b) Town Board application. Nothing contained in the preceding subsections shall prevent an owner/applicant from making application directly to the Town Board for an amendment to the PUD District. Said applications should be reserved for significant changes in concept and design of the PUD District/ preliminary PUD plan approval. Applications to the Town Board for amendment of an approved District plan shall be processed in the manner of the original application that established the PUD District/preliminary PUD plan approval.

Section 5. Severability.

If any clause, sentence, paragraph, subdivision or part of this local law or the application thereof to any individual, firm or corporation or circumstance, shall be held by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision or part of this local law or in its application to the individual, firm or corporation or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Supereession.

To the extent that any provisions of the state Town Law, including Article 16 thereof, or provisions of Chapter 376 of the Town Code are inconsistent with this local law, such provisions are hereby superseded.

Section 7. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.



Town Board

237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10140

SCHEDULED

Findings and Order of the Town Board Approving Annexation from the Town of Ramapo to the Village of New Square with Respect to parcel located at 42 Hoover Lane, designated on the Town of Ramapo Tax Map Nos. 42.20-2-2

WHEREAS, the Town of Ramapo is the owner of certain vacant land known as 42 Hoover Lane, designated on the Town of Ramapo tax map as 42.20-2-2 (the "Property") as more fully described in Exhibit A hereto; and

WHEREAS, the Town has not identified a need for the Property; and

WHEREAS, the Village of New Square has expressed a desire to locate a Village Park on the Property; and

WHEREAS, by Resolution 2024-231, adopted on May 20, 2024, the Town Board authorized the transfer of the property to the Village of New Square pursuant to General Municipal Law §72-h; and

WHEREAS, the Town Board further determined that: a) the transfer of the Property is an Unlisted Action, in that it does not meet the threshold of 100 acres set forth in 6 NYCRR sec. 617.4(b)(4) and will have no significant adverse impact on the environment thus requiring no further review pursuant to the N.Y. State Environmental Review Act ("SEQRA"); and b) the Property is to designated as parkland by the Village of New Square; and

WHEREAS, the Town Board further indicated that said transfer shall be subject to permissive referendum; and

WHEREAS, notice of the permissive referendum was duly noticed and published, and thirty (30) days elapsed during which no individual filed a petition to place the matter on the ballot for a referendum; and

WHEREAS, on or about June 27, 2024, the Town transferred the Property to the Village of New Square and the appropriate deed and transfer documents were filed in the Office of the Rockland County Clerk; and

WHEREAS, the Village of New Square wishes to annex the Property which is vacant land, to the Village; and

WHEREAS, the Village of New Square, at a meeting duly noticed and held on March 24, 2025 voted unanimously to annex the Property and issued an order, Pursuant to N.Y. General Municipal Law §706 (the "Order"); and

WHEREAS, the Village of New Square, prepared a supporting Short Environmental Assessment Form (SEAF) and determined that the action was an Unlisted Action under SEQRA, and that the transfer of the Property as vacant land will not negatively impact the environment;

WHEREAS, no persons reside in the area proposed to be annexed, therefore no public hearing is required by either the Town of Ramapo or the Village of New Square (See N.Y. General Municipal Law §706); and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ramapo finds as follows:

1. That the proposed annexation of certain territory in the Town of Ramapo to the

Village of New Square as described in the Order is in the over-all public interest and will provide for more efficient delivering of municipal services of the subject property for the following reasons: (i) the area being transferred to the Village of New Square is currently vacant; (ii) annexation will have no fiscal impacts to the Town or Village, since the Property, as municipally owned, are exempt from taxation (both before and after the Annexation); and

BE IT FURTHER RESOLVED, these Findings are based on the provisions of General Municipal Law §706; and

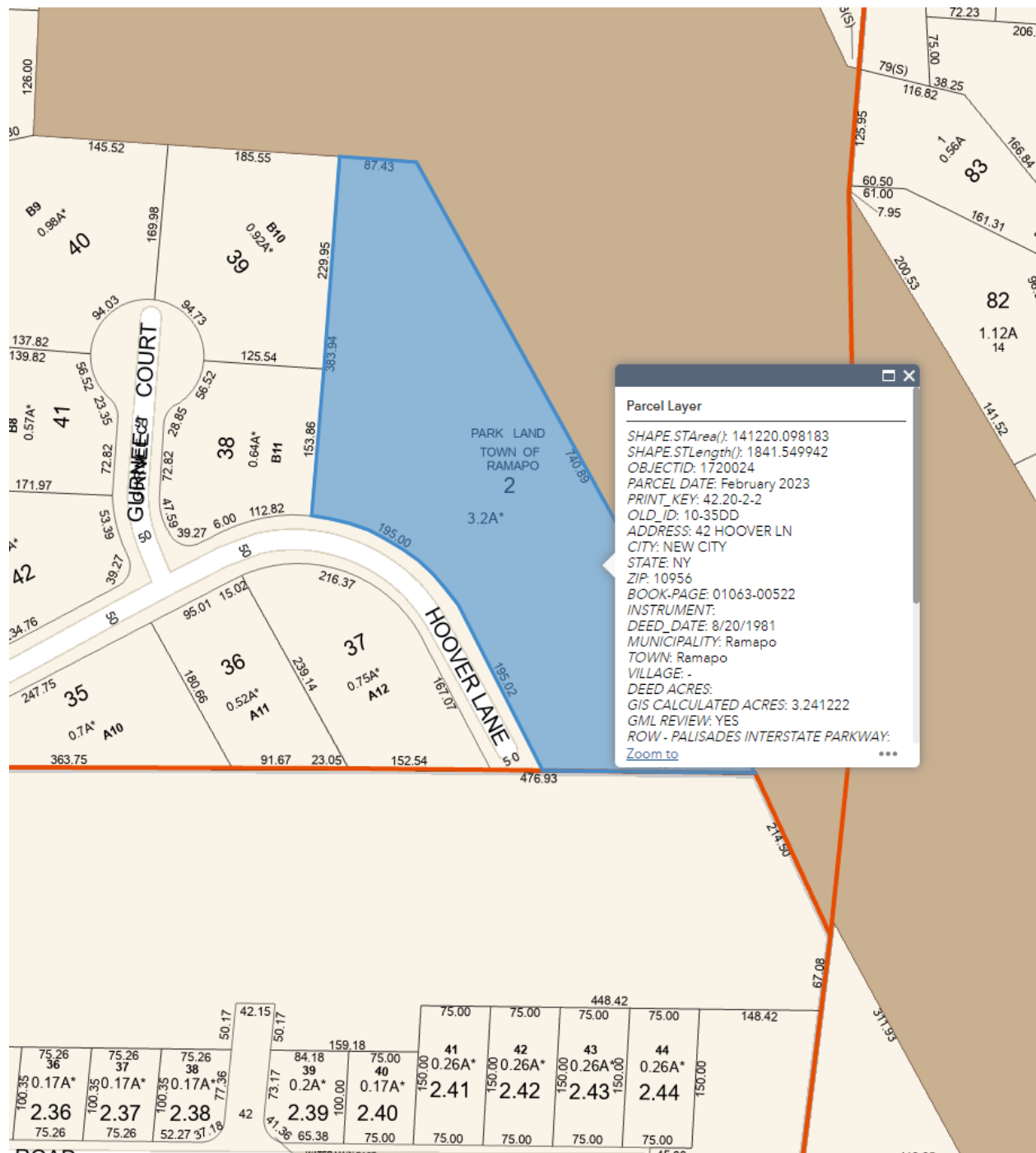
BE IT FURTHER RESOLVED, that a copy of this resolution containing the Findings of Fact and determination of the Town Board of the Town of Ramapo be forwarded by the Ramapo Town Clerk and to the Village Clerk of the Village of New Square, and

BE IT FURTHER RESOLVED, that the determination be made part of the record of this proceeding on file in the office of the Town Clerk of the Town of Ramapo upon its adoption, and be it

NOW, THEREFORE, it is **ORDERED**, that the consent and approval of the Town Board of the Town of Ramapo is hereby given to the annexation of the uninhabited territory now situated in the Town of Ramapo and owned the Village of New Square, as described on Schedule A (survey map and metes and bounds description) attached hereto.

ATTACHMENTS:

- #4.C.a: Map (DOCX)



#4.C.a: Map (10140 : Findings and Order of the Town Board Approving Annexation from the Town of Ramapo to the Village of)



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 04/23/25 07:00 PM
DOC ID: 10270

4.D

Approval of Agreement: Rockland Conservation and Service Corps Workers - 2025

WHEREAS, the Town is eligible to be assigned workers from Rockland County Conservation and Service Corps for the summer, and

WHEREAS, Michael Sadowski, Director of Public Works, has requested the assignment of two (2) workers for his Department, and

WHEREAS, the cost of said Conservation and Service Corps workers will be \$2,500.00 per worker,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to utilize two (2) **ROCKLAND COUNTY CONSERVATION AND SERVICE CORPS WORKERS** for the Department of Public Works at a cost of \$2,500 per worker for a total cost of \$5,000, and

BE IT FURTHER RESOLVED that Supervisor Michael B. Specht is hereby authorized to execute an agreement with the County of Rockland with respect to the use of two Conservation and Service Corps workers in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5110DB.3452



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 04/23/25 07:00 PM
DOC ID: 10266

4.E

Approval of Agreement with Town of Tuxedo: Police Firing Range 2025

WHEREAS, the Town has previously entered into agreements with various municipalities for use of the Police Firing Range at the former Town landfill, and

WHEREAS, the Town of Tuxedo Police Department has requested use of the Police Firing Range for the year 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an agreement, effective January 1, 2025, for use of the **POLICE FIRING RANGE** for the year 2025 with the **TOWN OF TUXEDO**, and

BE IT FURTHER RESOLVED that said agreement is subject to the following terms:

1. Compliance with Police Department General Order Number 105;
2. Name the Town as an additional insured;
3. Hold the Town harmless with respect to the use of the Police Firing Range, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the Town of Tuxedo in a form approved by the Town Attorney's Office.



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 04/23/25 07:00 PM
DOC ID: 10258

4.F

Approval of Agreement: Use of Weldler Park - Camp Yachad

WHEREAS, Congregation Yachad, Inc., 295 Grandview Avenue, Suffern, New York, has requested use of a portion of Manny Weldler Park for a camp (Camp Yachad), and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, has recommended that the camp be permitted to use a portion of Manny Weldler Park subject to the following terms:

1) Term: June 20, 2025 - August 22, 2025, Monday- Friday, 8:00 A.M. - 5:00 P.M.

2) Facilities:

Access to:

- a) Fields 1, 2 and 3,
- b) Tents/trailers to be supplied and paid for by Camp

No Access to:

- a) Public Playground
- b) Tennis courts (separate permit will be issued if court use is desired)

3) Fee: \$

4) Utilities: all electric installed by licensed electrician, and payable by Camp

5) Garbage: facilities cleaned on a daily basis,

6) Insurance: naming Town as additional insured, with “insurance primary to the Town of Ramapo”

7) Supply Town with permit to operate from Rockland County Health Department, and copy of the Camp's staff training manual, prior to opening day

8) Additional Dumpster - to be organized by Camp Yachad with IWS and paid by Camp Yachad directly to IWS. The Town shall not be responsible or involved in the acquisition of an additional dumpster.

9) Security Deposit: \$1,000.00 - to be deposited and returned if all rules were followed and camp is cleaned and vacated 1 week after closing day

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby grants a license agreement to **CAMP YACHAD, INC.** for use of Manny Weldler Park subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a license agreement with Camp Yachad, Inc. in a form approved by the Town Attorney's Office.

ATTACHMENTS:

- #4.F.a: Proposal (PDF)



Memorandum

To: Supervisor Specht & Ramapo Town Board
CC: Mona Montal
From: Michelle Antosca
Date: April 10, 2025
Re: Camp Yachad, Inc

I am attaching the letter sent by Camp Yachad requesting permission to continue to rent Weldler Park to operate their summer camp.

They have would like to operate from Monday, June 20th-Friday, August 22nd from 8am-5pm on fields 1, 2 and 3. As in past years the following applies:

- They are responsible for cleaning up the grounds each day and place all garbage in the dumpster.
- They Provide the Town with Insurance and camp operations manual.
- They are not to have any vehicles heavier than a golf cart on the grounds, and they must stay on paved paths after rain. Any ruts created in grass areas must be filled/fixed immediately.
- They are required to have a permit to operate from the Rockland County Department of Health prior to the opening of the camp.
- No access to park restrooms, tennis courts, pickleball courts, playground or handball courts without separate permit.
- Provide own restrooms.
- Get permit from Town to place tents on property.
- Pay fee set by Town of Ramapo.
- Having private dumpsters set in place and pay for rental and garbage pick-up, they should not be using Town park dumpster.

Please review and let me know if you have any further questions.

Thank you for your assistance, please contact me with any questions at 845-357-6100.

#4.F.a: Proposal (10258 : Approval of Agreement: Use of Weldler Park - Camp Yachad)

PARKS & RECREATION

RE: Lease Request for Manny Weldler Park – Summer 2025

Dear Supervisor Michael Specht,

I hope you're doing well.

On behalf of **Camp Yachad**, I am writing to formally request the use of Manny Weldler Park for this coming summer — from **Monday, June 30 through Friday, August 22, 2025**. We are sincerely grateful to the Town of Ramapo for generously allowing us to lease the park for **over two decades**. This summer will mark our **22st consecutive season** at Manny Weldler Park, and we do not take that privilege lightly. The space has allowed us to create a safe, joyful, and structured summer environment for hundreds of children each year.

We understand that the park's availability is never guaranteed, and we've always appreciated the transparency and fairness with which you've guided this process. At the same time, our long-standing and positive history naturally leads us to hope that, barring new construction, our summer program might be able to continue there in the future as well.

*For over twenty summers now,
We've shown up not expecting "how."
Each year unsure what you would say,
Yet somehow, we were blessed to stay.*

*You've given space and peace of mind
To help our children grow and shine.
While no one ever makes a vow,
We've built with trust — just not sure how.*

*We thank you, Mike, for all you do,
And Mona too — who always knew
That kids come first in every way,
No matter how diverse their day.*

*And Michelle, with strength and grace so clear,
You run the parks year after year.
Juggling camps, complaints, and needs —
With smarts and heart, you plant the seeds.*

*So now we ask, with full respect:
While formal steps we won't neglect,
May we assume — without firm claim —
That next year might be much the same?*

In other words: While we understand that each summer's lease is evaluated anew, we respectfully ask if we may continue planning with the **tentative assumption** that we will be able to return in future summers — unless and until the Town begins development on the proposed family park, in which case we will, of course, step aside with appreciation and full understanding.

Formal Lease Request – Camp Yachad Summer 2025 & Tentative Future Use

We respectfully request to lease **Manny Weldler Park** for the operation of **Camp Yachad** from **Monday, June 30 through Friday, August 22, 2025**.

In addition, we respectfully ask whether we may continue to operate under the **working assumption** that we will be able to lease the park in future summers as we have for the past 21 years — fully understanding that no guarantees can be made, and that when the Town moves forward with construction of the proposed family park, we will gladly and respectfully relocate.

Submitted by:

Avi Wachslar

8 Bedford Ct

Spring Valley, NY 10977

Phone: (845) 222-2834



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

5.A

Meeting: 04/23/25 07:00 PM
DOC ID: 10267

Establish Chief Fire Safety Inspector Position

WHEREAS, the classification of a full-time Chief Fire Safety Inspector position in the Building, Planning & Zoning Department within the Town of Ramapo has been recommended by Town Supervisor, Michael Specht, and,

WHEREAS, the Rockland County Personnel Office has classified the position of Chief Fire Safety Inspector,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of a full-time position of **CHIEF FIRE SAFETY INSPECTOR** in the Building, Planning & Zoning Department effective April 24, 2025.



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 04/23/25 07:00 PM
DOC ID: 10268

6.A

Approval of Project Funding: Pathway Project at Pinebrook Park

WHEREAS, area residents have requested a paved pathway through the Town owned Pine Brook Park located within Chestnut Ridge to safely connect Haller Crescent and Sandra Court, and

WHEREAS, the pathway will require a pedestrian bridge to safely travel over the brook which extends through the entire Town owned parcel, and

WHEREAS, the scoping and project evaluation work has been approved by the Town Board in the amount of \$123,630, as follows:

- **Resolution No. 2024-295: Weinberg Lim Engineering - Engineering services including outside consultants \$91,650**
- **Resolution No. 2025-123: Clearpoint Survey DPC - Overall project survey \$31,980**

,and

WHEREAS, the entire project cost is budgeted not to exceed \$625,000, and

WHEREAS, John Lynch, Director of Finance, requests Board approval for funding the balance of the project costs of \$501,370, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with said request for funding

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Finance Department is hereby authorized to allocate Neighborhood Park & Recreation money in the amount of \$501,370 to fund the balance of said project, for a total project funding of \$625,000.

ATTACHMENTS:

- **#6.A.a:** Pinebrook Park Path and Bridge Project Cost Summary with back up info April 23 2025 board meeting (PDF)
- **#6.A.b:** April 23 2025 Board meeting memo re Pinebrook Path and Bridge project (PDF)

Pinebrook Park - Path and Bridge Project				
Vendor	Attachment	Task	Cost	
Weinberg Lim Engineering	A	Overall Project Design	45,000	
		Construction Administration	10,000	
		Total	55,000	
Stonecrest Engineering	B	Structural Engineering	23,500	
		Pile Cap Design (if needed)	6,000	
		Total	29,500	
JZN Engineering	C	Geotechnical Engineering	9,500	
Clearpoint Services LLC	D	Overall Project Survey	31,980	
		Pathway Stake out	2,900	
		Bridge Stake out	30,000	
		Total	64,880	
Bridge Brothers	E	Bridge manufacturing	54,045	
		Bridge erection	51,755	
			105,800	
TOR Highway Dept	F G H	Cost of asphalt for path	23,000	
		Cost of concrete for abutments	160,000	
		Project labor	135,350	
		Supplies	10,000	
		Total	328,350	
		Sub-total	593,030	
		5% contingency	29,652	
		Grand Total	622,682	
		"Not to Exceed"	625,000	
PBJL April 7 2025				

WeinbergLim Engineering

(845) 570-0401

avi@weinberglim.com

June 5, 2024

Ms. Mona Montal

Chief of Staff, Director of Purchasing and Operations, Budget Coordinator

Town of Ramapo

237 Route 59

Suffern, New York 10901

Re: **PROPOSAL – Capitol Park Improvements, Town of Ramapo, NY (Tax Lots 67.07-1-12, 53 & 62.19-2-55)**

Dear Ms. Montal,

WeinbergLim Engineering is pleased to submit this proposal to provide engineering services for the proposed Capitol Park Trail improvements which include a pedestrian bridge spanning Pine Brook.

Project Background

The project site straddles the three above-mentioned tax lots which have a combined lot area of approximately 12 acres. All Lots are owned by the Town of Ramapo and are currently wooded and vacant.

Pine Brook runs through the park and is a NYSDEC Class C stream. It also has an AE designation by FEMA as shown on the Effective DFIRM. The stream corridor also has wetlands which appear to have previously been delineated. At the site, the stream is outside of the Rockland County Drainage Agency jurisdiction but is regulated by both USACoE and NYSDEC due to its wetlands and the waterbody.

The Town wishes to improve the park by constructing pathways linking Sandra Court to Haller Crescent by means of pedestrian trails and a bridge.

After visiting the site, we envision utilizing a prefabricated metal pedestrian bridge placed over concrete abutments for pathway stream crossing. The bridge will span the Floodway and be elevated to at least 2' above the Base Flood Elevation to allow all time access.

Our goal is to design a bridge that is cost effective, requires minimal maintenance, and avoids the need to involve the above-mentioned jurisdictional agencies. We will attempt to work within the regulated limits of what is allowed without requiring approval from these agencies.

We assume that the Town Board will take the role of a Lead Agency under SEQR for project review and approval. We will provide supporting documents, including engineering plans and reports to facilitate the process.

A 4/5

#6.A.a: Pinebrook Park Path and Bridge Project Cost Summary with back up info April 23 2025 board meeting (10268 : Approval of Project

WeinbergLim Engineering

(845) 570-0401

avi@weinberglim.com

We will work with the Town of Ramapo DPW to define needs, and review designs prior to providing the design documents for the initiation of SEQR process.

WLE will include the following firms in achieving the goals of this project. We will coordinate with these firms to achieve the project goals:

- Structural Engineering – Stonecrest Engineering, LLC
- Geotechnical Engineering – JZN Engineering, P.E.
- Property Boundary Survey – ClearPoint Services, LLC

We will work with the Town of Ramapo to produce a design that is cost effective. We will attempt to keep grading/land disturbance to a minimum by working with the existing site's topographic features and limit tree removal. The topographic planimetric, and utility survey will be required only for approximately 1 acre in area nearest to the proposed bridge. The pathway layout will be designed by utilizing available public topographic information and field verification of trees.

All of the pathways and the bridge will be designed to be ADA compliant.

Scope of Services

The following is a list of services included in this proposal:

- Coordinate with Town of Ramapo to confirm location of bridge based on available public data
- Provide surveyor with location of proposed bridge to prepare topographic survey
- Coordinate with structural engineer on bridge design
- Prepare design and construction documents
- Coordinate with Town of Ramapo on the design of the ADA accessible pathway

Fees

WeinbergLim Engineering proposes to perform our services for a fee of **\$45,000**. Any extra work not listed in the above scope of services will be billed in accordance with the attached 2024 billing rate sheet.

Outside Consultant Fees

The following is a breakdown of costs of the above-mentioned outside services:

- **Structural Engineering - \$23,500**
- **Geotechnical Engineering - \$7,550**
- **Survey - \$15,600, broken down as follows:**
 - Boundary Survey - \$9,800
 - Wetlands flagging - \$3,600

A 2/3

WeinbergLim Engineering

(845) 570-0401

avi@weinberglim.com

- One acre of Topographic Survey to be determined once the location of the bridge is finalized - \$2,200

Please note that the price for the Boundary Survey is for the three tax lots associated with this project. The current approximate location of the bridge straddles all three tax lots. Should the Town agree to a preliminary design that does not include Tax Lot 67.07-1-12, the cost of the survey may be reduced.

The total fee for all consultants, including WeinbergLim Engineering, is \$91,650.

Should you find this proposal satisfactory, please so indicate in the space provided below and return one copy of this agreement to us with a retainer of Ten Thousand Dollars (\$10,000). We will proceed upon receipt of this signed agreement and retainer.

Very truly yours,

Avi Weinberg

 Digitally signed by Abraham Mark Weinberg
DN: cn=US,
Abraham Mark Weinberg, email=av@weinberglim.com,
o=WLJA Engineering,
cn=Abraham Mark Weinberg
Date: 2024.06.05 10:51:29-04'00'

Avi Weinberg, EIT
Partner

AGREED: _____ DATE: _____

A 3/3



5/28/2024

ATTN: Ms. Mona Montal
 Chief of Staff, Director of Purchasing and Operations, Budget Coordinator
 Town of Ramapo
 237 Route 59
 Suffern, New York 10901

RE: Sandra Court Pedestrian Bridge
 Tax Lots 62.19-2-55, 67.07-1-12, 67.07-1-53
 Stonecrest Project No. 24-0240

Dear Ms. Montal:

Stonecrest Engineering LLC (Stonecrest) is pleased to present this Agreement for the provision of structural engineering services for the design of foundations, abutments and wingwalls for a new pre-engineered pedestrian bridge at the above referenced location. This proposal will remain open for acceptance within 30 days from the date above.

PROJECT SCOPE

The project consists of providing structural engineering design, and construction documents associated with the foundation design, abutments and wingwalls for an approximately 50 ft span pedestrian bridge. The bridge will be required to support light maintenance vehicles as well.

It is anticipated that conventional shallow foundations will be used. The bridge will be designed by others and foundation reactions shall be provided for our use.

Stonecrest will provide the following:

- a. Structural design for the Pre-Engineered bridge foundations, abutments, and wingwalls
- b. Specifications
- c. Construction Documents
- d. Shop Drawing Review

ENGINEERING COMPENSATION

Compensation for basic services shall be based on the following lump sum fees:

Phase	Fee
Construction Documents	\$18,800
Construction Administration	\$4,700
Total	\$23,500

Reimbursable Expenses, as described in the Terms and Conditions, have been included in the above noted fees.

ADDITIONAL PROVISIONS

- The Engineer will receive complete site information from the Client including a geotechnical report, locations of existing and new utilities, and locations of proposed structures. The geotechnical report shall include recommendations for allowable bearing capacity.
- The Client shall furnish the Engineer with any available electronic CAD backgrounds for use in developing the structural plans.

B 1/2

Sandra Court Pedestrian Bridge
Stonecrest Project No. 24-0240

5/28/2024
Page 2

- The Engineer shall not, during site visits or as a result of observations of Contractor(s) work in progress, supervise, direct or have control over Contractor(s) work, nor shall the Engineer have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to Contractor(s) furnishing and performing their work.
- The following are excluded from the scope of this proposal and are to be provided by others if required:
 - Design of dewatering system
 - Cofferdam design
 - Temporary sheeting and shoring design
 - Vibration monitoring program
 - Scour analysis
- This Agreement does not include services for Project Peer Review or for Special Inspections.

ENTIRE AGREEMENT

This Agreement and Exhibit A hereto, constitute the entire Agreement between the parties. Please review these documents and kindly sign and return a copy to Stonecrest Engineering LLC. Retain a copy for your records.

Stonecrest looks forward to working with you on this project.

Sincerely,

Agreed To and Accepted By:

Meyer Raab
(Signature of Structural Engineer)

May 28, 2024
(Date)

Meyer Raab, Principal
(Printed Name, Title)

Stonecrest Engineering LLC

(Signature of Client)

(Date)

(Printed Name/ Title)

stonecrest
ENGINEERING



INVOICE

Please Remit Payment to:
JZN Engineering, PC.
959 S. Springfield Avenue, Suite 100
Springfield, NJ 07081

accounting@jznengineering.com
(O) 973-218-6561

Town of Ramapo
237 Route 59
Suffern, New York 10901

Attention: Ms. Mona Montal
Chief of Staff- Director of Pu

Project: Sandra Ct Pedestrian Bridge Over Haller C
Ramapo, New York

Invoice Date: 2/28/2025
Due Date: 3/30/2025
Invoice No.: 11847
JZN Project No.: 23954-000

Client Project No.:
P.O. / Contract No.
AP Vendor No.:

.Invoice represents costs associated with geotechnical investigation

<u>SCOPE OF SERVICES</u>	<u>QTY.</u>	<u>RATE</u>	<u>UNIT</u>	<u>AMOUNT</u>
Task I- Geotechnical Investigation:	1	7,550.00	l.s.	7,550.00
Additional Costs Due to Access to Bridge area- Access required use of two drilling equipment (a track rig and portable drilling equipment which was moved by hand across the creek)	1	1,900.00	l.s.	1,900.00
Reimbursable Expenses				
Tolls	1	10.00	tolls	10.00
Mileage	90	0.77	mi	69.30

PLEASE NOTE OUR MAILING
ADDRESS CHANGE

Invoice Subtotal: \$9,529.30
Retainer/Payment Applied: \$0.00
Invoice Balance Due: \$9,529.30
Project Outstanding Balance To Date: \$9,529.30



Invoice

Bill To:

TOWN OF RAMAPO
237 ROUTE 59
SUFFERN, NY 10901
ATTN: MS MONA MONTAL

Date	Invoice #
12/4/2024	24-36089

ClearPoint Project No.	24-36089
Sandra Court Section: 62.19/67.07 Block 2/1 Lot 55/53 Chestnut Ridge Rockland County NY	

	Reference Number		Terms	Due on receipt
Description	Hours/Units		Rate	Amount
Preparation of Boundary Survey	1		9,800.00	9,800.00
Limited Topographic Survey (\$2,200 per Acre @ 5 acres)	5		2,200.00	11,000.00
Wetland Flag Locations (up to 75 flags)	1		3,600.00	3,600.00
Additional Wetland Flag Location (\$30.00 each additional flags)	86		30.00	2,580.00
Stream Cross Section	1		5,000.00	5,000.00
			Payments	\$0.00
			Total	\$31,980.00
			Balance Due	\$31,980.00

#6.A.a: Pinebrook Park Path and Bridge Project Cost Summary with back up info April 23 2025 board meeting (10268 : Approval of Project

Packet Pg. 59

Please mail payment to:
640 Herman Road, Suite 1
Jackson, NJ 08527

**CLEARPOINT
SERVICES^{LLC}**
Professional Land Surveyors

Invoice

Bill To:

TOWN OF RAMAPO
237 ROUTE 59
SUFFERN, NY 10901
ATTN: MS MONA MONTAL

Date
Invoice #

2/5/2025

24-36089-01

ClearPoint Project No.

24-36089

Sandra Court
Section: 62.19/67.07 Block 2/1 Lot 55/53
Chestnut Ridge Rockland County NY

Reference Number
Terms
Due on receipt
Description
Hours/Units
Rate
Amount

Mobilization	1	1,500.00	1,500.00
Stakeout per markup Daily Rate per proposal half day - \$1400 1-29-25 staked 38 points for the path. we staked both sides.	1	1,400.00	1,400.00

Payments

\$0.00

Total

\$2,900.00

Balance Due

\$2,900.00

#6.A.a: Pinebrook Park Path and Bridge Project Cost Summary with back up info April 23 2025 board meeting (10268 : Approval of Project



e: sales@bridgebrothers.com
t: 866.258.3401
www.bridgebrothers.com

Date: January 9, 2025

Project: Sandra Court

Scope: Bridge Design, Bridge Manufacturing, Site Construction

Contact: Aaron Gentilucci

Our Estimate below defines our full scope of work for the bridges on the above-referenced project. The price on this proposal is only valid for thirty (30) days.

Bridge Brother's scope will include all structural engineering, manufacturing, installation, and site construction for your project. Any associated designs will be in adherence to the engineering standards set forth in the proposal. Any additional work outside of the proposed scope below will be priced in the form of a Change Order.

Structural & Civil Engineering: **Included**

- PE Stamped Design & Calculation Package
- PE Stamped Abutment & Anchor Design - **EXCLUDED**

Bridge Manufacturing (Excluding Sales Tax): **\$54,045**

- Qty (1) 6' x 60' Pedestrian Bridge \$54,045
- Bridge Design and Member Size is Based on Bridge Brothers Stamped Design
- Finish (Weathering)
 - 6' Wide Painted Add \$15,597
- Truss Configuration (Pratt Truss Configuration)
- 2x Southern Yellow Pine Decking
 - 5/4" Wear Deck add \$6,100
- Vehicle Loading Cart 1200#
- Railing (Horizontal railing 42")
- Bridge delivered in 1 pc
- Sales Tax is EXCLUDED
- Freight to Project Site (FOB)
 - The bridge will be shipped in piece with a current estimated value of freight of (\$6,000) - **Included in bridge cost** (Above Shipping configuration is an estimate and or subject to change based on the final approved bridge)

TURNKEY PREFABRICATED BRIDGES



e: sales@bridgebrothers.com
t: 866.258.3401
www.bridgebrothers.com

- Estimated total bridge weight is 51,000#)

Erection (Excluding Sales Tax):

\$51,755

- Set above bridge on customer supplied foundations
- Site must have clear accessible graded access for crane to travel to abutment locations
- Site must be cut to grade and pre-excavated, ready for either precast or poured in place abutments. Site must have sufficient site access for construction/installation equipment to both sides of the bridge.
- Site is to have clear crane access within a 10' radius of abutments backwall - if radius is more than 10' a Change Order may be issued for the difference in crane value.
- Unload and splice/fit-up bridge sections.
- Utilities and overhead powerlines are to be covered, protected or relocated at the owner expense prior to Bridge Brothers mobilization.
- Lane closures by others
- Erect bridge and install bridge anchors per project plans

Estimated Project Schedule

- Structural Design Package**
 - 8 weeks
- Bridge Manufacturing and Freight**
 - 16-20 Weeks from the Date of Approved Drawings Depending on Project Scope
 - Delivery may vary due to mill lead times
- Bridge Site Work and Erection**
 - 1-3 Weeks depending on project specific details

TOTAL = \$105,800
Retard = \$106,000

Qualifications:

- Bridge Brothers Terms and Conditions are required to be signed, in the circumstance where they are not, please allow a minimum of ten (10) working days for contract review.
- Any language listed within this proposal shall be fully incorporated into the final contract.
- Bridge Brothers will require a payment to serve as a deposit to begin engineering services.
- Bridge Brothers will require a payment following the approval of engineering submittals.
- Bridge Brothers will require a payment following the completion of fabrication.
- Bridge Brothers will require the payment of Change Orders prior to shipment.
- Bridge Brothers will require a payment that serves as an erection deposit before any Bridge Brothers mobilization.
- Bridge Brothers will not accept any retention holdbacks thirty (30) days after the completion of our scope of work.
- The Customer must provide sufficient space for delivery trucks to safely park and be unloaded, any time delays at delivery which result in additional freight charges will be billed to the customer.
- Means and methods of installation are Bridge Brothers and any measure requested and/or required outside of this will be charged at Time and Material from our standard rate sheet.
- Pricing may be subject to change based on the Geotechnical Report, Site Survey, and Site Constraint.
- Utilities, overhead power lines, or anything in relation are to be covered, protected, or relocated at the Customers' expense prior to Bridge Brother's mobilization.
- Customer needs to provide graded access to both abutment locations for erection equipment, the following will apply:
 - Bridge Brothers is not responsible for the following:
 - Tree removal.
 - Brush removal.
 - Excess dirt removal.
 - Excess grubbing.

TURNKEY PREFABRICATED BRIDGES



e: sales@bridgebrothers.com
t: 866.258.3401
www.bridgebrothers.com

- o Bridge Brothers will bill a fee for where site conditions are not in compliance and any delays/down time as a result of non compliance will be billed double our T&M rates.
- Any equipment or tools used on site that are owned/rented by the Customer is at the expense of the Customer; Bridge Brothers will not be responsible for any cost associated with such unless discussed prior to mobilization.
- The following requirements must be satisfied in relation to Unloading and Splice Fit Up Bridges:
 - o 80% Safety Factor to be used on all cranes, if a lower safety percentage is required/requested and a larger crane is required, any cost associated with such will be billed in the form of a Change Order.
- Lane Closures and traffic control will be completed by Others at no cost to Bridge Brothers.
- If Bridge Brothers is to be pouring concrete the following applies:
 - o Concrete cure time and setting of the Bridge is dependent on project specifics and project P.E.
 - o The cost associated with the concrete tes/heating is on the Customer
 - o The cost associated with the sealing of concrete is on the Customer
 - o The cost associated with any epoxy-coated rebar is on the Customer.
 - o Concrete is poured in conformance to structural requirements, not architectural requirements.
 - o Where Bridge Brothers performs any of the above-mentioned work or work in relation to the above-mentioned this will be billed in the form of a Change Order at our T&M standard rates.
- Bridge Brothers is responsible for the precast or poured-in-place abutments, this is up to 6' tall; anything above 6' tall will require a Change Order at our T&M rates.
 - o Abutment backfilling will be done by Others.
- Where Piles are required, they will be billed at the following:
 - o Piles are priced at \$1,500 per pile and \$175 per In/ft
- Rip Rap, Wingwalls, and Dirt are not included in this price; where this is required the cost of such will bill in the form of a Change Order at our standard T&M rates.
- Where the project includes cable railing, Bridge Brothers will tension cables to the design specifications:
 - o Bridge Brothers will leave a tension tool upon written request from the Customer.
 - o Bridge Brothers will remobilize to tension cables following the final walkthrough, where the Customer requests any re-tensioning of cable railing; this will be billed in the form of a Change Order and will be completed at the discretion of the Bridge Brothers installation schedule.

- Where the project is painted or galvanized the following will apply:
 - o Any additional touch-up galv or paint will be completed by Bridge Brothers while on site, anything requested following the final walkthrough will be billed in the form of a Change Order.
 - o Bridge Brothers will leave additional paint with the customer following the final walkthrough.
- Bridge Brothers will require a final walk-through with a customer representative following such a project completion and the acceptance form will be signed while Bridge Brothers personnel is onsite.
- Bridge Brothers is a nondiscriminatory employer.

Exclusions:

- Any item not listed in this proposal is not included in Bridge Brothers' Scope of Work.
- Any proposed scope of work additions will be billed in the form of a Change Order.
- Sales Tax is not included here and shall be paid by the Customer to Bridge Brothers.
- Where Bridge Brothers is required to obtain higher insurance limits to match Customer requirements, the cost of such will be billed in the form of a Change Order.
- Bridge Brothers reserves the right to adjust pricing for material, freight, onsite equipment and labor escalation.
- Any additional inspection beyond visual is the responsibility of the customer.
- Any additional compliance requirements are excluded from this proposal.
- Any cost associated with union labor is not included in this proposal.
- Any cost associated with prevailing wage is not included in this proposal.
- Any cost associated with dewatering is not included in this proposal.
- Any cost associated with soil compaction, dirt removal, bull rock, erosion control, silt fencing, or anything in relation is not included in this proposal.
- Bridge Brothers does not perform site elevation references, centerline work, site layout, surveys, or control points.
 - o Bridge foundations and/or supports must be surveyed and verify locations/elevations and be provided to Bridge Brothers prior to mobilization.
- Due to the nature of this business, engineering, and market delays shall not result in any consequential or liquidated damages for which Bridge Brothers may be held liable.
- Bridge Brothers reserves the right to make schedule adjustments for installation due to site conditions.

E 3/5

TURNKEY PREFABRICATED BRIDGES



By signing this proposal, it will serve as a binding Letter of Intent to proceed with our production process, subject to modifications until the final contract is executed. If the project is canceled, any

TURNKEY PREFABRICATED BRIDGES



e: sales@bridgebrothers.com
 t: 866.258.3401
 www.bridgebrothers.com

incurred costs will be billed at time and materials rates. Please signify your acceptance by signing below and returning a copy to us.

Name: _____

Signature: _____

Company: _____

Date: _____

If you have any follow-up questions in relation to this proposal or require additional information, please feel free to contact us at the following:

Aaron Gentilucci - Sales - 540.266.8473 -aaron@bridgebrothers.com

E 5/5

TURNKEY PREFABRICATED BRIDGES

John Lynch

From: Christopher Stevens
Sent: Friday, February 28, 2025 8:30 AM
To: John Lynch
Cc: Michelle Antosca
Subject: Sandra Ct Bridge
Attachments: Sandra Court Bridge Proposal.pdf

John,

Attached is proposal for the bridge. Also a rough estimate for my cost of asphalt.

Path is 830' x 8' :

4" Binder 165 tons @ \$90.12 = \$14869.80

2" asphalt top 82 tons @ \$7974.50

Total: \$22844.30

Christopher T. Stevens
Highway Maintenance Supervisor
Town of Ramapo Highway Dept.
Stevensc@ramapo-NY.Gov
Cell: 845-274-7989
Work: 845-357-0903 ext. 610

John Lynch

From: Justin Lim <justin@weinberglim.com>
Sent: Thursday, April 3, 2025 3:22 PM
To: John Lynch
Cc: Avi Weinberg; Christopher Stevens; Fred Brinn
Subject: Sandra Court Bridge -- Abutment Cost Estimate

John,

As requested, the estimated cost for the 2 abutments is \$160,000. We are currently without a design. I think the real cost will be lower, but this number is in the high ballpark range.

Thanks.
Justin Lim.

Highway - Labor & Benefit Estimate						
NAME	Estimated Hours	Hourly Rate	Estimated Total Salary	Benefits	Total Estimated Benefits	S & B
Chrostopher Stevens	240	76.80	18,432.00	0.4	7,372.80	25,804.80
Thomas Stevens	240	54.58	13,099.20	0.4	5,239.68	18,338.88
Brian O'Carroll	240	54.58	13,099.20	0.4	5,239.68	18,338.88
Michael D'Angelo	240	57.31	13,754.40	0.4	5,501.76	19,256.16
Jeff Mann	240	57.31	13,754.40	0.4	5,501.76	19,256.16
Edwin Mann	240	26.43	6,343.20	0.4	2,537.28	8,880.48
Moshe Ahronov	240	30.92	7,420.80	0.4	2,968.32	10,389.12
Andrew Martine	240	44.9	10,776.00	0.4	4,310.40	15,086.40
Totals			96,679.20		38,671.68	135,350.88

H

Pathway Project at Pinebrook Park

Area residents have requested a paved pathway through the Town owned Pine Brook Park located within Chestnut Ridge to safely connect Haller Crescent and Sandra Court.

The pathway will require a pedestrian bridge to safely travel over the brook which extends through the entire Town owned parcel – see attached engineers drawing of the path and bridge.

The source of funding for the entire project is Neighborhood Parks and Rec.

The scoping and project evaluation work has been approved by the board as follows:

Resolution 2024-295 – Weinberg Lim engineering services - \$91,650

Resolution 2025-123 – Clearpoint Survey DPC - \$31,980.

The entire project cost is budgeted not to exceed \$625,000 – see attached summary schedule with supporting information.

Approval is requested for the balance of project costs: \$501,370.

\$625,000 less amounts previously approved \$91,650 and \$31,980

Mona Montal
Director of Purchasing
April 2025



DRAWING SCHEDULE:

1. C-24036-001.dwg
2. V-24036.dwg



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 04/23/25 07:00 PM
DOC ID: 10269

6.B

Acceptance of Proposal: Cornell Cooperative Extension Rockland County - Stormwater Regulations 2025-26

WHEREAS, the Town Board, by various Resolutions, entered into agreements with Cornell Cooperative Extension Rockland County, 10 Patriot Hills Drive, Stony Point, New York 10980, to provide community-wide education with respect to Phase II Storm Water Regulations, and

WHEREAS, the current agreement expired March 31, 2025, and

WHEREAS, Michael Sadowski, Director of Public Works, has recommended that the Town accept the proposal submitted by Cornell Cooperative Extension to provide the above community-wide education services, at a fee of \$8,943.93, for the term of April 1, 2025, through March 31, 2026,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above proposal of **CORNELL COOPERATIVE EXTENSION ROCKLAND COUNTY** to provide community-wide education with respect to Phase II Storm Water Regulations at a fee of \$8,943.93, for the term of April 1, 2025, through March 31, 2026, and

BE IT FURTHER RESOLVED that Supervisor Michael B. Specht is hereby authorized to execute an agreement with Cornell Cooperative Extension in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 8160B.3407S

ATTACHMENTS:

- #6.B.a: Cornell Agreement (PDF)
- #6.B.b: Cornell Invoice (PDF)

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

2025 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, as further outlined under **CCE'S Responsibilities in this Agreement.**

1. Part VI.A: MCM 1- Public Education & Outreach Program
2. Part VI.B: MCM 2- Public Involvement/Participation
3. Part VI.C: MCM 3- Illicit Discharge Detection & Elimination
4. Part VI.F.1 & VI.F.2.b: MCM 6- Best Management Practices (BMPs) for Municipal Facilities & Operations; Municipal Facility Inventory
5. Part IV.D: Mapping
6. NYSDEC GP-0-24-001 MS4 Permit Updates

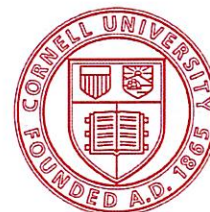
Cornell Cooperative Extension of Rockland County will tap its resources at Cornell University, NYSDEC, USEPA and other reputable sources to develop, implement and evaluate a stormwater program for this MS4. The success of this program depends on participation by all five towns and eighteen villages in 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:** The requirements of GP-0-24-001, Part VI.A are not due until January 2027 therefore the requirements of MCM 1 under NYSDEC's previous MS4 permit, GP-0-15, will continue to be met until that time. A CCE educator will conduct and evaluate educational programs about stormwater management for the public and for municipal

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.



employees within Rockland County. Educational outreach will focus on stormwater pollution generating activities and prevention behaviors. Topics will include 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 Education* webpage that is regularly updated and 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 always available to the 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, land use, 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. CCE Educator will prepare the agenda and keep meeting minutes.

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

- A.** The CCE Educator will provide guidance to the consortium on meeting the Annual requirements in Part VI.B so that they may be met in a more unified manner.

- B. 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.

<https://rocklandcce.org/stormwater-consortium-water-quality-education/environmental-internship-volunteer-opportunities>

- C. 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.C: MCM 3- Illicit Discharge Detection & Elimination

CCE will provide guidance to the consortium on the development of the following permit requirements due by January 2026:

- Part VI.C.1.e- Monitoring Locations Inspection and Sampling Program
- Part VI.C.2- Illicit Discharge Track Down Program
- Part VI.C.3- Illicit Discharge Elimination Program

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

- A. Part VI.F.1- Best Management Practices (BMPs) for Municipal Facilities & Operations.** Garage maintenance and good housekeeping for municipal operations will be offered to municipal employees (either in person or as on-going guidance) to minimize the discharge of pollutants associated with municipal operations.

- B. Part VI.F.2.b- Municipal Facility Inventory.** Provide guidance on developing an inventory of municipal facilities, mapped to the ArcGIS Stormwater Mapping database.

5. Part IV.D: Mapping:

- 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.

7. **NYSDEC GP-0-24-001 MS4 Permit Updates:**

- A. The CCE educator will strive to provide guidance on meeting the NYSDEC's MS4 permit requirements for 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.
- B. Additional permit measures such as developing a unified Stormwater Management Plan, ongoing review of the *NYSDEC Compliance Items Summary Tool* for MS4s budget guidance, and developing Standardized Approaches on permit requirements per NYSDEC guidance will continue.

6. **Program Agreement Administration:**

- A. **Agreement Term:** The term of the agreement is **April 1, 2025 - March 31, 2026**.
- 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 an annual deliverable report summarizing the outreach efforts and measurable goals. Only participating MS4s will receive report deliverables.

Town's Responsibilities in this Agreement:

1. **Funding:** The Town will provide \$7,500 (seven thousand five hundred dollars) to fund this project.
2. **Additional Costs:**
 - The Town will provide \$393.93 (three hundred ninety-three dollars and ninety-three cents) for a license to access the SCRC's ArcGIS Online stormwater mapping database.
 - The Town will provide a \$346.86 (three hundred forty-six dollars and eighty-six 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.

<u>TOWN OF RAMAPO</u>	
CCE Stormwater Program Agreement	\$7,500.00
ArcGIS Online License Fee (1 Creator + 1 Mobile Worker)	\$1,083.06
H2M License & Support Fee	\$360.87
TOTAL	\$8,943.93

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
- Town representative and title: _____
- Town 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:

Town representative and title

Date

Jody Addeo

Executive Director, CCE Rockland

Date

Cornell Cooperative Extension Rockland County

Invoice

Reference Nbr.: RI03440
 Date: 17-Mar-2025
 Due Date: 16-Apr-2025
 Customer ID: C010157
 Currency: USD

CCE Rockland County
 10 Patriot Hills Drive
 Stony Point, NY, 10980
 Phone: (845) 429-7085

BILL TO:

Town of Ramapo
 237 Route 59
 Suffern NY 10901
 United States of America

SHIP TO:

Town of Ramapo
 237 Route 59
 Suffern NY 10901
 United States of America

CUSTOMER REF. NBR.**TERMS**

30 Days Terms

NO.	ITEM	QTY.	UOM	UNIT PRICE	EXTENDED PRICE
1	2025 Stormwater Education	0.00		0.0000	7,500.00
2	GIS Mapping Fee	0.00		0.0000	1,083.06
3	H2M Support Fee	0.00		0.0000	360.87

Sales Total: 8,943.93
 Tax Total: 0.00
 Total (USD): 8,943.93



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 04/23/25 07:00 PM
DOC ID: 10271

7.A

Amendment of Resolution No. 2025-158: Approval of Policy-Making Positions Who Must File a Financial Disclosure Statement for Tax Year 2024

WHEREAS, by Resolution No. 2025-158, the Town Board approved and adopted policy-making positions who must file a financial disclosure statement for the tax year 2024, and

WHEREAS, the Board wishes to amend said resolution to include the policy-making position “Assistant Superintendent of Public Works”

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **Resolution No. 2025-158** be hereby **AMENDED** to read as follows:

“WHEREAS, the Town Board of the Town of Ramapo adopted an Ethics Local Law, Local Law No. 11 of 1988, as amended by Local Law Nos. 3 of 1991, 5 of 1995, 3 of 1996, 2 of 2012, 3 of 2015, 6 of 2018, and 4 of 2020, which requires the filing of a Financial Disclosure Statement by various Town officials and employees, and

WHEREAS, pursuant to the Local Law, the Town is required to adopt an annual list of those policy-making positions who must file an annual statement of financial disclosure,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the attached list of **POLICY-MAKING POSITIONS WHO MUST FILE A FINANCIAL DISCLOSURE STATEMENT FOR THE TAX YEAR 2024**, be hereby approved and adopted, and

BE IT FURTHER RESOLVED that the time to file a financial disclosure statement is May 15, 2025.

POLICY-MAKING POSITIONS WHO MUST FILE A FINANCIAL DISCLOSURE STATEMENT

The Town Board of the Town of Ramapo hereby resolves that the policy-making individuals who must file an annual Statement of Financial Disclosure for the Tax Year 2024 are:

All local elected officials of the Town of Ramapo (except Judges or Justices of the Unified Court System).

All local political party officials who earn \$30,000 or more from political party committee funds.

All candidates for local elected offices who file petitions for nomination at the primary election or who receive the nomination of a party other than a primary election.

Local officers and employees who hold policy-making positions as annually determined by the Town Board. These officers and employees include:

1. Persons holding the following job titles:

- a) Assessor
- b) Assistant Superintendent of Public Works
- c) Building Inspector II
- d) Chief of Police
- e) Confidential Assistant to Supervisor
- f) Constituent Services Assistants
- g) Assistant Director of Public Works
- h) Deputy Town Clerk
- i) Director of Automated Systems
- j) Director of Finance
- k) Superintendent of Recreation and Parks
- l) Director of Purchasing
- m) Intergovernmental Relations Coordinators
- n) Justice Court Clerk
- o) Personnel Administrator
- p) Planning Assistant
- q) Police Captains
- r) Program Coordinator Cultural Arts Center
- s) Program Coordinator Emergency Preparedness
- t) Receiver of Taxes
- u) Safety Manager
- v) Secretary to Planning Board
- w) Secretary to Zoning Board
- x) Superintendent of Public Works
- y) Town Clerk

- 2. All members of the legal professional staff of the Town Attorney's Office.
- 3.
 - a) All members of the Planning Board of the Town of Ramapo
 - b) All members of the Zoning Board of Appeals of the Town of Ramapo
 - c) All members of the Assessment Board of Review of the Town of Ramapo
- 4. Notwithstanding the above, this list shall not include any employee of the Town of Ramapo covered under the CSEA and PBA Bargaining Units.

The statements to be filed herein are required to be filed by May 15, 2025.



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

9.A

Meeting: 04/23/25 07:00 PM
DOC ID: 10261

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, April 23, 2025, be hereby adjourned at __:__ P.M.