

**AGENDA
RAMAPO TOWN BOARD
SPECIAL MEETING
TOWN HALL
WEDNESDAY, MAY 21, 2025
7:00 PM**

7:00 PM PLEDGE OF ALLEGIANCE

- I. Local Law: PUD- Tabled from April 23, 2025
 - A. Local Law: Planned Unit Development District Regulations Outside of the Northeast Area of the Town
- II. Public Participation:
 - A. Close Open Period For Public Participation
- III. Set Public Hearing:
 - A. Setting of Public Hearing: A Local Law Amending Chapter 42- Planning Board and Zoning Board of Appeal
- IV. Acceptance of Minutes:
 - B. Regular Meeting of April 23, 2025
- V. Designations:
 - A. Designation of Additional Signatory 2025: Jeffrey Posner
- VI. Town Attorney:
 - A. Authorization to Commence Injunction Action: 82 Highview Road
 - B. Settlement of Litigation: Geico A/S/O Maria Lemalema v. Town of Ramapo
 - C. Settlement of Tax Certiorari: Sixty East Eckerson Corp
 - D. Settlement of Tax Certiorari: Eliezer Raksin
 - E. Settlement of Tax Certiorari: Park Ave NY LLC
 - F. Settlement of Tax Certiorari: Feldschuh
 - G. Retroactive Tax Exemption: Lev Teen Center & Yeshivas Nachlas Sofrim Inc.
 - H. Authorization to Enter into Agreement with Rockland Green
 - I. Approval of Agreement: Research Foundation for Mental Health - Grant
 - J. Renewal of Agreement: Electronic Medical Records - ESO Solutions, Inc.

K. Acceptance of Easement - 5 Cedar Lane

VII. Police Matters:

- A. Approval of Agreement: Ramapo Police Superior Officers Association
- B. Memorandum of Understanding: NYS Division of Criminal Justice Services
- C. Authorization for Det. Burr to Adopt Retiring K-9 Remy

VIII. Personnel:

- A. Assign Police Officer to Investigation Division as Detective
- B. Appointment of Provisional Police Radio Dispatcher (Spanish Speaking)
- C. Appoint Constituent Services Assistant
- D. Appoint Provisional Grants Specialist
- E. Appoint Clerk - Receiver of Taxes Office
- F. Transfer Custodial Worker to Groundswoker

IX. Purchasing:

- A. Acceptance of Bid: Repair and Replace Existing Sidewalks and Curbs
- B. Acceptance of Bid: New Traffic Signal at the Maple Avenue Intersection with Howard Drive/Park Lane
- C. Renewal of Agreement: Honeywell International, Inc. - Maintenance of Heating and Air Conditioning Systems at Ramapo Police Department
- D. Renewal Agreement: Armistead Mechanical, Inc. - Preventive Maintenance HVAC Equipment at Ramapo Town Hall
- E. NEPA Environmental Review & Notice of Intent to Request Release of Funds: TOR
- F. Approval of Change Order No. 1: Greenridge Way Drainage Improvement Project

X. Town Clerk:

- A. Approval of Fire Hydrant: 15 Warren Street. Monsey
- B. Discussion: Update Standard Schedule of Fees: Annexation Petitions

XI. Adjournment:

Special Meeting**Wednesday, May 21, 2025****7:00 PM**

A. Adjournment



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10277

1.A

Local Law: 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 SEQRL 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 #___ of 2025 of the Town of Ramapo on May 21, 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: May 21, 2025

ATTACHMENTS:

- #1.A.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. 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 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

SCHEDULED

2.A

Meeting: 05/21/25 07:00 PM
DOC ID: 10273

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, May 21, 2025 be hereby **closed at __:__ P.M.**



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10276

3.A

Setting of Public Hearing: A Local Law Amending Chapter 42- Planning Board and Zoning Board of Appeal

RESOLVED by the Town Board of the Town of Ramapo, that a Public Hearing be hereby held _____ at _____ P.M., at Ramapo Town Hall, 237 Route 59, Suffern, New York, for the purpose of soliciting public comments on a **A PROPOSED LOCAL LAW AMENDING CHAPTER 42 "PLANNING BOARD AND ZONING BOARD OF APPEALS" TO ALLOW ALTERNATE MEMBERS TO SERVE WHEN REGULAR MEMBERS ARE ABSENT OR OTHERWISE UNABLE TO PARTICIPATE**

ATTACHMENTS:

- #3.A.a: Proposed Local Law (DOCX)

LOCAL LAW NO. _____-2025
A LOCAL LAW AMENDING CHAPTER 42
OF THE TOWN CODE OF THE TOWN OF RAMAPO
“PLANNING BOARD AND ZONING BOARD OF APPEALS- CERTIFICATION OF
MEMBERS”

Chapter 42 of the Town Code of The Town of Ramapo shall be amended to include:

Article III Alternate Members

§ 42-8 Short title and applicability.

A. This article shall be known and may be cited as the "Alternate Planning Board and Zoning Board of Appeals Members Act."

B. This article shall apply to the appointment, terms, functions and powers of alternate members appointed to serve on the Planning Board/Zoning Board of Appeals in the Town of Ramapo.

§ 42-9 Declaration of policy.

It is sometimes difficult to maintain a quorum on the Planning Board/Zoning Board of Appeals because members are ill, on extended vacation or find they have a conflict of interest situation on a specific matter before such Board. In such instances, official business cannot be conducted, which may delay or impede adherence to required timeliness. The use of alternate members in such instances is hereby authorized pursuant to the provisions of this article.

§ 42-10 Definitions.

As used in this article, the following terms shall have the meanings indicated:

ALTERNATE MEMBER

An individual appointed by the Town Board to serve on the Town of Ramapo Planning Board or the Town of Ramapo Zoning Board of Appeals when a regular member is unable to participate on an application or matter before the respective Board, as provided herein.

MEMBER

An individual appointed by the Town Board to serve on the Town of Ramapo Planning Board or the Town of Ramapo Zoning Board of Appeals pursuant to the provisions of the local law or ordinance which first established such Planning Board and Zoning Board of Appeals.

§ 42-11 Authorization; Term of Office, Designation.

A. The Town Board of the Town of Ramapo hereby enacts this chapter to provide a process for appointing alternate members of the Planning Board and Zoning Board of Appeals. These individuals would serve when members are absent or unable to participate on an application or matter before the respective Board.

B. Alternate members of the Planning Board and Zoning Board of Appeals shall be appointed by the Town Board or other duly authorized appointing authority for a term of two years.

C. The chairperson of the Planning Board or Zoning Board of Appeals may designate an alternate to substitute for a member when such member is unable to participate on an application or matter before said board. When so designated, the alternate member shall possess all the powers and responsibilities of such member of the Board. Such designation shall be entered into the minutes of the initial Planning Board or Zoning Board of Appeals meeting at which the substitution is made.

D. All provisions of state law relating to Planning Board or Zoning Board of Appeals member eligibility, vacancy in office, removal, compatibility of office and service on other boards, as well as any provisions of a local law or local ordinance relating to training, continuing education, compensation and attendance, shall also apply to alternate members.

§ 42-12 Supersession of Town Law.

This article is hereby adopted pursuant to the provision of § 10 of the New York State Municipal Home Rule Law and § 10 of the New York State Statute of Local Governments. It is the intent of the Town Board, pursuant to § 10 of the New York State Municipal Home Rule Law, to supersede the provisions of:

A. Section 271 of the Town Law § 239-c of the General Municipal Law relating to the appointment of members to the Town Planning Board; and/or

B. Section 267 of the Town Law relating to the appointment of members to the Town Zoning Board of Appeals.

Section 5. Effective Date

This Local Law shall take effect immediately upon filing with the Secretary of State.

Dated: Suffern, New York,
April 11, 2025

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF RAMAPO,
ROCKLAND COUNTY, NEW YORK



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

4.B

Meeting: 05/21/25 07:00 PM
DOC ID: 10279

Regular Meeting of April 23, 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 23, 2025 - REGULAR

ATTACHMENTS:

- **#4.B.a:** Minutes of April 23, 2025 (DOC)

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
APRIL 23, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, April 23, 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 **Town Clerk, Jeff Posner** 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	Present	7:03 PM
Alyssa Slater	First Assistant Town Attorney	Present	
Jeff Posner	Town Clerk	Present	
Maureen Pehush	Deputy Town Clerk	Present	

Public Participation:

The following persons wished to address the Town Board this evening:

Hillel Jacobson - hilleljacobson@netscape.net <<mailto:hilleljacobson@netscape.net>>
submitted written comments to Town Clerk

Shoshana Jacobson - shoshanaj16@gmail.com <<mailto:shoshanaj16@gmail.com>>
submitted written comments to Town Clerk

Miriam Klein - miriamyklein@gmail.com <<mailto:miriamyklein@gmail.com>> submitted
written comments to Town Clerk

Peter Warren - 4 Lake Road, Suffern, NY - Spoke on NYS Law and roll of a Supervisor: law enforcement not law interpretation; questioned right to fly another Nation’s flag vs violation of freedom of speech, spoke against foreign flag displayed on Town property; requested support for wounded innocents

Robert Romanowski - 183 Maple Avenue, Monsey, NY - questioned maintenance of old Monsey cemetery as there is a flagpole down and another flagpole rope is broken; asked Board if they intend on allowing the signs brought into tonight’s meeting to remain and reminded Board that in the past signs were confiscated by police

Rochel Rosenberg - 30 Mariner Way, Monsey, NY - RE: PUD: spoke against as a quality of life issue, questioned infrastructure, traffic and sewer support systems; requested Board reconsider at this time

Binyomin Ribiat - 67 Westview Road, Spring Valley, NY - RE: Annexation: Spoke against, his neighborhood borders New Square, annexation will affect the “air mile” causing division of neighbors, enlarging the Village pushes people out, requested Board consider broader impact of annexation

#4.B.a: Minutes of April 23, 2025 (10279 : Regular Meeting of April 23, 2025)

Deborah Munitz - 5 Rose Hill Road, Montebello, NY -submitted written comments, RE: Annexation: spoke against annexation starting with the unlawful sale of property in 2024, requested Board hold off; RE: PUD: as Board of ROSA not opposed to concept but Board must consider environmental impacts and without guideline implications this is absolutely wrong, documents not in public record, no housing study, pitting residents against developers; spoke on need for creative housing addressing urban sprawl

Ruth Reichmann - 31 Mariner Way, Monsey, NY - RE: PUD: submitted written comments, spoke against PUD, stated no supporting documents, unofficial map, decisions made over the holidays, concerned infrastructure ability to handle sewer and worried about traffic, in favor of Comprehensive Plan update

Shani Bechhoffer - 3 Zabriskie Terrace, Monsey, NY - RE: Annexation: wants clarity, community needs to be made aware of implications; RE: PUD: where? how?, contrary to the Boards negative declaration, there will be environmental impacts on traffic, drainage and aquifer, population is confused about the law

Ms. Sherman - Fessler Drive - RE: PUD: spoke against, struck by legality of PUD, questioned Board’s decisions during Passover, suggested possibility for religious discrimination, queried what is in the public’s interest, RE: photos of presidents on council room wall: requested President Trump’s photo as 47th be hung

Amy Grishater Adler - 19 Rensselaer Dr, Monsey, NY - RE: Annexation: spoke against, practice of homes in “air mile”, home owned by New Square and rented out, little accountability for transient neighbors, domestic violence, police presence, vandalism, not safe for children

Avraham Goldstein - 13 Flint Dr., Spring Valley, NY - RE: Annexation: spoke against, New Square adopted “air mile” to keep people out, extending boarder, New Square website shows what homes they can purchase ; poor quality of life issues: cars, trash, dog feces, bottles of urine, police presence, requested Board consider impact on existing neighbors and not give more property away

Dora Green - 6 Ash Street, Monsey, NY - RE: PUD: questioned the following: GML override without reasoning, no max bedroom count, no noticing, who pays for infrastructure, who’s grandfathered in, political campaign platforms “transparency & accountability”; in favor of Master Plan

Close Open Period for Public Participation

RESOLUTION NO. 2025-198

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 7:34 P.M.**

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

Public Hearing:

SUPERVISOR SPECHT advised the Town's outside council continues to work on the zoning amendments and suggested the Board cancel tonight’s Public Hearing.

Cancellation of Public Hearing: Zoning Amendments

RESOLUTION NO. 2025-199

RESOLVED by the Town Board of the Town of Ramapo that the Continuation of Public Hearing is held this evening, April 23, 2025, to solicit public comments on an **INTRODUCTORY LOCAL LAW TITLED: “ZONING AMENDMENTS”** be hereby *cancelled*.

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

Acceptance of Minutes:

Regular Meeting of April 9, 2025

RESOLUTION NO. 2025-200

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

RESULT:	ADOPTED [3 TO 0]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSTAIN:	Weissmandl
ABSENT:	Wanounou

Statement:

In addressing public comments, **SUPERVISOR SPECHT** stated that the SEQR Neg Dec and proposed PUD local law do not address individual parcels, the local law simply defines a process allowing for applications and concepts to be brought to the Board, the Board retains total discretion of each application. The Supervisor further stated infrastructure concerns are valid and will be addressed by each applicant.

COUNCILWOMAN CHARLES stated members of the public are not versed and are misinformed on the PUD. She stated there is no religious discrimination and the Board has used every legal tool at their disposal and is hiding nothing. The Councilwoman suggested the Board move the proposed PUD local law to the next Town Board Meeting in two weeks to give the public time to “catch up”.

SUPERVISOR SPECHT stated it is going on over six months since the first PUD public hearing in November which is ample time for the public to digest the information and sees no reason to delay the vote as two more weeks will not change the conversation. The Supervisor asked for a motion on the SEQR Neg Dec and a motion on the local law.

Town Attorney:

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

RESOLUTION NO. 2025-201

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, on a **ROLL CALL VOTE**, 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 Supervisor
Town of Ramapo	Town of Ramapo
237 Route 59	237 Route 59
Airmont, New York 10901	Airmont, New York 10901

On a motion by Councilperson Charles, seconded by Supervisor Specht, the foregoing Resolution was adopted on a vote of 4 Ayes, 0 Nays.

Dated: April 23, 2025

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

Tabled: Introductory Local Law Planned Unit Development District Regulations Outside of The Northeast Area of The Town

RESOLUTION NO. 2025-202

RESOLVED by the Town Board of the Town of Ramapo that the consideration of adoption of an **INTRODUCTORY LOCAL LAW TITLED “ PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS OUTSIDE OF THE NORTHEAST AREA OF THE TOWN”** be hereby tabled to May 14, 2025.

RESULT:	TABLED [3 TO 1]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael B. Specht, Supervisor
AYES:	Charles, Rossman, Weissmandl
NAYS:	Specht
ABSENT:	Wanounou

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

RESOLUTION NO. 2025-203

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

#4.B.a: Minutes of April 23, 2025 (10279 : Regular Meeting of April 23, 2025)

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.

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

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

RESOLUTION NO. 2025-204

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

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

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

RESOLUTION NO. 2025-205

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.

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

Approval of Agreement: Use of Weldler Park - Camp Yachad

RESOLUTION NO. 2025-206

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: : \$9,240.00
 - 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.

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

Personnel:

Establish Chief Fire Safety Inspector Position

RESOLUTION NO. 2025-207

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.

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

Purchasing:

Approval of Project Funding: Pathway Project at Pinebrook Park

RESOLUTION NO. 2025-208

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.

RESULT:	ADOPTED [3 TO 0]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSTAIN:	Weissmandl
ABSENT:	Wanounou

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

RESOLUTION NO. 2025-209

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

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

General Matters:

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

RESOLUTION NO. 2025-210

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

#4.B.a: Minutes of April 23, 2025 (10279 : Regular Meeting of April 23, 2025)

- 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.

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

Executive Session: Potential Disciplinary Charges

Settlement of Potential Disciplinary Charges

RESOLUTION NO. 2025-211

WHEREAS, a Dispatcher was the subject of an investigation into potential disciplinary charges, and

WHEREAS, the Town Attorney’s Office and Sgt. Andres Sanchez, Communications Sergeant, have recommended that the potential disciplinary charges be settled pursuant to an agreement between the Town and the Civil Service Employees Association, a copy of which is on file in the Town Clerk’s Office,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to settle potential disciplinary charges against said employee pursuant to the agreement set forth above, and

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

RESULT:	ADOPTED [3 TO 0]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
ABSTAIN:	Weissmandl
ABSENT:	Wanounou

Adjournment:

COUNCILWOMAN CHARLES requested the Town Board adjourn tonight's meeting in Honor of Pope Francis who passed on Easter Monday, April 21, 2025. Councilwoman Charles stated the Holy Father dedicated his life to peace, love, and understanding. He was a great Jewish partner and a leader of peace.

Adjournment

RESOLUTION NO. 2025-212

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 7:56 P.M. ***IN MEMORY of POPE FRANCIS.***

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



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

5.A

Meeting: 05/21/25 07:00 PM
DOC ID: 10304

Designation of Additional Signatory 2025: Jeffrey Posner

WHEREAS, the Town Board, by Resolution No. 2025-181, appointed Jeffrey Posner to position of Town Clerk effective April 10, 2025, for the duration of the term expiring December 31, 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **JEFFREY POSNER**, of Suffern, NY, be hereby designated an **Official Signatory** for all Town of Ramapo funds, effective May 21, 2025 through December 31, 2025, and that Jeffrey Posner be hereby authorized to open and close such accounts as may be necessary and to deposit unused funds on Certificates of Deposit in the official depositories as provided for by law:

KEY BANK

TD BANK

WEBSTER BANK

CAPITAL ONE BANK

CITIBANK

JP MORGAN/ CHASE

M & T BANK

WELLS FARGO BANK

and any qualified branch that meets the requirements of the law.



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10280

6.A

Authorization to Commence Injunction Action: 82 Highview Road

WHEREAS, Ian Smith, Building Inspector for the Town of Ramapo, has advised the Town Board that the premises located at 82 Highview Road, Suffern, New York presents an imminent threat to the safety and welfare of the residents of the Town and is in violation of the New York State Property Maintenance Code, New York State Uniform Fire Prevention and Building Code, and the Revised Code of the Town of Ramapo, and

WHEREAS, Ian Smith has requested that the Town commence an injunction action to enjoin the continuing use of the property.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Town Attorney's Office to commence a proceeding in the Supreme Court, Rockland County, New York, against **82 HIGHVIEW LLC and ARYEH ZAKS**, owner of the above property, to enjoin use of the above property in violation of the New York State Property Maintenance Code, New York State Uniform Fire Prevention and Building Code, and the Revised Code of the Town of Ramapo.

ATTACHMENTS:

- #6.A.a: Notice of Violation (PDF)

Town of Ramapo
237 Route 59, Suffern, NY 10901
Ph. (845) 357-5100 Fax (845) 357-5140

APPEARANCE TICKET

Location:	82 HIGHVIEW RD	Summons No:	8080z
Tax Map ID #:	49.17-2-42	Complaint:	2025-5594
		Date of Complaint:	03/27/2025

82 HIGHVIEW LLC
 82 HIGHVIEW ROAD
 SUFFERN, NY 10901

ISREAL ZAKS
 14 CLOVERDALE LANE
 MONSEY, NY 10952

YOU ARE HEREBY NOTIFIED to appear personally in the Town Court of Ramapo, at Ramapo Town Hall, 237 Route 59, Suffern, N.Y. on 05/20/2025 at 12:00 PM, to answer a charge to be made against you for violation(s) of section of the Revised Code of the Town of Ramapo as follows:

NYS. IFC. 404 - NYS IFC 404 EVACUATION PLAN - FIRE SAFETY, EVACUATION AND LOCK DOWN PLANS

Description of Violation:

FIRE SAFETY, EVACUATION AND LOCK DOWN PLANS

IPMC - 704.1.2 Required fire protection systems - Required fire protection systems

Description of Violation:

Required fire protection systems - Fire protection and life safety systems required by this code, the International Fire Code or the International Building Code shall be installed, repaired, operated, tested and maintained in accordance with this code. A fire protection and life safety system for which a design option, exception or reduction to the provisions of this code, the International Fire Code or the International Building Code has been granted shall be considered to be a required system.

IFC - 907.8.5 Fire and Life Safety Equipment - Fire alarm testing

Description of Violation:

Fire alarm testing - The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for inspection, testing and maintenance of such systems. Records of inspection, testing and maintenance shall be maintained.

IFC - 1031.3 OBSTRUCTIONS - A MEANS OF EGRESS SHALL BE FREE FROM OBSTRUCTIONS THAT WOULD PREVENT ITS USE.

Description of Violation:

A MEANS OF EGRESS SHALL BE FREE FROM OBSTRUCTIONS THAT WOULD PREVENT ITS USE.

IFC - 915.1 CARBON MONOXIDE - CARBON MONOXIDE DETECTOR MUST BE INSTALLED TO MEET THIS CODE

Description of Violation:

CARBON MONOXIDE DETECTOR MUST BE INSTALLED TO MEET THIS CODE

#6.A.a: Notice of Violation (10280 : Authorization to Commence Injunction Action: 82 Highview Road)

Town of Ramapo
237 Route 59, Suffern, NY 10901
Ph. (845) 357-5100 Fax (845) 357-5140

IFC - 609.3.3 Cleaning of Commercial Kitchen Hoods - Hoods, grease-removal devices, fans, ducts and other appurtenances shall be inspected at intervals specified in 60.3.3.1

Description of Violation:

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be inspected at intervals specified in 60.3.3.1

IFC. FIRE CODE 904.5.1- System test - 904.5.1 System Test -

Description of Violation:

Fire extinguishing systems shall be periodically inspected, tested and otherwise maintained in accordance with FC 901, 904.1.1 and 904.4, the applicable NFPA standard, and the system listing. Additional maintenance shall be performed as set forth in FC 904.5.1 through 904.5.3, FC Table 904.5.2, and the rules.

IMC - 303.3 PROHIBITED LOCATIONS - FUEL BURNING DEVICES

Description of Violation:

FUEL BURNING DEVICES - PORTABLE FUEL RUNNING GENERATORS ARE PROHIBITED TO BE UTILIZED AT THIS LOCATION

IMPC - 302.1 SANITATION - EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE, AND SANITARY CONDITION.

Description of Violation:

EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE, AND SANITARY CONDITION.

IMPC - 704.1.1 - SUBJECT PROPERTY FAILS TO HAVE CURRENT SPRINKLER TEST RECORDS

Description of Violation:

SUBJECT PROPERTY FAILS TO HAVE CURRENT SPRINKLER TEST RECORDS - Fire protection and life safety systems shall be installed, repaired, operated and maintained in accordance with this code the International Fire Code and the International Building Code.

IMPC - 704.1 FIRE PROTECTION SYSTEMS - FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED, TESTED AND BE IN WORKING ORDER

Description of Violation:

FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED, TESTED AND BE IN WORKING ORDER

IPMC - 305.3 Interior Surfaces - All Interior Surfaces Shall Be Maintained

Description of Violation:

All Interior Surfaces Shall Be Maintained - Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

nys ifc - 1006.2.2.4 DAY CARE MEANS OF EGRESS -

Description of Violation:

Day care facilities, rooms or spaces where care is provided for more than 10 children that are 21/2 years of age or less, shall have access to not less than two exits or exit access doorways.

nys ifc - 904.12 Commercial Cooking Systems -

Description of Violation:

#6.A.a: Notice of Violation (10280 : Authorization to Commence Injunction Action: 82 Highview Road)

Town of Ramapo
237 Route 59, Suffern, NY 10901
Ph. (845) 357-5100 Fax (845) 357-5140

The automatic fire-extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Pre engineered automatic dry- and wet-chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application.

Town of Ramapo Local Law 6 - 144-30 Fire - Fire prevention Device Requirements

Description of Violation:

Fire prevention Device Requirements - All sprinkler system components shall be tested and inspected in accordance with National Fire Protection Association Standard for the Inspection, Testing and Maintenance of Water-Based Fire Protection Systems (NFPA 25). Copies of all service, repair, inspection and testing reports shall be forwarded to the Fire Inspector within 10 days of such service, repair, inspection or testing.

NYS. PROPERTY MAINTENANCE CODE - 604.1 - Electrical facilities required

Description of Violation:

Electrical facilities required - Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to buildings or structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable devices.

INTERNATIONAL FIRE CODE - 1013.1 EXIT SIGNS -

Description of Violation:

Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 603. Group I-2, Condition 2 exit sign illumination shall not be provided by unit equipment batteries only.

TOWN OF RAMAPO LOCAL LAW 6-1997 - 190-39 FAILURE TO HAVE CERTIFICATE OF FIRE SAFETY - FAILURE TO HAVE CERTIFICATE OF COMPLIANCE-FAILURE TO HAVE CERTIFICATE OF FIRE SAFETY COMPLIANCE

Description of Violation:

FAILURE TO HAVE CERTIFICATE OF COMPLIANCE-FAILURE TO HAVE CERTIFICATE OF FIRE SAFETY COMPLIANCE

INTERNATIONAL FIRE CODE - 1010.1.10 PANIC AND FIRE EXIT HARDWARE -

Description of Violation:

Swinging doors serving a Group H occupancy and swinging doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock other than panic hardware or fire exit hardware.

Town of Ramapo Zoning Code - 376-149 - CERTIFICATES OF OCCUPANCY AND/OR USE.

Description of Violation:

CERTIFICATES OF OCCUPANCY AND/OR USE. THE SUBJECT HAS A CHANGE IN USE FROM A SCHOOL TO DAY CARE WITHOUT APPROVALS

Town of Ramapo Zoning Code - 376-1411 - Revocation of Certificate of Use and/or Occupancy

Description of Violation:

Revocation of Certificate of Use and/or Occupancy - THE SUBJECTS CERTIFICATE OF OCCUPANCY HAS BEEN REVOKED DUE TO A CHANGE IN USE.

#6.A.a: Notice of Violation (10280 : Authorization to Commence Injunction Action: 82 Highview Road)

Town of Ramapo
237 Route 59, Suffern, NY 10901
Ph. (845) 357-5100 Fax (845) 357-5140

INTERNATIONAL FIRE CODE - 1004.1.2 AREAS WITHOUT FIXED SEATING - OCCUPANT LOAD

Description of Violation:

OCCUPANT LOAD - THE SUBJECT DOES NOT MEET THE OCCUPANCY LOAD FOR CHILDREN IN DAY CARE OR PRE-SCHOOL

and upon your failure to appear, a warrant may be issued for your arrest.

Issued: 05/20/2025



Joe Tiso

Assistant Fire Inspector
Town of Ramapo, Rockland County, NY

#6.A.a: Notice of Violation (10280 : Authorization to Commence Injunction Action: 82 Highview Road)

Town of Ramapo

237 Route 59
Suffern, NY 10901
(845) 357-5100

COMPLAINT

To: **DEL REALTY LLC**
400 RELLA BLVD STE 200

Date of Inspection: **3/27/2025**

Case Number: **2025-5594**

SBL: **49.17-2-42** Acct #:

Date of This Notice **3/27/2025**

A violation of the Town code of Town of Ramapo ordinances has been found at the address of

82 HIGHVIEW RD

The law requires that the property owner/tenant maintain the property in compliance with the Town of Ramapo Code of Ordinance.

Complaint: Complaint

Description:

Observations:

Internal Notes:

FIRE SAFETY, EVACUATION AND LOCK DOWN PLANS

(This includes:)

(NYS. IFC. 404, NYS IFC 404 EVACUATION PLAN)

Required fire protection systems

(This includes: Fire protection systems required by this code, the Fire Code of New York State or the Building Code of New York State shall be installed, repaired, operated, tested and maintained in accordance with this code. A fire protection system for which a design option, exception or reduction to the provisions of this code, the Fire Code of New York State or the Building Code of New York State has been granted shall be considered to be a required system.)

(IPMC, 704.1.2 Required fire protection systems)

Fire alarm testing

#6.A.a: Notice of Violation (10280 : Authorization to Commence Injunction Action: 82 Highview Road)

(This includes: The building owner shall be responsible for ensuring that the fire and life safety systems are maintained in an operable condition at all times)
(IFC, 907.8.5 Fire and Life Safety Equipment)

(This includes: A Means of Egress Shall be Free From Obstructions that Would Prevent its Use.)
(INTERNATIONAL FIRE CODE, 1031.3 Obstructions)

A MEANS OF EGRESS SHALL BE FREE FROM OBSTRUCTIONS THAT WOULD PREVENT ITS USE.

(This includes:)
(IFC, 1031.3 OBSTRUCTIONS)

CARBON MONOXIDE DETECTOR MUST BE INSTALLED TO MEET THIS CODE

(This includes: CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN NEW BUILDINGS IN ACCORDANCE WITH SECTIONS 915.1.1 THROUGH 915.6. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN EXISTING BUILDINGS IN ACCORDANCE WITH SECTION 1103.9)
(IFC, 915.1 CARBON MONOXIDE)

Hoods, grease-removal devices, fans, ducts and other appurtenances shall be inspected at intervals specified in 60.3.3.1

(This includes:)
(IFC, 609.3.3 Cleaning of Commercial Kitchen Hoods)

(This includes: System shall be inspected and tested for proper operation at 6 month intervals. Tests shall include a check of the detection system, alarms and releasing devices, including manual stations and other associated equipment.)
(IFC. FIRE CODE 904.5.1- System test, 904.5.1 System Test)

FUEL BURNING DEVICES

(This includes:)
(IMC, 303.3 PROHIBITED LOCATIONS)

EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE, AND SANITARY CONDITION.

(This includes: EXTERIOR PROPERTY AND PREMISES SHALL BE MAINTAINED IN A CLEAN, SAFE AND SANITARY CONDITION. THE OCCUPANT / OWNER SHALL KEEP THAT PART OF THE EXTERIOR PROPERTY THAT SUCH OCCUPANT OCCUPIES OR CONTROLS IN A CLEAN AND SANITARY CONDITION)
(IMPC, 302.1 SANITATION)

SUBJECT PROPERTY FAILS TO HAVE CURRENT SPRINKLER TEST RECORDS

(This includes: AUTO SPRINKLER SYSTEM , INSPECTION, TESTING AND MAINTENANCE OF AUTO SPRINKLER SYSTEMS SHALL BE IN ACCORDANCE WITH NFPA 25)

(IMPC, 704.1.1)

FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED, TESTED AND BE IN WORKING ORDER

(This includes: SYSTEMS, DEVICE AND EQUIPMENT TO DETECT A FIRE , ACTUATE AN ALARM OR SUPPRESS OR CONTROL A FIRE OR ANY COMBINATION THEREOF SHALL BE MAINTAINED IN AN OPERABLE CONDITION AT ALL TIMES IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE)

(IMPC, 704.1 FIRE PROTECTION SYSTEMS)

(This includes: INTERIOR SURFACES INCLUDING CEILING TILE, WINDOWS AND DOORS, SHALL BE MAINTAINED IN GOOD, CLEAN SANITARY CONDITION.)

(IMPC, 305.3 INTERIOR SURFACES)

All Interior Surfaces Shall Be Maintained

(This includes: Interior Surfaces, Including Windows and doors, shall be Maintained in good, clean and Sanitary Condition. Peeling, Broken, Cracking, chipping, flaking or abraded paint shall be repaired, Removed or Covered. Cracked or Loose plaster, decayed wood and other defective surface conditions shall be Corrected)

(IPMC, 305.3 Interior Surfaces)

(This includes: DAY CARE FACILITIES, ROOMS OR SPACES WHERE CARE IS PROVIDED FOR MORE THAN 10 CHILDREN THAT ARE 2 1/2 YEARS OF AGE OR LESS SHALL HAVE ACCESS TO NOT LESS THAN TWO EXITS OR EXIT ACCESS DOORWAYS)

(NYS IFC , 1006.2.2.4 DAY CARE MEANS OF EGRESS)

(This includes: The automatic fire extinguishing system for commercial cooking systems shall be of a type recognized for protection of commercial cooking equipment and exhaust systems of the type and arrangement protected. Pre-engineered automatic dry and wet -chemical extinguishing systems shall be tested in accordance with UL 300 and listed and labeled for the intended application)

(NYS IFC, 904.12 Commercial Cooking Systems)

Fire prevention Device Requirements

(This includes: In accordance with Table 1,[1] all buildings and structures occupied for purposes other than residential buildings with fewer than six units that exceed 5,000 square feet of total floor area, or a place of assembly with an occupant load of more than 100 persons, except assembly

spaces used expressly for religious purposes, shall be fully protected by an automatic sprinkler system.)

(Town of Ramapo Local Law 6, 144-30 Fire)

Electrical facilities required

(This includes: Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and section 605)

(NYS. PROPERTY MAINTENANCE CODE, 604.1)

(This includes: EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.)

(INTERNATIONAL FIRE CODE, 1013.1 EXIT SIGNS)

FAILURE TO HAVE CERTIFICATE OF COMPLIANCE-FAILURE TO HAVE CERTIFICATE OF FIRE SAFETY COMPLIANCE

(This includes:)

(TOWN OF RAMAPO LOCAL LAW 6-1997, 190-39 FAILURE TO HAVE CERTIFICATE OF FIRE SAFETY)

(This includes: DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.)

(INTERNATIONAL FIRE CODE, 1010.1.10 PANIC AND FIRE EXIT HARDWARE)

CERTIFICATES OF OCCUPANCY AND/OR USE.

(This includes: A building permit is required for: (a) the construction, reconstruction, moving, demolition, structural alteration, or change in use of a building or structure, (b) the change in the bulk of a building, structure or non-building use, but not including ordinary repairs which are not structural in nature)

(Town of Ramapo Zoning Code, 376-149)

Revocation of Certificate of Use and/or Occupancy

(This includes:)

(Town of Ramapo Zoning Code, 376-1411)

OCCUPANT LOAD

(This includes: 1004.1.2 AREAS WITHOUT FIXED SEATING THE NUMBER OF OCCUPANTS SHALL BE COMPUTED AT THE RATE OF ONE OCCUPANT PER UNIT OF AREA AS PRESCRIBED IN TABLE 1004.1.2.FOR AREAS WITHOUT FIXED SEATING,THE OCCUPANT

LOAD SHALL BE NOT LESS THAN THAT NUMBER DETERMINED BY DIVIDING THE FLOOR AREA UNDER CONSIDERATION BY THE OCCUPANT LOAD FACTOR ASSIGNED TO THE FUNCTION OF THE SPACE AS SET FORTH IN TABLE 1004.1.2. WHERE THE INTENDED FUNCTION IS NOT LISTED IN TABLE 1004.1.2, THE BUILDING OFFICIAL SHALL ESTABLISH A FUNCTION BASED ON A LISTED FUNCTION THAT MOST NEARLY RESEMBLES THE INTENDED FUNCTION.)

(International Fire Code, 1004.1.2 AREAS WITHOUT FIXED SEATING)

To Resolve:

04/30/2025 - REVISED APPEARENCE TICKET - FOR: 82 HIGHVIEW ROAD - ON APRIL 30TH I WAS CALLED OUT TO THE SUBJECT PROPERTY AT APPROXIMATELY 2 AM BY THE TALLMAN FIRE DEPARTMENT WHO WAS DISPATCHED TO A REPORT OF AN ALARM SOUNDING IN THE AREA WHICH WAS CALLED IN BY A RESIDENT LOCATED AT 4 PINE ROAD WHICH IS AN ADJACENT STREET TO THE SUBJECT PROPERTY, ONCE THEY LOCATED WHERE THE FIRE ALARM WAS COMING FROM THEY REQUESTED THAT I SHOULD RESPOND TO THE SCENE, UPON ARRIVAL I OBSERVED A LARGE NUMBER OF YOUNG ADULT MALES AND THE FIRE DEPARTMENT ADVISED ME THEY BELIEVED THEY WERE UTILIZING THE 2ND FLOOR AS A DORMITORY, AS WE ENTERED THE SUBJECT PROPERTY I OBSERVED THE FIRE ALARM IN TROUBLE AND SILENCED, WE WENT UP TO THE 2ND FLOOR WHERE WE OBSERVED DEBRIS THROUGH OUT THE 2ND FLOOR HALLWAY INCLUDING BED FRAME, BASKET BALL BACK BOARD AN AIR CONDITIONING UNIT, I OBSERVED 5 ROOMS BEING UTILIZED AS DORMS WITH A TOTAL OF APPROXIMATELY 30 BEDS, THESE DORM ROOMS CONTAINED EXTENSION CORDS, 2 ELECTRIC BIKES THAT CONTAINED LITHIUM-ION BATTERIES AN ELECTRIC SPACE HEATER AND AIR CONDITIONERS PLUGED IN TO EXTENSION CORDS, IN SOME OF THESE DORMS HAD LEAKY SINKS THAT CONTAINED BUCKETS FOR THE DRIPPING WATER. THE MAIN BATHROOM WAS IN DEPLORABLE CONDITION WITH MISSING CEILING TILE, HOLE IN THE STALLS AND SOME OF THE BATHROOM STALLS HAD PLYWOOD PARTITION WALLS WHICH DOESN'T MEET THE SANITARY CODE AND ABOVE THE BATHROOM ENTRY WAY THE STRUCTURAL BLOCK HAD STRESS CRACKS CAUSING THE DOOR FRAME TO BEND DOWNWARD IN WHICH A STRUCTURAL ENGINEER SHOULD INSPECT THIS STRUCTURAL DEFICIENCY AND PROVIDE THE BUILDING DEPARTMENT A REPORT STATING WHETHER THIS CONDITION IS SAFE AS IS OR NEEDS TO BE RECTIFIED, ALSO IN ONE ROOMS I ALSO OBSERVED A BURNT OUTLET. BASED ON DIAPERS BEING OBSERVED THE AGE OF THE CHILDREN WOULD NEED A SECONDARY MEANS OF EGRESS WITH A DIRECT EXIT TO THE EXTERIOR FROM THE DAY CARE ROOMS, AS OF THIS DATE RABBI ZAKS HAS NOT SUPPLIED US A LIST OF CHILDRENS NAME, AGES AND PARENT CONTACT INFORMATION AS THE BUILDING INSPECTOR HAD REQUESTED, BASED ON THE OCCUPANCY LOAD THE ALLOWABLE NUMBER OF CHILDREN IS 36 AND ON 4/28 CEO (VC) COUNTED 55 CHILDREN UTILIZING 3 ROOMS, THEREFORE THERE CERTIFICATE OF OCCUPANCY IS BEING REVOKED. ALSO LOCATED ON THE 2ND FLOOR WAS A SMALL CHANGING ROOM WITH CHILDRENS DIAPERS. THE PANIC HARDWARE STILL HAS NOT BEEN INSTALLED AND THE ANSUL SYSTEM HAS NOT BEEN INSPECTED. THE OVERALL CONDITION OF THE SCHOOL

#6.A.a: Notice of Violation (10280 : Authorization to Commence Injunction Action: 82 Highview Road)

WAS IN POOR OVERALL CONDITION AND UNSANITARY. THE CURRENT FIRE ALARM SYSTEM NEEDS TO BE UP GRADED TO AND ADDRESSABLE SYSTEM WITH SMOKE DETECTORS, A PERSON ALSO WAS OPERATING THE KITCHEN IN WHICH THE CURRENT ANSUL SYSTEM DOESN'T MEET CODE AND THE OTHER SYSTEM HAD NO INSPECTION TAGS. THE INTERIOR WAS MISSING CEILING TILE AND HOLES WERE OBSERVED IN THE WALLS. I SMELLED GAS AND ADVISED THE FIRE CHEIF TO HAVE ORANGE AND ROCKLAND GAS RESPOND TO THE SENCE IN WHICH ORANGE AND ROCKLAND DETERMINED THERE WAS A GAS LEAK IN THE BUILDING AND THE GAS WAS SHUT DOWN, NOW CAUSING THE PROPERTY TO HAVE NO WORKING HOT WATER WHICH IS ANOTHER UNSANITARY CONDITION . 03/27/2025 - TODAY I WAS ASKED BY ROCKLAND COUNTY CHILD PROTECTIVE SERVICES CASE WORKER CAITLYN WELLINGTON CELL # 845-799-0636 OR HER OFFICE 845-364-2783 TO MEET HER AT THE SUBJECT PROPERTY AS SHE RECEIVED A COMPLAINT THAT THEY WERE OPERATING A CHILD CARE SERVICE AT THIS LOCATION AND THE POWER HAD BEEN SHUT OFF, WE ALSO MET AT THE SUBJECT PROPERTY CHINNEE DUNN 914-801-3250 NY STATE OFFICE OF CHILDREN AND FAMILY SERVICES, UPON INSPECTION OF THE PROPERTY WE OBSERVED ON THE EXTERIOR 2 PORTABLE GENERATORS POWERING THE BUILDINGS ELECTRIC WITH EXTENSION CORDS, UPON ENTRY WE OBSERVED A CLASSROOM ON THE FIRST FLOOR AND 2 CLASSROOMS ON THE 2ND FLOOR WHICH WERE ALL BEING OCCUPIED BY CHILDREN 3 YEARS OLD AND UNDER IN AGE, I ALSO OBSERVED A FIRE ALARM SYSTEM THAT HAD NO POWER, ONLY 1 CARBON MONOXIDE DETECTOR IN THE ENTIRE BUILDING, SPRINKLER SYSTEM THAT NEEDED TESTING, EXTENSION CORDS, OPEN ELECTRIC, EXIT LIGHTS AND EMERGENCY LIGHTING NOT WORKING, 2ND FLOOR CLASSROOMS NOW BEING UTILIZED AS DORMS WITH 5-6 BEDS IN EACH ROOM, THE KITCHEN WAS BEING OPERATED FROM A PERSON WHO SAYS HE IS INDEPENDENT OF THE SCHOOL, THE ANSUL SYSTEM HAD NO INSPECTION TAGS NOR DOES IT APPEAR THE CURRENT REQUIREMENTS OF A UL 300 SYSTEM, THE EXIT DOORS LACKED THE REQUIRED PANIC HARDWARE AND THE EXTERIOR HAD DEBRIS WHICH NEED TO BE REMOVED ALSO SEE PRIOR COMPLAINT FROM 04/03/2024. 04/03/2024 - While Attempting to Do a Fire Inspection at this Location, which the Current Occupant / Owner Has Failed to Set up On Prior attempts With Fire Inspector Jake Tamburro as well as me numerous times, Fire Inspector Tamburro Also Posted this Property in Violation for Failure to Respond For a Request to do a Full Fire Inspection Violation #2021-4451, I was Told I can Not Continue my Inspection without an Appointment I did Observed A Number of Fire Code Violations which Included the Sprinkler System Tag Showing the Last Sprinkler test was Performed 12/26/2016, the exit doors lacked Panic Hardware, Battery Back-up to Exit Lights and Emergency Lighting were not Functioning, Multi-plug Adaptors and Missing Electrical outlet Covers.

Very truly yours,

#6.A.a: Notice of Violation (10280 : Authorization to Commence Injunction Action: 82 Highview Road)



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10289

6.B

Settlement of Litigation: Geico A/S/O Maria Lemalema v. Town of Ramapo

WHEREAS, Geico General Insurance Company a/s/o Maria Lemalema commenced a lawsuit against the Town of Ramapo for property damage caused in a motor vehicle accident, and

WHEREAS, the Town Attorney's Office has recommended the matter be settled in the amount of \$6,480.69,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the matter of **GEICO GENERAL INSURANCE COMPANY A/S/O MARIA LEMALEMA v. TOWN OF RAMAPO** in the amount of \$6,480.69, said settlement to be charged to 3120AB341931, and

BE IT FURTHER RESOLVED that said settlement is conditioned upon receipt of a general release executed by Geico General Insurance Company a/s/o Maria Lemalema .

ATTACHMENTS:

- #6.B.a: Board Approval Letter (PDF)

Phone 518-882-1864
Fax 518-882-6117

May 6, 2025

To: Alyssa Slater

From: Gus Boucher

Claimant: Geico A/S/O Maria Lema Lema

File #: R2024-24

Claim: On 3/11/2024 Geico's Insured was struck in the rear-end by a Town of Ramapo owned vehicle.

Damages: Geico provided their subrogation for a total demand of \$6,480.69 which is a fair amount after reviewing. Labor rate for the vehicle repairs are within the prevailing wages at \$55.00/ hour

Reports: Police Accident Report with photos

Liability: The Town of Ramapo is liable for the damage to the Claimant's vehicle as the Town vehicle was following too closely.

Recommendation: Request to settle in the amount of \$6,480.69 with a signed and notarized General Release.

Enclosures: Police Accident Report and Subrogation Report

Respectfully submitted,

Gus Boucher
Adjuster
NYS IA # 841842



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10299

6.C

Settlement of Tax Certiorari: Sixty East Eckerson Corp

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

SIXTY EAST ECKERSON CORP

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2024/25	50.64-1-1	\$365,000	\$320,000,
2025/26	50.64-1-1	\$365,000	\$320,000, 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 matter, 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.

ATTACHMENTS:

- #6.C.a: Consent Judgment 24 & 25 (PDF)
- #6.C.b: Settlement Sheet 24 & 25 (DOC)

File # 22865-4022

At a Special Condemnation and Tax
Certiorari Term of the Supreme Court of the
State of New York, held in and for the
County of Rockland, New York, on the day
of _____, 2025

PRESENT:

THOMAS P. ZUGIBE, JSC

Justice

CONSENT ORDER AND JUDGMENT

In the Matter of

SIXTY EAST ECKERSON CORP.,

Petitioner(s),

-against-

THE BOARD OF ASSESSORS AND/OR THE ASSESSOR
OF THE TOWN OF RAMAPO, AND THE BOARD OF
ASSESSMENT REVIEW,

Respondent(s).

Index Nos.

034524/2024

Assessment Years

2024
2025

Tax Map No.

Section 50.64, Block 1, Lot 1

The above Petitioner(s) having heretofore served and filed the Petitions and Notices to review the tax assessments fixed by the Town of Ramapo for the assessment years 2024/25 and 2025/26 upon certain real property constituting the following assessment parcel and designated as Tax Map No. 50.64-1-1 on the official Assessment Map of the Town of Ramapo, and

The issues of these proceedings having duly come on for trial at an IAS Term of this Court, and the Petitioner(s) having appeared by ERIN A. O'BRIEN, ESQ. of CULLEN AND DYKMAN LLP, and the Respondent(s) having appeared by ALYSSA M. SLATER, ESQ., Counsel for the Town of Ramapo, and the East Ramapo Central School District being served with Notice of the Petitions, and the Parties having made their settlement, it is

ORDERED, that the assessments on the above-referenced property be and the same are hereby reduced, corrected and fixed for the assessment years as follows:

#6.C.a: Consent Judgment 24 & 25 (10299 : Settlement of Tax Certiorari: Sixty East Eckerson Corp)

TAX MAP No. 50.64-1-1

ASSESSMENT YEAR	ORIGINAL ASSESSMENT	REDUCTION	FINAL ASSESSMENT
2024/25	\$365,000	\$45,000	\$320,000
2025/26	\$365,000	\$45,000	\$320,000

and so reduced and confirmed, it is further

ORDERED, ADJUDGED AND DECREED that the officer or officers having custody of the assessment rolls upon which the above-mentioned assessments and any taxes levied thereon are entered shall correct the said entries in conformity with this Order and shall note upon the margin of said rolls, opposite said entries, that the same have been corrected by the authority of this Order, and it is further

ORDERED, that there shall be audited, allowed and paid to the Petitioner(s) by the Town of Ramapo the amount of Town taxes paid by the Petitioner(s) as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

ORDERED, that there shall be audited, allowed and paid to the Petitioner(s) by the East Ramapo Central School District of the Town of Ramapo, the amount of School taxes paid by the Petitioner(s) as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest from the date of payment thereof as provided by statute, and it is further

ORDERED AND DIRECTED that the County Legislators of the County of Rockland, State of New York, be and are hereby directed and authorized to audit, allow and to pay to the Petitioner(s) the amount, if any, of State, County, Judiciary, Sewer District and any special taxes paid by the Petitioner(s) as taxes against said erroneous assessments in excess of what the taxes would have been if the said assessments had been as determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

ORDERED AND DIRECTED, that all tax refunds are to be paid with interest pursuant to §726 of the Real Property Tax Law of the State of New York; except that in the event the refund of taxes is paid within sixty (60) days from the date of service of a copy of this judgment upon the Rockland County Commissioner of Finance, the Town of Ramapo Receiver of Taxes and the East Ramapo Central School District Superintendent, then interest is waived, together with the amounts of interest and penalties, if any, paid on the excess of any of the aforesaid taxes by reason of delinquent payment, and it is further

ORDERED AND DIRECTED, that all tax refunds hereinabove directed to be made by Respondent, the Town of Ramapo, and/or any of the various taxing authorities, be made by check or draft payable to the order of CULLEN AND DYKMAN LLP, as attorneys for the Petitioner(s), who are to hold the proceeds as trust funds for appropriate distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to Judiciary Law §475, and it is further

ORDERED AND DIRECTED, that the moratorium imposed by RPTL §727, as well as the exceptions contained therein, shall apply to this settlement for the 2026/27, 2027/28, and 2028/29 tax years, and it is further

ORDERED, that this Order hereby constitutes and represents full settlement of the tax review proceedings herein, and there are no costs or allowances awarded to, by or against any of the Parties, and that upon compliance with the terms of this Order, the above-entitled proceedings be and the same are settled and discontinued.

[Remainder of page intentionally left blank; signatories to follow]

ENTER,

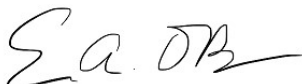
J.S.C.

SIGNING AND ENTRY OF THE WITHIN
ORDER IS HEREBY CONSENTED TO:

TOWN OF RAMAPO

By: ALYSSA M. SLATER, ESQ.
Attorneys for Respondent(s)
TOWN OF RAMAPO
ATTORNEY'S OFFICE
237 Rt. 59
Suffern, NY 10901
slatera@ramapo-ny.gov

CULLEN AND DYKMAN LLP



By: ERIN A. O'BRIEN, ESQ.
Attorneys for Petitioner(s)
333 Earle Ovington Blvd.
Uniondale, NY 11553
(516) 357-3700
eobrien@cullenllp.com

#6.C.a: Consent Judgment 24 & 25 (10299 : Settlement of Tax Certiorari: Sixty East Eckerson Corp)

TO: SUPERVISOR AND TOWN BOARD
FROM: ALYSSA M. SLATER
DATE: MAY 12, 2025
RE: CERTIORARI

SIXTY EAST ECKERSON CORP
VS.
TOWN OF RAMAPO

We propose that the following certiorari matter be settled with the condition that no refunds will be made unless and until any and all tax delinquencies are satisfied.

TAX PARCEL: 50.64-1-1
OWNER: Sixty East Eckerson Corp
PROP. ADDRESS: 60 Eckerson Road East
VILLAGE: Spring Valley
PROP. TYPE: Apartment

<u>Cert Index</u>	<u>Tax Year</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>	<u>Assessment Reduction</u>	<u>Town Tax Refund</u>
34524	2024/2025	365,000	320,000	45,000	\$ 667.59
	2025/2026	365,000	320,000	45,000	\$ 0.00
TOTAL REFUND OF TOWN TAXES					\$ 667.59

Special Terms: None

NOTE: THIS RECOMMENDATION FOR SETTLEMENT INCLUDES ONLY REFUND DUE FROM THE TOWN OF RAMAPO. ANY REFUNDS DUE FROM OTHER TAXING JURISDICTIONS ARE NOT REFLECTED IN THE ABOVE CALCULATIONS.

#6.C.b: Settlement Sheet 24 & 25 (10299 : Settlement of Tax Certiorari: Sixty East Eckerson Corp)



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10286

6.D

Settlement of Tax Certiorari: Eliezer Raksin

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

ELIEZER RAKSIN LLC

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2024/25	54.27-1-35	\$45,000	\$40,600, 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.

ATTACHMENTS:

- #6.D.b: Settlement Sheet 24 (DOC)

TO: SUPERVISOR AND TOWN BOARD
FROM: ALYSSA M. SLATER
DATE: MAY 6, 2025
RE: CERTIORARI

ELIEZER RAKSIN
VS.
TOWN OF RAMAPO

We propose that the following certiorari matter be settled with the condition that no refunds will be made unless and until any and all tax delinquencies are satisfied.

TAX PARCEL: 54.27-1-35
OWNER: Eliezer Raksin
PROP. ADDRESS: 8 Chestnut Street
VILLAGE: Suffern
PROP. TYPE: Two Family Residence

<u>Cert Index</u>	<u>Tax Year</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>	<u>Assessment Reduction</u>	<u>Town Tax Refund</u>
31035	2024/2025	45,000	40,600	4,400	\$ 65.30
TOTAL REFUND OF TOWN TAXES					\$ 65.30

Special Terms: None

NOTE: THIS RECOMMENDATION FOR SETTLEMENT INCLUDES ONLY REFUND DUE FROM THE TOWN OF RAMAPO. ANY REFUNDS DUE FROM OTHER TAXING JURISDICTIONS ARE NOT REFLECTED IN THE ABOVE CALCULATIONS.

#6.D.b: Settlement Sheet 24 (10286 : Settlement of Tax Certiorari: Eliezer Raksin)



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10284

6.E

Settlement of Tax Certiorari: Park Ave NY LLC

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

PARK AVE NY LLC

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2023/24	57.54-1-59	\$510,000	\$408,000,
2024/25	57.54-1-59	\$510,000	\$357,000, 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 matter, 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.

ATTACHMENTS:

- #6.E.a: Park Ave NY LLC - Consent Judgment (PDF)

File # 22865-4007

At a Special Condemnation and Tax
Certiorari Term of the Supreme Court of the
State of New York, held in and for the
County of Rockland, New York, on the day of
, 2025

PRESENT:

**CONSENT ORDER AND
JUDGMENT**

THOMAS P. ZUGIBE, JSC

Justice

In the Matter of
PARK AVE NY LLC,

Petitioner(s),

-against-

THE BOARD OF ASSESSORS AND/OR THE ASSESSOR
OF THE TOWN OF RAMAPO, AND THE BOARD OF
ASSESSMENT REVIEW,

Respondent(s).

Index # **Assessment Year**

033191/2023 2023
034538/2024 2024

Tax Map ID

Section 57.54, Block 1, Lot 59

The above Petitioner(s) having heretofore served and filed the Petitions and Notices to review the tax assessments fixed by the Town of Ramapo for the assessment years 2023/24 and 2024/25 upon certain real property constituting the following assessment parcels and designated as Tax Map Nos. 57.54-1-59 on the official Assessment Map of the Town of Ramapo, and

The issues of these proceedings having duly come on for trial at an IAS Term of this Court, and the Petitioner(s) having appeared by ERIN A. O'BRIEN, ESQ. of CULLEN AND DYKMAN LLP, and the Respondent(s) having appeared by ALYSSA M. SLATER, ESQ., Counsel for the Town of Ramapo, and the East Ramapo Central School District being served with Notice of the Petitions, and the Parties having made their settlement, it is

ORDERED, that the assessments on the above-referenced property be and the same are hereby reduced, corrected and fixed for the assessment years as follows:

#6.E.a: Park Ave NY LLC - Consent Judgment (10284 : Settlement of Tax Certiorari: Park Ave NY LLC)

TAX MAP No. 57.54-1-59

ASSESSMENT YEAR	ORIGINAL ASSESSMENT	REDUCTION	FINAL ASSESSMENT
2023/24	\$510,000	\$102,000	\$408,000
2024/25	\$510,000	\$153,000	\$357,000

and so reduced and confirmed, it is further

ORDERED AND DIRECTED that the pending proceeding for the year 2021 shall and the same hereby is discontinued, with prejudice, and it is further

ORDERED, ADJUDGED AND DECREED that the officer or officers having custody of the assessment rolls upon which the above-mentioned assessments and any taxes levied thereon are entered shall correct the said entries in conformity with this Order and shall note upon the margin of said rolls, opposite said entries, that the same have been corrected by the authority of this Order, and it is further

ORDERED, that there shall be audited, allowed and paid to the Petitioner(s) by the Town of Ramapo the amount of Town taxes paid by the Petitioner(s) as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

ORDERED, that there shall be audited, allowed and paid to the Petitioner(s) by the East Ramapo Central School District of the Town of Ramapo, the amount of School taxes paid by the Petitioner(s) as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest from the date of payment thereof as provided by statute, and it is further

ORDERED AND DIRECTED that the County Legislators of the County of Rockland, State of New York, be and are hereby directed and authorized to audit, allow and to pay to the Petitioner(s) the amount, if any, of State, County, Judiciary, Sewer District and any special taxes paid by the Petitioner(s) as taxes against said erroneous assessments in excess of what the taxes would have been if the said

assessments had been as determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

ORDERED AND DIRECTED, that all tax refunds are to be paid with interest pursuant to §726 of the Real Property Tax Law of the State of New York; except that in the event the refund of taxes is paid within sixty (60) days from the date of service of a copy of this judgment upon the Rockland County Commissioner of Finance, the Town of Ramapo Receiver of Taxes and the East Ramapo Central School District Superintendent, then interest is waived, together with the amounts of interest and penalties, if any, paid on the excess of any of the aforesaid taxes by reason of delinquent payment, and it is further

ORDERED AND DIRECTED, that all tax refunds hereinabove directed to be made by Respondent, the Town of Ramapo, and/or any of the various taxing authorities, be made by check or draft payable to the order of CULLEN AND DYKMAN LLP, as attorneys for the Petitioner(s), who are to hold the proceeds as trust funds for appropriate distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to Judiciary Law §475, and it is further

ORDERED AND DIRECTED, that the moratorium imposed by RPTL §727, as well as the exceptions contained therein, shall apply to this settlement and the assessment for Property ID No.: 57.54-1-59 will be further reduced and remain at \$331,500 for the 2025/26, 2026/27 and 2027/28 tax years, and it is further

ORDERED, that this Order hereby constitutes and represents full settlement of the tax review proceedings herein, and there are no costs or allowances awarded to, by or against any of the Parties, and that upon compliance with the terms of this Order, the above-entitled proceedings be and the same are settled and discontinued.

ENTER,

J.S.C.

SIGNING AND ENTRY OF THE WITHIN
ORDER IS HEREBY CONSENTED TO:

TOWN OF RAMAPO

By: ALYSSA M. SLATER, ESQ.

Attorneys for Respondent(s)

TOWN OF RAMAPO

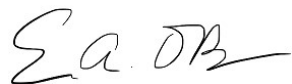
ATTORNEY'S OFFICE

237 Rt. 59

Suffern, NY 10901

slatera@ramapo-ny.gov

CULLEN AND DYKMAN LLP



By: ERIN A. O'BRIEN, ESQ.

Attorneys for Petitioner(s)

333 Earle Ovington Blvd.

Uniondale, NY 11553

(516) 357-3700

eobrien@cullenllp.com



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10310

6.F

Settlement of Tax Certiorari: Feldschuh

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

MICHAEL FELDSCHUH AND ALICIA FELDSCHUH

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2021/22	38.19-1-8	\$160,050	\$91,680,
2022/23	38.19-1-8	\$160,050	\$92,700,
2023/24	38.19-1-8	\$160,050	\$86,020,
2024/25	38.19-1-8	\$160,050	\$106,050, 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.

ATTACHMENTS:

- #6.F.a: Proposed Consent Judgment - 21 to 24 (PDF)

GRIFFIN, COOGAN, SULZER & HORGAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW

51 PONDFIELD ROAD

BRONXVILLE, NEW YORK 10708

WILLIAM E. SULZER (ALSO NJ)
MICHAEL F. HORGAN, JR. (ALSO CT)MARIA C. CAVALLO
MATTHEW S. CLIFFORD (ALSO NJ)
KEVIN M. BRADY, JR.
COUNSELTELEPHONE (914) 961-1300
FAX (914) 961-9385
WWW.GCSHLAW.COMWILLIAM E. GRIFFIN
1932-2012
JAMES M. COOGAN
(RETIRED)WRITER'S DIRECT EMAIL:
WES@GCSHLAW.COM

April 3, 2025

Beth Finkelstein, Esq.
Assistant Town Attorney
237 Route 59
Suffern, New York 10901**Re: Michael Feldschuh and Alicia Feldschuh v. Town of Ramapo**
Index Nos.: 034501/21, 033223/22, 033674/23, 034434/24

Dear Beth:

Enclosed please find a copy of the Consent Judgment regarding the above-referenced matter for your review and execution. Please sign and forward a copy to Jud after you obtain Town Board approval. We will provide a conformed copy to both of you once the Judgment has been entered by the Court.

As you know, we have included a clause in the orders that will allow for a waiver of interest if refunds are made within 60 days from entry of the order.

Please also be aware that we have included a clause in the Judgment regarding the application of RPTL Section 727 so that Harley can publish the 2025 Town assessment at a market value of \$1.5M based on the 2025 RAR. All other aspects of the statute shall apply.

Thank you for your continued courtesy herein.

Very truly yours,



William E. Sulzer

WES:alp
Enclosures
9744/9833cc: Judson Siebert, Esq. (w/ enclosure)
Harley McNally, Assessor (w/ enclosure)

#6.F.a: Proposed Consent Judgment - 21 to 24 (10310 : Settlement of Tax Certiorari: Feldschuh)

At an IAS Term of the Supreme Court of the State of New York held for the County of Rockland, at the courthouse located in New City, New York.

PRESENT:

HON. THOMAS P. ZUGIBE, J.S.C.,

Justice.

-----X
In the Matter of the Application of

MICHAEL FELDSCHUH AND ALICIA FELDSCHUH,

Petitioners,

- against -

**THE ASSESSOR OF THE TOWN OF RAMAPO,
THE BOARD OF REVIEW OF THE TOWN OF
RAMAPO and THE TOWN OF RAMAPO,**

Respondents,

-and-

SUFFERN CENTRAL SCHOOL DISTRICT,

Intervenor-Respondent.

For Review Under Article 7 of the RPTL.
-----X

**CONSENT
JUDGMENT**

Index No.

**034501/21
033223/22
033674/23
034434/24**

The above Petitioners having heretofore filed and served the Notices and Petitions to review the tax assessments fixed by the Town of Ramapo for the 2021 through the 2024 assessment years upon certain real property located at 9 Sterlington Road, Town of Ramapo, and designated as Section 38.19, Block 1, Lot 8 on the Official Assessment Map of the Town of Ramapo, and

#6.F.a: Proposed Consent Judgment - 21 to 24 (10310 : Settlement of Tax Certiorari: Feldschuh)

The issues of these proceedings having duly come on for trial at an IAS Term of this Court, and the Petitioner having appeared by **WILLIAM E. SULZER, ESQ.**, of Griffin, Coogan, Sulzer & Horgan, P.C., and the Respondents having appeared by **BETH FINKELSTEIN, ESQ.**, Assistant Town Attorney, and Intervenor-Respondent having appeared by **JUDSON K. SIEBERT, ESQ.**, of Keane & Beane, P.C., and the parties having made their settlement, it is

ORDERED, ADJUDGED, AND DECREED that the assessment on the above-referenced property be, and the same are hereby reduced, corrected, and fixed for the assessment year as follows:

Assess. Year	Assessed Valuation		Amount of Reduction
	<u>Reduced From</u>	<u>Reduced To</u>	
2021	160,050	91,680	68,370
2022	160,050	92,700	67,350
2023	160,050	86,020	74,030
2024	160,050	106,050	54,000

and so reduced and confirmed, it is further

ORDERED, ADJUDGED, AND DECREED that the officer or officers having custody of the assessment rolls upon which the above-mentioned assessment and any taxes levied thereon are entered shall correct the said entries in conformity with this Order and shall note upon the margin of said rolls, opposite of said entries, that the same have been corrected by the authority of this order, and it is further

ORDERED, ADJUDGED, AND DECREED that there shall be audited, allowed and paid to the Petitioner by the **TOWN OF RAMAPO** the amount of all Town, Special District, and all other ad valorem taxes and collection fees paid, together with the proportionate share of any interest and penalties paid by reason of delinquent payment of any excess taxes, by the Petitioner as taxes against the said erroneous assessments in excess of what the taxes would have been if the said assessments made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

ORDERED, ADJUDGED, AND DECREED that there shall be audited, allowed and paid to the Petitioner by the **SUFFERN CENTRAL SCHOOL DISTRICT** the amount of all School taxes and/or Library District taxes, if any, paid by the Petitioner as taxes against the said erroneous assessment in excess of what the taxes would have been if the said assessment made in the aforesaid years had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

ORDERED, ADJUDGED, AND DECREED that the County Legislators of the **COUNTY OF ROCKLAND**, State of New York, be and are hereby directed and authorized to audit, allow and pay to the Petitioner the amount, if any, of Town, Village, State, County, Judiciary, Sewer, Sewer, Refuse, Ambulance, Fire, Light, Water, and any and all other special district taxes, together with the proportionate share of any interest or penalty paid by reason of delinquent payment of said excess taxes, paid by the Petitioner

as taxes against the erroneous assessment in excess of what the taxes would have been if the said assessment had been determined by this Order, together with interest thereon from the date of payment thereof as provided by statute, and it is further

ORDERED, ADJUDGED, AND DECREED that the application of RPTL § 727 shall not apply with respect to this settlement solely to allow for the 2025 assessment to be established at a figure around 96,450, but all other aspects of the statute shall remain applicable, and it is further

ORDERED, ADJUDGED, AND DECREED that all tax refunds are to be paid with interest pursuant to §726 of the Real Property Tax Law of the State of New York; provided, however, interest shall be waived in the event that payment is made within sixty (60) days from the date of service of this Order with notice of entry, and it is further

ORDERED, ADJUDGED, AND DECREED that all tax refunds hereinabove directed to be made by Respondent, the **COUNTY OF ROCKLAND** and/or the **TOWN OF RAMAPO** and/or **SUFFERN CENTRAL SCHOOL DISTRICT**, and/or any of the other various taxing authorities, be made by check or draft payable to the order of **GRIFFIN, COOGAN, SULZER & HORGAN, P.C.**, as attorneys for the Petitioner, who are to hold the proceeds as trust funds for appropriate distribution, and who are to remain subject to the further jurisdiction of this Court in regard to their attorney's lien, pursuant to Judiciary Law §475 and it is further

ORDERED, ADJUDGED, AND DECREED that the attorneys signing this Consent Order and Judgment have the necessary authority to do so, that said parties have duly agreed to this settlement, have taken the necessary action to do so, and have duly authorized and empowered the persons signing this Consent Order and Judgment and order to do so; and it is further

ORDERED, ADJUDGED, AND DECREED that this Order hereby constitutes and represents full settlement of each of the tax review proceedings herein, and there are no attorney's fees, costs or allowances awarded to, by or against any of the parties, and that upon compliance with the terms of this Order, the above-entitled proceedings be and the same are settled and discontinued.

ORDERED, ADJUDGED, AND DECREED this Consent Judgment can be executed in any number of counterparts, each of which shall constitute a duplicate original hereof.

Dated:

E N T E R,

HON. THOMAS P. ZUGIBE, J.S.C.

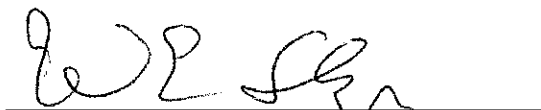
**SIGNING AND ENTRY OF THE WITHIN
ORDER IS HEREBY CONSENTED TO:**

BETH FINKELSTEIN, ESQ.

Attorney for Respondents
Assistant Town Attorney
Town of Ramapo
237 Route 59
Suffern, NY 10901
845-357-5100 ext. 235
FinkelsteinB@ramapo-ny.gov

JUDSON K. SIEBERT, ESQ.

Keane & Beane, P.C.
Attorneys for Intervenor-Respondent
445 Hamilton Avenue, 15th Fl.
White Plains, New York 10601
914-946-4777
jsiebert@kblaw.com



WILLIAM E. SULZER, ESQ.

Griffin, Coogan, Sulzer & Horgan, P.C.
Attorneys for Petitioner
51 Pondfield Road
Bronxville, New York 10708
(914) 961-1300
wes@gcshlaw.com



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10301

6.G

Retroactive Tax Exemption: Lev Teen Center & Yeshivas Nachlas Sofrim Inc.

WHEREAS, legislation will be introduced in the New York State Legislature that would grant authority for the Town to accept retroactive application by the following organizations for real property tax exemptions as follows:

- a) Lev Teen Center
SBL: 89/49.10-1-7
161 Viola Road, Town of Ramapo
2022 and 2023 Assessment Rolls & Appropriate Tax Rolls (2022,2023 &2024)
- b) Yeshivas Nachlas Sofrim Inc.
SBL: 89/56.6-1-14
66 Highview Road, Town of Ramapo
2022 and 2023 Assessment Rolls & Appropriate Tax Rolls (2022,2023 &2024)

WHEREAS, the State Legislature requires the Town Board to state that it will grant the retroactive tax exemptions once appropriate State authority is granted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it has no objection to the passage of the above legislation and it hereby agrees that it will grant a tax exemption for the above property for the assessment and tax years in question if legislation is passed and signed by the Governor.

ATTACHMENTS:

- #6.G.a: Assessor Memo (PDF)



TOWN OF RAMAPO

237 Route 59
Suffern, New York 10901
(845) 357-5100 Fax: (845) 369-6945

Michael Specht
Supervisor

Harley V. McNally
Assessor

MEMORANDUM

Date: Thursday, May 08, 2025
To: Jeffrey Posner, Town Clerk
From: Harley V. McNally
Re: Proposed Resolution for next Board Meeting on May 14, 2025

Resolution No. (2025 - TBD)

WHEREAS, legislation will be introduced in the New York State Legislature that would grant authority for the Town to accept retroactive application by the following organization for real property tax exemptions as follows:

- a) Lev Teen Center.
SBL: 89/49.10-1-7
161 Viola Rd, Town of Ramapo
**2022 & 2023 Assessment Rolls &
Appropriate Tax Rolls (2022,2023&2024)**
- b) Yeshivas Nachlas Sofrim Inc.
SBL: 89/56.6-1-14
66 Highview Rd, Town of Ramapo
**2022 & 2023 Assessment Rolls &
Appropriate Tax Rolls (2022,2023&2024)**

TOWN OF RAMAPO
TOWN CLERK'S OFFICE
MAY 12 A 9:20

WHEREAS, the State Legislature requires the Town Board to state that it will grant the retroactive tax exemptions once appropriate State authority is granted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it has no objection to the passage of the above legislation and it hereby agrees that it will grant a tax exemption for the above property for the assessment and tax years in question if legislation is passed and signed by the Governor.



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10281

6.H

Authorization to Enter into Agreement with Rockland Green

WHEREAS, the Rockland County Solid Waste Management Authority a/k/a Rockland Green (“Rockland Green”), is in the process of developing multiple projects, including an alternative waste disposal project and the possible relocation of its existing scale house and weigh station, and

WHEREAS, the Town is the owner of certain real properties within the City of Hillburn as listed on the attached Schedule A (the “Properties”), and

WHEREAS, in connection with Rockland Green's projects, and possible acquisition of one or more of the Properties, Rockland Green has requested the right of entry upon and access to the Properties, to conduct its Due Diligence, and

WHEREAS, Rockland Green requested, and the Town is amenable to Rockland Green's request right of entry upon and access to the Properties to conduct its Due Diligence.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that in consideration of the mutual covenants and agreements contained in the annexed agreement, the Supervisor is hereby authorized to enter into an agreement substantially similar to the annexed proposed agreement.

ATTACHMENTS:

- #6.H.a: EXHIBIT A (PDF)
- #6.H.b: Right of Entry & Access Agreement (Town of Ramapo Parcels) 4899-8869-4321, v 4 (DOCX)

EXHIBIT A**The Properties**

The “Properties” are as follows:

1. 233 Torne Valley Road, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 7.2, Block 1, Section 39.19 (39.19-1-7.2) [PARCEL DIRECTLY ACROSS TORNE VALLEY ROAD FROM SCALE HOUSE];
2. Torne Valley Road a/k/a 100 Torne Valley Road, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 6, Block 1, Section 47.07 (47.07-1-6) [78 ACRE PARCEL];
3. 1-19 Lake Street, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 7.3, Block 1, Section 39.19 (39.19-1-7.3);
4. 12-16 Lake Street, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 1, Block 1, Section 39.18 (39.18-1-1);
5. 90 Torne Valley Road, Village of Hillburn, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 2, Block 1, Section 47.11 (47.11-1-2);
6. 2 Bridge Street, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 4, Block 1, Section 47.07 (47.07-1-4) [PARCEL ADJACENT TO / BEHIND / WEST OF THE ST. LAWRENCE SPORTS COMPLEX]; and
7. 10 Torne Brook Road, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 2, Block 1, Section 39.19 (39.19-1-2).

RIGHT OF ENTRY AND ACCESS AGREEMENT

This Right of Entry and Access Agreement (this “Agreement”) is entered into this ___ day of _____, 2025 (the “Effective Date”) by and between the TOWN OF RAMAPO, NEW YORK, a municipal corporation organized and existing under the laws of the State of New York, having a principal office address of 237 Route 59, Suffern, New York 10901 (the “Grantor”) and ROCKLAND COUNTY SOLID WASTE MANAGEMENT AUTHORITY a/k/a ROCKLAND GREEN, a body corporate and politic constituting a public benefit corporation of the State of New York, having an office address of 172 Main Street, Nanuet, New York 10954 (the “Grantee”) (Grantor and Grantee are each at times referred to herein as a “Party” and, collectively, the “Parties”).

WITNESSETH:

WHEREAS, Grantor is the record owner in fee simple of those certain seven (7) parcels of real property, including all improvements thereupon, as further identified and detailed on Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Properties”); and

WHEREAS, Grantee is in the process of developing multiple projects, including, but not necessarily limited to, an alternative waste disposal project and a project involving the relocation of Grantee’s existing scale house and weigh station currently located at 250 Torne Valley Road, Ramapo, New York 10931 (all such projects being collectively referred to herein as the “Projects”); and

WHEREAS, Grantee is initially considering the Properties (or portions thereof) as possible locations for one (1) or more of the Projects; and

WHEREAS, in connection with its possible acquisition of one (1) or more of the Properties (or portions thereof), Grantee has requested the right of entry upon and access to the Properties in favor of each of itself and the hereinafter-defined Grantee Designees for the purpose of undertaking the hereinafter-defined Due Diligence Activities; and

WHEREAS, Grantor has agreed to grant to Grantee, and Grantee has agreed to accept from Grantor, the right to access and enter upon each of the Properties to perform the Due Diligence Activities, all in accordance with the terms and provisions of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee covenant and agree as follows:

1. Access by Grantee; Due Diligence Activities.

(a) Grantee and one (1) or more of Grantee’s employees, agents, contractors, representatives, consultants and other designees (each, a “Grantee Designee” and, collectively, the “Grantee Designees”) shall, as of the Effective Date, have the right to and may freely access and enter upon each of the Properties, including any and all portions thereof, at times and from time to time

for the purpose of conducting the Due Diligence Activities. Grantor hereby expressly grants such rights, and Grantee hereby accepts the same.

(b) For purposes of this Agreement, the “Due Diligence Activities” means and includes, collectively: assessing constructability of the Projects and/or one (1) or more of their various components (by way of example and not limitation, constructability of buildings, infrastructure and paved surfaces), assessing usable area and usable acreage, assessing accessibility, ingress and egress, assessing existing utilities and other infrastructure, assessing needs for additional utilities and other infrastructure, performing geophysical tests, samplings, borings and other inspections (including, without limitation, of or with respect to soil, air and/or water), assessment of flora and fauna, assessment of wetlands (including, but not necessarily limited to, their impact upon siting or development of the Projects), performing topographic and boundary surveys, assessing any prior use or occupancy, performing other investigatory activities and performing any other activities incidental or related to or associated with any of the foregoing.

(c) The rights granted in this Agreement shall remain valid and in full force and effect until the earlier to occur of: (i) Grantee delivers notice to Grantor stating that Grantee has concluded performance of the Due Diligence Activities, or (ii) Grantor revokes the rights granted by this Agreement as a result of Grantee’s breach of its obligations hereunder by delivering written notice of the same to Grantee.

2. Restoration of Properties. For the Grantee to conduct its Due Diligence Activities, the Grantor acknowledges and agrees the clearing and removal of small trees and underbrush will be necessary on one (1) or more of the Properties. The Grantor permits the Grantee to leave the removed trees and underbrush on the Properties in a neat and orderly manner after completing its Due Diligence Activities. If Grantee’s exercise of the Due Diligence Activities results in substantial damage to the surface of one (1) or more of the Properties, Grantee shall, at its sole cost and expense, cosmetically restore the surface of such Properties, as and if applicable, to a condition as close as practicable to the condition thereof existing prior to such damage.

3. Binding Effect; Successors. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors, assigns and legal representatives.

4. No Transfer of Ownership. Grantor does not by this Agreement convey to Grantee any ownership interest in or to any of the Properties.

5. Notices. All notices, demands and other communications under or related to this Agreement shall be in writing and delivered by first-class mail, postage prepaid, return receipt requested, or by prepaid next-day delivery by a nationally recognized courier service. Notices, demands and other communications shall be considered delivered (a) if sent by first-class mail as aforesaid, two (2) business days following deposit in the United States mail, or (b) if sent by nationally recognized courier service as aforesaid, one (1) business day following deposit with such service. Notices, demands and other communications shall be addressed as set forth below for the respective Party, provided that either Party may by like notice effectuate a change of name or address:

If to the Grantor:

Town of Ramapo, New York
Attn. _____
237 Route 59
Suffern, New York 10901

With a copy to:

Attn. _____

If to the Grantee:

Rockland County Solid Waste
Management Authority
Attn. Gerard M. Damiani, Jr., Executive Director
172 Main Street
Nanuet, New York 10954

With copies to:

Kenneth J. Murphy, Esq.
General Counsel
Rockland County Solid
Waste Management Authority
172 Main Street
Nanuet, New York 10954

and:

West Group Law PLLC
Attn. Teno A. West, Esq.
81 Main Street, Suite 510
White Plains, New York 10601

6. Entire Agreement; Incorporation. This Agreement, together with Exhibit A hereto, is a fully integrated agreement and supersedes all prior negotiations and agreements between the Parties with respect to all or any part of the subject matter hereof. The foregoing recitals are an integral part hereof and are incorporated into this Agreement as if fully set forth herein.

7. Severability. If any provision of this Agreement shall be deemed invalid, illegal or unenforceable, such provision shall be deemed null and void and stricken from this Agreement and no other provision hereof shall be affected thereby, all such other provisions to remain in full force and effect.

8. Amendments. This Agreement may only be amended or otherwise modified or supplemented by way of written instrument executed by both Parties.

9. Attorneys' Fees. In the event that proceedings are brought for the enforcement of this Agreement or in connection with any alleged breach hereof or default hereunder, the prevailing Party in such proceedings shall be entitled to recover its costs, expenses and reasonable attorneys' fees from the non-prevailing Party, and any judgment or decree rendered in such proceedings shall include an award thereof.

10. No Third Party Beneficiaries. This Agreement is entered into for the benefit of

Grantor and Grantee only and, notwithstanding any other provision of this Agreement to the contrary, there are no third-party beneficiaries of this Agreement whatsoever.

11. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of New York without giving effect to such state's choice-of-laws rules or principles.

12. Assignment. Neither Grantor nor Grantee may assign or transfer their respective rights or obligations under this Agreement without first obtaining the prior written consent of the other, which consent may be granted or withheld in the sole and absolute discretion of the applicable Party.

13. Counterparts. This Agreement may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

14. Captions; Headings. The Section captions and headings of this Agreement are inserted merely as a matter of convenience and shall not be considered in the interpretation of this Agreement.

[REMAINDER OF PAGE INTENTIONALLY BLANK.
SIGNATURES TO FOLLOW.]

IN WITNESS WHEREOF, Grantor and Grantee have caused this Agreement to be executed, intending to be legally bound, on and as of the Effective Date.

GRANTOR:

TOWN OF RAMAPO, NEW YORK

By: _____

Name: _____

Its: _____

GRANTEE:

**ROCKLAND COUNTY SOLID WASTE MANAGEMENT AUTHORITY a/k/a
ROCKLAND GREEN**

By: _____

Name: Gerard M. Damiani, Jr.

Its: Executive Director

EXHIBIT A**The Properties**

The “Properties” are as follows:

1. 233 Torne Valley Road, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 7.2, Block 1, Section 39.19 (39.19-1-7.2) [PARCEL DIRECTLY ACROSS TORNE VALLEY ROAD FROM SCALE HOUSE];
2. Torne Valley Road a/k/a 100 Torne Valley Road, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 6, Block 1, Section 47.07 (47.07-1-6) [78 ACRE PARCEL];
3. 1-19 Lake Street, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 7.3, Block 1, Section 39.19 (39.19-1-7.3);
4. 12-16 Lake Street, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 1, Block 1, Section 39.18 (39.18-1-1);
5. 90 Torne Valley Road, Village of Hillburn, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 2, Block 1, Section 47.11 (47.11-1-2);
6. 2 Bridge Street, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 4, Block 1, Section 47.07 (47.07-1-4) [PARCEL ADJACENT TO / BEHIND / WEST OF THE ST. LAWRENCE SPORTS COMPLEX]; and
7. 10 Torne Brook Road, City of Hillburn, Town of Ramapo, Rockland County, NY, identified as tax Lot 2, Block 1, Section 39.19 (39.19-1-2).



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10283

6.1

Approval of Agreement: Research Foundation for Mental Health - Grant

WHEREAS, the Research Foundation for Mental Hygiene (the "Foundation") has been awarded a certain grant from the New York State Office of Mental Health to carry out a project entitled "NYS Suicide Prevention Resource Center" (the "Project"), and

WHEREAS, the Foundation desires the Town of Ramapo to perform certain services for the Foundation in connection with the Project, and

WHEREAS, in consideration for such services, the Foundation has awarded a grant in the amount of \$48,000 to the Town of Ramapo to participate in the Project.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the grant from the **RESEARCH FOUNDATION FOR MENTAL HYGIENE** in the amount of \$48,000 to participate in the NYS Suicide Prevention Resource Center project, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute the Agreement with the Research Foundation for Mental Hygiene in a form approved by the Town Attorney's Office.



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10305

6.J

Renewal of Agreement: Electronic Medical Records - ESO Solutions, Inc.

WHEREAS, by Resolution No. 2024-71, the Town entered into an agreement with ESO Solutions, Inc, 11500 Alterra Parkway, Ste. 100, Austin, Texas, 78758, to provide Electronic Medical Records for the Ambulance Corps and Paramedic Services that contract with the Town, for a period of one year, and

WHEREAS, the Town is in receipt of a renewal proposal from ESO Solutions, Inc., to continue to provide Electronic Medical Records for the Ambulance Corps and Paramedic Services that contract with the Town, at the same rate as previously contracted, and

WHEREAS, Josh Hans, Program Coordinator, Emergency Preparedness, recommends acceptance of said renewal proposal to help streamline billing and offer cost savings thru negotiating a group rate, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with said recommendation.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that it hereby accepts the renewal proposal of **ESO SOLUTIONS, INC.**, to provide Electronic Medical Records for the Ambulance Corps and Paramedic Services that contract with the Town, at the same rate as previously contracted, and

BE IT FURTHER RESOLVED, that the Supervisor is hereby authorized to execute a renewal agreement with ESO Solutions, Inc., for a period of one year retroactive to January 31, 2025, in a form approved by the attorney's office.

SOURCE OF FUNDS: SMEMS1.3452



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10298

6.K

Acceptance of Easement - 5 Cedar Lane

WHEREAS, the Town of Ramapo Planning Board has granted Subdivision approval for 5 Cedar Lane, and

WHEREAS, said approvals required the developer to provide a Shade Tree Easement along Cedar Lane benefiting the Town, and

WHEREAS, MJ Engineering and the Town Attorney's Office have reviewed the above easement and recommend its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above easement, subject to recording.

ATTACHMENTS:

- #6.K.a: 4346 -Easment Maps 11 x 17 Shade Tree (PDF)

SURVEY NOTES:

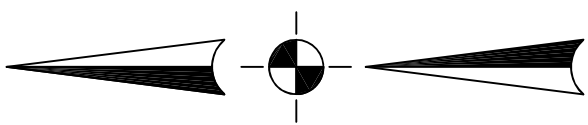
1.

IT IS A VIOLATION OF THE STATE EDUCATION LAW SECT 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT HOLDS THE SURVEYOR HARMLESS FOR UNAUTHORIZED USE BY OTHER PARTIES PERSONS OR GOVERNMENTAL APPROVALS AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
2.

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION. USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF A CIVIL TEC ENGINEERING & SURVEYING PC REPRESENTATIVE WHO'S SIGNATURE & SEAL APPEAR HEREON.
3.

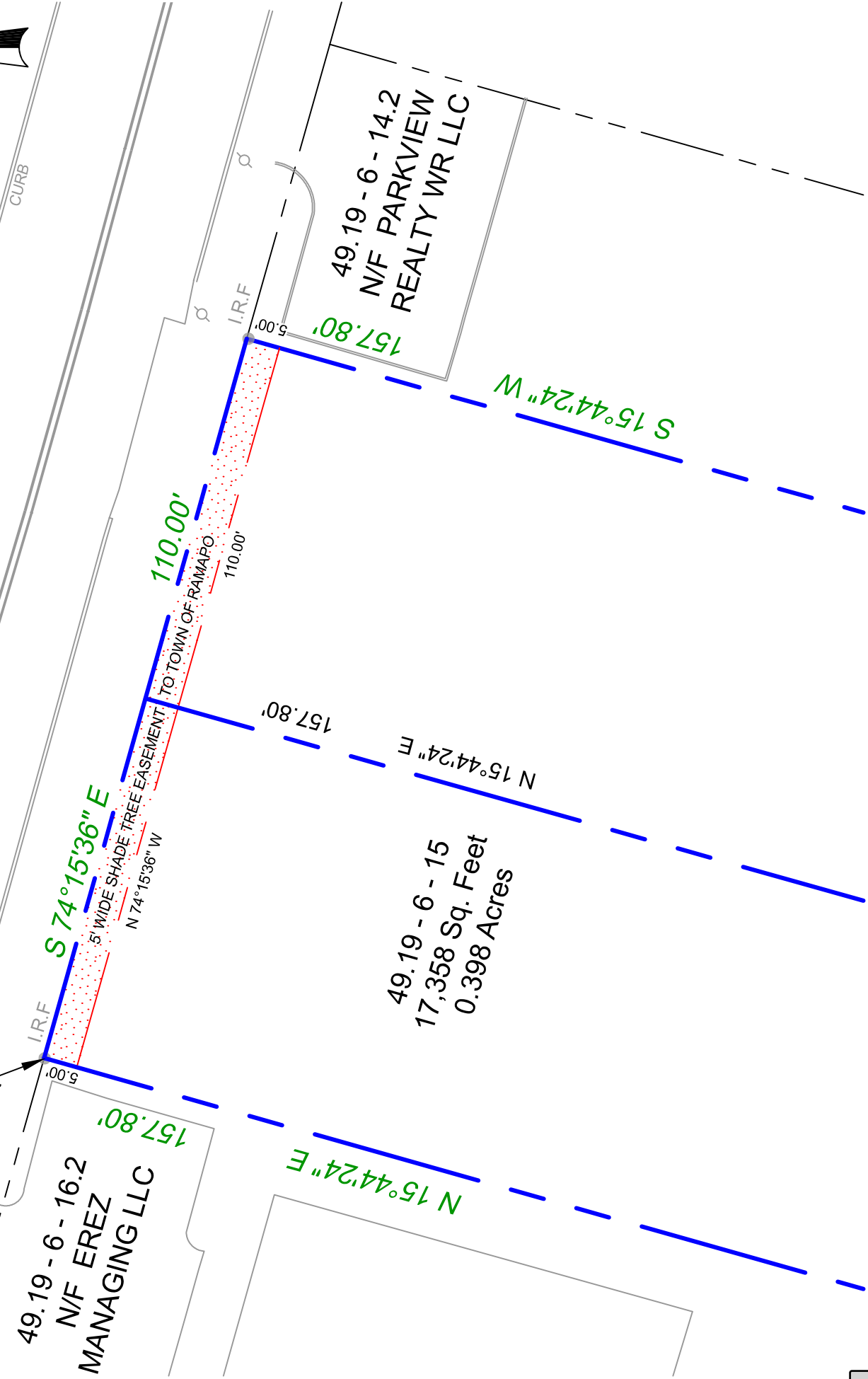
PROPERTY CORNER MARKERS WERE NOT INSTALLED AS PART OF THIS SURVEY.
4.

VERTICAL DATUM IS NAVD88.



CEDAR LANE
50' WIDE

FIRE HYDRANT



DATE	ISSUE	DESCRIPTION	REVISIONS
		S.B.L. 49.19 - 6 - 15	
5' WIDE SHADE TREE EASEMENT TO THE TOWN OF RAMAPO			
TOWN OF RAMAPO - ROCKLAND COUNTY - NEW YORK			
CIVIL TEC Engineering & Surveying PC			
139 Lafayette Avenue, 2nd Fl. Suffern, NY 10901 P 845.547.2241 - F 845.547.2243	111 Main Street Chester, NY 10918 845.610.3621	DATE:	3/13/2025
Civil Engineering & Land Surveying Services that are in compliance with the New York State Education Law Section 7209 (2)		DRAWN BY:	LMG
www.Civil-Tec.com		CHKD BY:	SPD
		JOB No.	4346
		SCALE:	1"=20'
		F 1	





Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10275

7.A

Approval of Agreement: Ramapo Police Superior Officers Association

WHEREAS, the collective bargaining agreement between the Town of Ramapo and the Town of Ramapo Police Superior Officers Association, Inc. (“RPSOA”) has expired, and

WHEREAS, the negotiating team for the Ramapo RPSOA and the negotiating team for the Town have agreed to a memorandum of agreement which memorializes the terms of a new contract for the period retroactive to January 1, 2023 through December 31, 2027, and

WHEREAS, the Ramapo RPSOA membership has ratified or will ratify the above memorandum of agreement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies the memorandum of agreement with respect to a new collective bargaining agreement with the Ramapo RPSOA for the period retroactive to January 1, 2023 through December 31, 2027, subject to ratification by Ramapo RPSOA, and

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



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10282

7.B

Memorandum of Understanding: NYS Division of Criminal Justice Services

WHEREAS, the New York State Division of Criminal Justice Services ("DCJS") has sponsored Crime Analysis Centers throughout the state of New York; and

WHEREAS, the Hudson Valley Crime Analysis Center ("HVCAC") has proven to be an invaluable resource by providing and disseminating important crime analysis information to every participating law enforcement entity; and

WHEREAS, on October 24, 2021, a Memorandum of Understanding ("MOU") for the development and operation of a Regional Crime Analysis Center in the Hudson Valley Region of New York State was executed; and

WHEREAS, in accordance with Section A(6) of the HVCAC MOU, the HVCAC Board of Directors has voted to authorize the Commissioner of DCJS to enter into agreements with other law enforcement agencies interested in participating in the HVCAC; and

WHEREAS, the Ramapo Police Department wishes to participate in the HVCAC and become a party to the HVCAC MOU.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into a Memorandum of Understanding between the **NEW YORK STATE OF CRIMINAL JUSTICE SERVICES** and the **TOWN OF RAMAPO**, and the covenants and mutual benefits herein expressed and agrees to follow the terms of said MOU, and

BE IT FURTHER RESOLVED that Chief Daniel Hyman is hereby authorized to execute the Memorandum of Understanding with the New York State Division of Criminal Justice Services .

ATTACHMENTS:

- #7.B.a: Agreement 57 to HVCAC MOU.DCJS&Ramapo Town PD (PDF)

AGREEMENT NUMBER FIFTY-SEVEN

to the
HUDSON VALLEY CRIME ANALYSIS CENTER
MEMORANDUM OF UNDERSTANDING

This Agreement, entitled "Agreement Number Fifty-Seven" to the Hudson Valley Crime Analysis Center (HVCAC) Memorandum of Understanding, is being executed by the **New York State Division of Criminal Justice Services (DCJS), an Executive agency of the State of New York**, with offices at the Alfred E. Smith Office Building, 80 South Swan Street, Albany, New York 12210, on behalf of all signatory law enforcement agencies to the original Hudson Valley Crime Analysis Center MOU, with the **Ramapo Town Police Department**, located at 237 NYS Route 59, Suffern, New York 10901. The foregoing are together and collectively all of the parties to this Agreement and are hereinafter referred to as the "Parties."

WHEREAS, DCJS has sponsored Crime Analysis Centers (CACs) with participants throughout the state of New York, that include law enforcement agencies in counties, cities, and towns as well as certain other agencies in local jurisdictions; and

WHEREAS, the HVCAC has proven to be an invaluable resource by providing and disseminating important crime analysis information to every participating law enforcement entity; and

WHEREAS, the HVCAC has contributed to research, analysis, and development of a comprehensive picture of crime incidents through performing in-depth crime analysis, pattern identification, incident mapping and emerging crime trend recognition; and

WHEREAS, on October 24, 2017, a Memorandum of Understanding (MOU) for the development and operation of a Regional Crime Analysis Center in the Hudson Valley Region of New York state was executed and referred to as the Hudson Valley CAC; and

WHEREAS, in accordance with Section A(6) of the HVCAC MOU, the HVCAC Board of Directors has voted to authorize the Commissioner of DCJS to enter into agreements with other law enforcement agencies interested in participating in the HVCAC; and

WHEREAS, the Ramapo Town Police Department has expressed interest in participating in the HVCAC and becoming a party to the HVCAC MOU.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree to as follows:

1. The original HVCAC MOU is attached hereto as Appendix A of this Agreement Number Fifty-Seven and incorporated herein. DCJS and the Ramapo Town Police Department agree to all the current terms and conditions contained in the original HVCAC MOU incorporated herein as Appendix A with respect to provisions governing Board of Directors, Location and Funding, Staffing, Information Sharing, Analyses and Reports, and Expiration of the HVCAC MOU.

2. This Agreement Number Fifty-Seven shall take effect upon full execution by both Parties.
3. By signing this Agreement Number Fifty-Seven, you affirm that you have authority to act on behalf of the signatory agency.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement Number Fifty-Seven to be executed as of the date(s) indicated below:

**NEW YORK STATE DIVISION OF
CRIMINAL JUSTICE SERVICES**

Signature: _____
By: Mark A. Heller
Title: Deputy Commissioner,
Office of Crime Analysis &
Strategic Partnerships

Date: _____

RAMAPO TOWN POLICE DEPARTMENT

Signature: _____
By: Daniel Hyman
Title: Chief of Police

Date: _____

APPENDIX A

MEMORANDUM OF UNDERSTANDING
between the
NEW YORK STATE DIVISION OF CRIMINAL JUSTICE SERVICES
AND

ORANGE COUNTY DISTRICT ATTORNEY'S OFFICE, ORANGE COUNTY SHERIFF'S OFFICE, DUTCHESS COUNTY SHERIFF'S OFFICE, DUTCHESS COUNTY DISTRICT ATTORNEY'S OFFICE, ULSTER COUNTY SHERIFF'S OFFICE, ULSTER COUNTY DISTRICT ATTORNEY'S OFFICE, THE CITY OF KINGSTON POLICE DEPARTMENT, THE CITY OF NEWBURGH POLICE DEPARTMENT, AND THE CITY OF POUGHKEEPSIE POLICE DEPARTMENT.

This is a Memorandum of Understanding (hereinafter "MOU") by and between the **New York State Division of Criminal Justice Services** (hereinafter "DCJS") with offices at Alfred E. Smith Office Building 80 S. Swan Street, Albany, New York, and the Orange County District Attorney's Office, Orange County Sheriff's Office, Dutchess County District Attorney's Office, Dutchess County Sheriff's Office, Ulster County District Attorney's Office, Ulster County Sheriff's Office, the City of Kingston Police Department, the City of Newburgh Police Department, and the City of Poughkeepsie Police Department (collectively hereinafter "MOU law enforcement agencies" or "signatory agencies") for the development and operation of a Regional Crime Analysis Center in the Hudson Valley Region of New York State, to be known as the "Hudson Valley Crime Analysis Center" (hereinafter "HVCAC"). MOU law enforcement agencies and DCJS are collectively referred to as "Parties."

WHEREAS, DCJS is seeking to partner with law enforcement agencies in the Hudson Valley region of the State to produce a comprehensive picture of crime incidents through in-depth crime analysis, pattern identification, incident mapping, emerging crime trend recognition, and other related activities; and

WHEREAS, the Parties have met to discuss the implementation of the HVCAC; and

WHEREAS, the aforementioned MOU law enforcement agencies maintain law enforcement records management systems; and

WHEREAS, the mission of the HVCAC will be to analyze crime data provided to it by the Parties and make reports for the purpose of conducting crime analyses including tactical, strategic, and administrative analyses, distribution of

which reports will be determined by the HVCAC Board of Directors (hereinafter "Board"); and

WHEREAS, the Parties agree that information sharing is a priority of the HVCAC and appropriate datasets as identified by the Board should be shared with all law enforcement agencies who are authorized to the extent permitted by applicable law and/or regulation and this data should also be shared with the New York State Crime Analysis Data Sharing Network to allow for broad analysis of relevant information against data received from other law enforcement agencies statewide, and that sharing of data back to the HVCAC should be provided to assist in crime reduction.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Parties do agree as follows:

A. Board of Directors

1. The HVCAC Board shall consist of the Commissioner of DCJS, the District Attorneys of each of the counties being served by the HVCAC; the Sheriff of each of the counties being served by HVCAC; and the Chiefs of the Kingston, Newburgh, and Poughkeepsie City Police Departments. To be a member of the Board these entities must be a signatory to this agreement. Additional regional law enforcement agency executives may be added to sit on the Board, by a majority vote of the current sitting Board upon their respective law enforcement agency being signatory to the HVCAC MOU. Board members may identify a designee to act for them, and vote on their behalf.
2. The Board shall meet at least once per quarter, and at any other time, if at least three of the members shall request.
3. Any Member of the Board may bring a matter before the Board for deliberation and determination. Decisions of the Board shall be approved by a majority vote of Board members present.

4. The Board shall identify the functions to be performed by the HVCAC.
5. The Board shall determine whether other law enforcement agencies who are not a party to this agreement shall be authorized to participate in the activities of the HVCAC.
6. The Board may vote to authorize the Commissioner of DCJS to enter into agreement(s) with other law enforcement agencies interested in participating in the HVCAC.

B. Location and Funding:

1. The HVCAC shall be located at the Orange County Emergency Services Center, 22 Wells Farm Road, Goshen, New York 10924, or at any other future location to be determined by the Board. The Orange County District Attorney's Office will act as the "original host agency" with respect to HVCAC. DCJS shall not pay any part of the maintenance or upkeep of the HVCAC.
2. In the event that the HVCAC is relocated in the future, whichever governmental entity ("host agency") possesses the new site, shall provide the necessary space for the HVCAC including rent, utilities, maintenance, and cleaning services.
3. Subject to monies being available for such purposes, DCJS will provide for the necessary office furnishings and technology, including data systems, software and hardware, related professional services, and revisions and updates to existing systems for the effective operation of the HVCAC, and/or such other reasonable expenses related to HVCAC operations, as determined appropriate by DCJS. All furnishings and technology provided by DCJS shall remain the property of DCJS.
4. DCJS shall reimburse Orange County for expenses incurred by Orange County in connection with construction of the HVCAC located at 22 Wells Farm Rd, Goshen, NY to support the initial

construction of the HVCAC within the aforementioned facility. The amount of reimbursement by DCJS to Orange County **shall not exceed fifty thousand dollars (\$50,000)**. All work provided under this Agreement shall be approved by DCJS prior to commencement of the work. Orange County agrees to provide DCJS with copies of contracts and invoices for disbursements in connection with this Agreement to show that funds were spent as intended and approved. Orange County shall submit a single invoice to DCJS for reimbursement under this Agreement as a one-time submission to DCJS within nine (9) months of the date which this Agreement has been executed by all Parties, and within thirty (30) days of the completion of the work, unless otherwise granted an extension by DCJS.

5. All data remains the property of the originating agency as does the responsibility associated with the use and dissemination, and sealing and purging of such data. The determination to disseminate and any subsequent dissemination of information to the press shall be made by the participating agencies and not by the HVCAC.
6. The Parties agree that no party shall be liable to any other party for any incidental, consequential, nominal, compensatory, punitive, or any damages of any kind arising out of or in the course of performance in connection with this agreement. Contracting and labor to repair the Orange County Emergency Services Center, or any other location, will be procured, contracted, scheduled and managed by the respective host agency and DCJS shall not be responsible for any claims by employees or contractors of the originating host county (Orange County), or any other host agency county.

C. Staffing

1. The Parties agree, subject to potential future funding limitations, to provide appropriate staffing necessary to effectively operate the HVCAC. Staffing will minimally include personnel as follows:
 - 1 Director (DCJS Contractor staff)

- 1 Lead Analyst (various sources)
 - 1 Crime Analyst (various sources)
2. All personnel provided by the Parties remain employees or contractors as applicable of the agency that is providing them, and their salary and any related benefits will continue to be paid by the providing agency.
 3. The Parties agree that any full-time personnel assigned to HVCAC will have their work location established at the HVCAC physical location, and that they are to report to the HVCAC on a full-time basis.
 4. DCJS, the Board and MOU law enforcement agencies agree that the purpose of the HVCAC is to prepare and produce crime analysis on a daily basis. In no event shall non-sworn personnel assigned to the HVCAC participate in tactical or operational decision-making in connection with any law enforcement agency activity.
 5. In the event that sworn law enforcement personnel assigned to the HVCAC are redeployed from their HVCAC assignment, the Parties agree that in no event shall non-sworn personnel assigned to the HVCAC, DCJS or any employee of DCJS, be liable in connection with any tactical or operational decision-making activities of sworn personnel when they are redeployed.
 6. DCJS, at its discretion, shall assign a Program Manager to the HVCAC. Any such individual will not be assigned exclusively to the HVCAC, but will be responsible for monitoring all the regional Crime Analysis Centers in New York State. The Program Manager shall report directly to the DCJS Deputy Commissioner of the Office of Public Safety and shall not be under the direction of the Board.
 7. The Parties to this MOU have the sole authority to discipline personnel it assigns to the HVCAC and to require personnel it assigns to adhere to its policy and procedures if those are in conflict with the HVCAC policies and procedures.
 8. Management and execution of activities necessary to performance by the Parties under this MOU shall be the responsibility of the HVCAC Director.

D. Information Sharing, Analyses and Reports:

1. The Parties agree to access, share, and exchange incident and arrest information and any future data that is mutually agreed upon from time to time that has been developed individually or collectively with other regional Law Enforcement Agencies including tactical, strategic and administrative analyses, and to compile and make available such reports to the extent that their operations permit, and as their management shall determine.
2. The Parties agree to provide for sharing of information, but in no way shall information sharing be construed or interpreted to reflect that any of the Parties is involved or responsible for implementing any operational activities resulting from produced analyses.
3. The Parties agree that any information shared with the HVCAC may be shared among regional law enforcement agencies unless specific restrictions are identified in writing at the time the information is provided to the HVCAC.
4. The Parties agree that the sharing and exchange of information contemplated under the terms of this Agreement shall be voluntary and without charge, fee or other consideration.
5. Participation of the Parties in this Agreement shall be contingent upon the availability of lawful appropriations therefore. In the event that such appropriation is not continued, the obligations of a Party so affected will terminate upon 30 calendar days written notice to all other Parties.
6. The Parties agree to maintain such security procedures as are mutually established.

E. Expiration of MOU

1. All provisions of this MOU with respect to liability shall survive the termination or expiration of this MOU.

2. The term of this Agreement shall take effect upon full execution of this MOU. The term shall continue in effect until modified or terminated by all Parties.
3. Any Party to this Agreement may withdraw from this Agreement by providing thirty (30) calendar days written notice to all other Parties to the Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be executed at of the dates indicated below by each signing party.

**NYS DIVISION OF CRIMINAL
JUSTICE SERVICES**

By: 

Title: DEPUTY COMMISSIONER

Date: 10/24/17

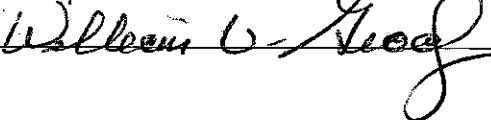
**ORANGE COUNTY
DISTRICT ATTORNEY'S OFFICE**

By: 

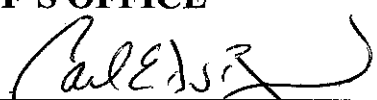
Title: District Attorney

Date: June 16, 2017

**DUTCHESS COUNTY DISTRICT
ATTORNEY'S OFFICE**

By: 

**ORANGE COUNTY
SHERIFF'S OFFICE**

By: 

Title: Sheriff

Date: 6/16/17

**DUTCHESS COUNTY
SHERIFF'S OFFICE**

By: _____

Title: DISTRICT ATTORNEYDate: 6/16/17**ULSTER COUNTY DISTRICT
ATTORNEY'S OFFICE**

By: _____

Title: _____

Date: _____

**CITY OF KINGSTON
POLICE DEPARTMENT**By: [Signature]Title: Chief of PoliceDate: 6/16/17**CITY OF POUGHKEEPSIE
POLICE DEPARTMENT**By: [Signature]Title: Chief of PoliceDate: 16 June 17

Title: _____

Date: _____

**ULSTER COUNTY
SHERIFF'S OFFICE**

By: _____

Title: _____

Date: _____

**CITY OF NEWBURGH
POLICE DEPARTMENT**

By: _____

Title: _____

Date: _____

Title: DISTRICT ATTORNEYDate: 6/16/17**ULSTER COUNTY DISTRICT
ATTORNEY'S OFFICE**

By: _____

Title: _____

Date: _____

**CITY OF KINGSTON
POLICE DEPARTMENT**By: [Signature]Title: Chief of PoliceDate: 6/16/17**CITY OF POUGHKEEPSIE
POLICE DEPARTMENT**By: [Signature]Title: Chief of PoliceDate: 16 June 17

Title: _____

Date: _____

**ULSTER COUNTY
SHERIFF'S OFFICE**

By: _____

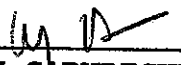
Title: _____

Date: _____

**CITY OF NEWBURGH
POLICE DEPARTMENT**By: [Signature]Title: City Mgr.Date: OCT 12 2017

Title: _____

Date: _____

**ULSTER COUNTY DISTRICT
ATTORNEY'S OFFICE**By: Title: **HOLLEY CARNRIGHT
DISTRICT ATTORNEY**Date: 10/17/17**CITY OF KINGSTON
POLICE DEPARTMENT**

By: _____

Title: _____

Date: _____

**CITY OF POUGHKEEPSIE
POLICE DEPARTMENT**

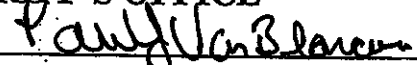
By: _____

Title: _____

Date: _____

Title: _____

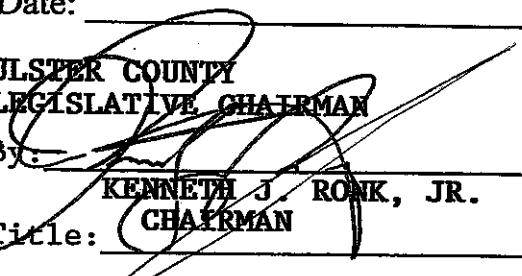
Date: _____

**ULSTER COUNTY
SHERIFF'S OFFICE**By: Title: **PAUL J. VANBLARCUM
SHERIFF**Date: 10/16/17**CITY OF NEWBURGH
POLICE DEPARTMENT**

By: _____

Title: _____

Date: _____

**ULSTER COUNTY
LEGISLATIVE CHAIRMAN**By: Title: **KENNETH J. RONK, JR.
CHAIRMAN**Date: 10-24-17

2. The term of this Agreement shall take effect upon full execution of this MOU. The term shall continue in effect until modified or terminated by all Parties.
3. Any Party to this Agreement may withdraw from this Agreement by providing thirty (30) calendar days written notice to all other Parties to the Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Understanding to be executed at of the dates indicated below by each signing party.

**NYS DIVISION OF CRIMINAL
JUSTICE SERVICES**

By: _____

Title: _____

Date: _____

**ORANGE COUNTY
DISTRICT ATTORNEY'S OFFICE**

By: _____

Title: _____

Date: _____

**DUTCHESS COUNTY DISTRICT
ATTORNEY'S OFFICE**

By: _____

**ORANGE COUNTY
SHERIFF'S OFFICE**

By: _____

Title: _____

Date: _____

**DUTCHESS COUNTY
SHERIFF'S OFFICE**

By: 

Title: _____

Date: _____

**ULSTER COUNTY DISTRICT
ATTORNEY'S OFFICE**

By: _____

Title: _____

Date: _____

**CITY OF KINGSTON
POLICE DEPARTMENT**

By: _____

Title: _____

Date: _____

**CITY OF POUGHKEEPSIE
POLICE DEPARTMENT**

By: _____

Title: _____

Date: _____

Title: SheriffDate: 12/12/17**ULSTER COUNTY
SHERIFF'S OFFICE**

By: _____

Title: _____

Date: _____

**CITY OF NEWBURGH
POLICE DEPARTMENT**

By: _____

Title: _____

Date: _____



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

7.C

Meeting: 05/21/25 07:00 PM
DOC ID: 10285

Authorization for Det. Burr to Adopt Retiring K-9 Remy

WHEREAS, Ramapo Police K-9 Remy's serviceability as a police K-9 makes it necessary for him to retire on May 21, 2025, and

WHEREAS, Det. Burr has served as K-9 Remy's handler during the canine's entire time of service to the Town of Ramapo, and

WHEREAS, Det. Burr has requested to adopt K-9 Remy's upon the K-9's retirement, and

WHEREAS, Chief Hyman requests the Board approve said adoption

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes Det. Raymond Burr to adopt K-9 Remy upon his retirement from service to the Town of Ramapo on May 21, 2025, and

BE IT FURTHER RESOLVED that because of Remy's long dedicated service to the residents of Ramapo, the Town Board hereby agrees to pay all health expenses related to the care of Remy during his lifetime, and

BE IT FURTHER RESOLVED the Supervisor is authorized to execute an adoption agreement for said adoption in a form approved by the Town Attorney's Office.



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10297

8.A

Assign Police Officer to Investigation Division as Detective

WHEREAS, RAYMOND BURR currently holds the position of Police Officer Grade One within the Town of Ramapo Police Department, and

WHEREAS, the Chief of Police, Daniel Hyman, has made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Police Officer **RAYMOND BURR** be hereby assigned to the Investigation Division as **DETECTIVE THIRD GRADE**, effective May 21, 2025, at the annual salary of \$178,176 (excluding longevities).

SOURCE OF FUNDS: 3120AB.3100



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10302

8.B

Appointment of Provisional Police Radio Dispatcher (Spanish Speaking)

WHEREAS, there is a vacancy in the position of Police Radio Dispatcher (CAD) (Spanish Speaking) within the Town of Ramapo Police Department, and

WHEREAS, Chief of Police Daniel Hyman 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 RAJO** as provisional **Police Radio Dispatcher (CAD) (Spanish Speaking)** effective June 7, 2025, pending final approval of Rockland County Personnel Department. The annual salary is \$75,403, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 3125AB.3100



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10300

8.C

Appoint Constituent Services Assistant

WHEREAS, there is a vacancy in the position of Constituent Services Assistant in the Supervisor's Office within the Town of Ramapo, 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 the Board does hereby appoint **WAYNE MACK**, as probationary Constituent Services Assistant, with an annual salary of \$111,000, effective date to be determined.

SOURCE OF FUNDS: 1220A.3100



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10272

8.D

Appoint Provisional Grants Specialist

WHEREAS, there is a vacancy in the position of Grants Specialist in the Supervisor's Office within the Town of Ramapo, 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 the Board does hereby appoint **DENISE SPAR**, as Grants Specialist, on a provisional basis, effective May 26, 2025. The annual salary will be \$120,474.

SOURCE OF FUNDS: 1220A.3100



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10288

8.E

Appoint Clerk - Receiver of Taxes Office

WHEREAS, there is a vacancy in the position of Clerk within the Town of Ramapo Receiver of Taxes Office, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint **AMANDA DEMONT**, as probationary **CLERK**, from Civil Service List #25008010, effective May 22, 2025. The annual salary will remain the same, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1330A.3100



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10306

8.F

Transfer Custodial Worker to Groundworker

WHEREAS, there is a vacancy in the position of Groundworker within the Town of Ramapo Parks & Recreation Department, and

WHEREAS, Michelle Antosca, the Superintendent of Parks and Recreation, has made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby laterally transfer **JOSE FLORES** from Custodial Worker to Groundworker, effective May 24, 2025. Salary is to remain the same.

SOURCE OF FUNDS: Operating Budget 7150A.3100



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10294

9.A

Acceptance of Bid: Repair and Replace Existing Sidewalks and Curbs

WHEREAS, the Purchasing Department has solicited bids for Repair and Replacement of Existing Sidewalks and Curbs, and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on April 15, 2025, in accordance with the law, and

WHEREAS, Fredric Brinn, Superintendent of Highways, has recommended that the bid from A-Tech Concrete, 11 Taylor Road, Edison, NJ 08817, be accepted as the lowest responsible bid, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the bid submitted by **A-TECH CONCRETE**, be hereby accepted, and

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



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10303

9.B

Acceptance of Bid: New Traffic Signal at the Maple Avenue Intersection with Howard Drive/Park Lane

WHEREAS, the Purchasing Department has solicited bids for **New Traffic Signal at the Maple Avenue Intersection with Hoard Drive/Park Lane**, and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on April 24, 2025, in accordance with the law, and

WHEREAS, Fredric Brinn, Superintendent of Highways, has recommended that the bid from **VERDE ELECTRIC MAINTENANCE CORP., 89 EDISON AVENUE, MOUNT VERNON, NY 10550** be accepted as the lowest responsible bid, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the bid submitted by **VERDE ELECTRIC MAINTENANCE CORP.**, be hereby accepted, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with **VERDE ELECTIC MAINTENANCE CORP.** in a form approved by the Town Attorney's Office.



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10291

9.C

Renewal of Agreement: Honeywell International, Inc. - Maintenance of Heating and Air Conditioning Systems at Ramapo Police Department

WHEREAS, the Town Board by Resolution No. 2024-236 renewed an agreement with Honeywell International Inc., 1985 Douglas Drive, Golden Valley, Minnesota 55422, for maintenance of the heating and air conditioning systems at the Ramapo Police Department for a term expiring May 31, 2025, and

WHEREAS, the Town is in receipt of a renewal proposal dated February 13, 2025, from Honeywell International Inc., for continued maintenance of said heating and air conditioning systems in the amount of \$36,375.84, and

WHEREAS, Yitzchok Ullman, Supervisor of Facilities and Risk Management, recommends acceptance of the above renewal proposal, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the renewal proposal of **HONEYWELL INTERNATIONAL INC.**, for continued maintenance of the heating & air conditioning systems at the Ramapo Police Department in the amount of \$36,375.84, renewal date June 1, 2025 through May 31, 2026, at the terms set forth in the above proposal, and

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

SOURCE OF FUNDS: 3120AB.3446

ATTACHMENTS:

- #9.C.a: Renewal Agreement- Honeywell (PDF)

Honeywell

Honeywell International Inc
1985 Douglas Dr, Golden Valley, MN, 55422, United States
<http://buildings.honeywell.com/>

February 13, 2025

Town of Ramapo Town Hall
237 Route 59
Suffern
10901
United States

Dear Valued Customer,

Thank you for choosing Honeywell for the past year. Your contract will automatically renew shortly, and I am delighted to provide your renewal details. **Please sign and return this letter within 30 days to confirm your renewal and avoid any disruption to your services.**

MAINTENANCE AGREEMENT NUMBER:	0040102457
RENEWAL DATE:	1 June, 2025
RENEWAL PRICE:	USD 36,375.84
SITE:	Ramapo Police Head Quart
BILLING FREQUENCY:	Quarterly (Four times a Year) in Advance
PAYMENT TERMS:	Net 30 Days After Invoice Date
CONTRACT TYPE:	Mechanical & Electrical

PURCHASE ORDER NO: (PLEASE PROVIDE IF REQUIRED)

PURCHASE ORDERS & INVOICES:

To the extent you would like Honeywell to invoice using a new purchase order number, you must supply this information 30 days before the above renewal date via email to HBSServiceGlobalContracts@honeywell.com.

All purchase orders should be made out to **Honeywell Building Solutions – Honeywell International Inc.** If a purchase order is not provided, Honeywell will send an invoice 30 days prior to your renewal date. If you fail to pay Honeywell's renewal invoice according to the above payment terms, Honeywell may cease all services and you will be responsible to pay for any outstanding fees and costs.



Honeywell International Inc
1985 Douglas Dr, Golden Valley, MN, 55422, United States
<http://buildings.honeywell.com/>

APPLICABLE TERMS & CONDITIONS:

Unless you already have a negotiated contract, Honeywell's updated Terms and Conditions of Projects and Services apply to your renewed services contract and are available at hwi.co/balegal. In addition, any software offerings and remote support which are provided as part of the services are subject to the relevant End User License Agreement (EULA) for the specific software offering(s), all of which are available at hwi.co/EULA. Where Honeywell provides remote services for your building management system, the Forge EULA terms (available on this same website) will now govern these cloud-provided services.

To improve services and drive additional value for its customers, we are delighted to discuss any additional offerings which may be of interest. To learn more about Honeywell's services offerings visit the following website or reach out directly to your Account Manager: <https://buildings.honeywell.com/us/en/solutions/services>.

Thank you for your continued business. If you have any questions regarding your contract or this renewal letter, please do not hesitate to contact us directly.

Yours sincerely,

Anthony Zitelli
Sr Field Service Supervisor
Honeywell | Building Solutions



+1862-222-2109



anthony.zitelli@honeywell.com

<https://buildings.honeywell.com/>



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10293

9.D

Renewal Agreement: Armistead Mechanical, Inc. - Preventive Maintenance HVAC Equipment at Ramapo Town Hall

WHEREAS, the Town Board by Resolution No. 2024-256 entered into an agreement with Armistead Mechanical, Inc. Services (AMI), 168 Hopper Avenue, Waldwick, NJ 07463, to provide on-going *Planned Mechanical Maintenance Services* for HVAC equipment at Ramapo Town Hall, and

WHEREAS, the Town is in receipt of a renewal agreement from Armistead Mechanical, Inc. Services (AMI), dated May 7, 2025, to provide said services for HVAC equipment as identified on Schedule A, in the amount of \$11,272.00, for a term of June 1, 2025-May 31, 2026, and

WHEREAS, emergency and repair service is available 24/7/365 and services performed shall be invoiced at AMI prevailing time and material rates per AMI labor rate schedule, and

WHEREAS, Yitzchok Ullman, Supervisor of Facilities and Risk Management, recommends acceptance of the above renewal agreement, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the renewal agreement of **ARMISTEAD MECHANICAL, INC. SERVICES (AMI)**, for on-going *Planned Mechanical Maintenance Services* for HVAC equipment at Ramapo Town Hall, in the amount of \$11,272.00, for a term of June 1, 2025-May 31, 2026, and emergency and repair services performed to be invoiced at the terms set forth in the above proposal, and

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

SOURCE OF FUNDS: 1620A.3446

ATTACHMENTS:

- #9.D.a: Renewal Agreement- Armistead (PDF)



Renewal Agreement June 1, 2025 – May 31, 2026

PLANNED MECHANICAL MAINTENANCE AGREEMENT

For

**Ramapo Town Hall
237 Route 59
Suffern, NY 10901**

Armistead Mechanical, Inc. Services (hereafter known as “**AMI**”) will provide on- going Maintenance Services for the HVAC equipment as identified on (Schedule A) at **Ramapo Town Hall**. The plan will be initiated, scheduled, administered, monitored and updated by **AMI**. The service activities will be directed and scheduled based on manufacturers’ recommendations, equipment location, application, type, run time, and **AMI**’s own experience. **AMI** will keep **Ramapo Town Hall** informed of the program’s progress and results on a continuing basis via a detailed Service Report, presented after each service call for review, approval and signature.

AMI will provide the following services for the building environmental mechanical systems comprised of the equipment listed on inventory of equipment (Schedule A) listed below. These activities are intended to extend equipment life and assure proper operating condition and efficiency.

Proposal Date:

May 7, 2025

PLANNED MAINTENANCE AND EQUIPMENT TASKING

Scheduled testing and inspection, including seasonal startups of all the equipment listed within (Schedule A) will be systematically performed. The condenser coils will be brushed and chemically cleaned annually. Manufacturer's recommended procedures, on-site conditions, and our own experience will dictate work performed. Normal maintenance materials including air filters, belts, coil cleaner, oils and lubricants are included. Please refer to the below tasking sheet for the outline of services and procedures that will be performed.

SCHEDULE A – EQUIPMENT LIST

UNIT	TYPE	MANUFACTURER	MODEL	SERIAL
RTU-1	Rooftop Unit	Trane	SFHFC304LP48C5BD3001	J97M74116
RTU-2	Rooftop Unit	Trane	SFHFC404HP45L59D3001	J97M74113
RTU-3	Rooftop Unit	Trane	SFHFC304LP37C5BD3001	J97M74114
RTU-4	Rooftop Unit	Trane	SFHFC204LP26C3CD3001	J97M74115

EQUIPMENT TASKING

Ramapo Town Hall 237 Route 59 Suffern, NY 10901

ROOFTOP HEATING AND COOLING UNIT	INSPECTIONS			
Tasking	Winter	Spring	Summer	Fall
• Lubricate motor and fan bearings, as needed	x	x	x	x
• Check pulleys for wear	x	x	x	x
• Check suction and discharge pressures		x		
• Visual refrigerant leak testing		x	x	x
• Verify proper motor operation (blower and condenser)	x	x	x	x
• Check refrigerant charge at sight glass, if applicable		x		
• Check electrical connections, tighten as needed	x	x	x	x
• Check fans and fan drive alignment	x	x	x	x
• Clean outside air intake screen, check dampers and economizers	x	x	x	x
• Inspect all coils for cleanliness	x	x	x	x
• Check condensate drain pan and drain, clean as needed		x	x	x
• Replace belts (materials included)		x		
• Verify proper operating sequence	x	x	x	x
• Verify operation of crank case heater		x		x
• Check contactors for wear	x	x	x	x
• Replace pre air filters (materials included)	x	x	x	x
• Check for unusual noise or vibration	x	x	x	x
• Check and adjust burner controls	x			x
• Inspect heat exchanger and check burner operation	x			x
• Clean condenser coils, one time annually (materials included)		x		

ADDITIONAL PROGRAM ELEMENTS

- Refrigerant Containment Service – We will track and record refrigerant use as per federal, state and local regulatory guidelines. Our service vans are equipped with certified refrigerant recovery equipment.
- Service Documentation – We will document all scheduled and unscheduled service work showing the time, date, name of service technician, and equipment identification and brief description of work. A copy of this report will be emailed to you upon completion of each visit.
- Performance Assurance Program – We will meet with you annually or more frequently upon request to evaluate and make modifications necessary to this Planned Mechanical Maintenance agreement to assure that it continues to meet your business and technical requirements.

As a client of AMI, you will receive priority response for emergency and repair service 24/7.

TERMS AND CONDITIONS OF AGREEMENT

1. **AMI** agrees to provide building equipment maintenance services as detailed above on the equipment designated in Schedule A, (attached hereto), in accordance with the terms and conditions of this agreement.
2. Service under this agreement shall be provided between the hours of 7:00 am and 3:30 p.m., Monday through Friday
3. **Ramapo Town Hall** shall permit **AMI** free and timely access to areas and equipment and allow **AMI** to start and stop the equipment as necessary to perform required services. **AMI** will not be required to move, replace or alter any part of the building structure in the performance of this Agreement.
4. Emergency and repair service is available 24/7/365. Services performed above and beyond this contract shall be invoiced at **AMI** prevailing time and material rates. Normal working hours are 7:00 AM – 3:30 PM Monday through Friday. Service performed on Saturdays, Sundays, holidays or at any time other than normal working hours shall be provided at our current premium rate.

5. **ADDITIONAL WORK**

If additional work is required, the following labor rate schedule and fees will apply:

	<u>Straight Time</u>	<u>Overtime</u>	<u>Double-time</u>
Technician	\$160.00	\$240.00	\$320.00

- Straight time is designated as Monday through Friday, 7:00 am to 3:30 pm
 - Overtime is before/after Straight time and Saturdays
 - Double-time is applicable on Sundays and Holidays
 - A four (4) hour minimum charge is issued on Saturdays, Sundays or Holidays
 - A vehicle charge of \$75 per service call
6. Any disagreement between the parties shall be settled by arbitration per the basic indemnification provision contained in AIA Document A201, Article 3.18.
 7. Either party to this agreement can cancel the agreement with a 30 day written notice. In the event of premature cancellation of this contract, **Ramapo Town Hall** agrees to pay **AMI** any monies earned beyond the monthly installments received to date. (Example: Contractor completed 75% of the annual scope of work, and due to payment structure client has only paid 50% of the annual price. The client would be billed for the balance of work completed to date, not the balance of the contract.)
 8. **AMI** shall not be liable for loss of business or consequential damages other than property damage or injury to persons caused as a direct result of negligence by **AMI** in performance or failure of performance of its obligations under this agreement.
 9. **AMI** shall not be liable for loss, delay, injury or damage which may be caused by circumstances beyond its control, including, but not restricted to, acts of God, fire, theft, explosion, power failures, vandalism, floods, or delays in transportation.
 10. Payment terms are Net 30 days. For your convenience, **AMI** accepts payment by credit card.
 11. **Ramapo Town Hall** agrees to pay any applicable sales taxes.

PAYMENT TERMS

The Planned Maintenance Agreement described herein will commence beginning with the signature date of this agreement. The cost to implement this Program includes all costs associated with performing the scope of work defined above.

Your annual investment for this program is **\$11,272.00** plus applicable sales tax.

Please Check Payment Option:

☐ **\$11,272.00 Annually**
☐ **\$5,636.00 Semi-Annually**
☐ **\$2,818.00 Quarterly**

This proposal is valid for 45 days from proposal date

Ramapo Town Hall

AMI Services, Inc.

ACCEPTED BY: _____
 PRINT NAME: _____
 TITLE: _____
 DATE: _____
 P.O. #: _____

ACCEPTED BY: Lyndsay Cherubino
 PRINT NAME: Lyndsay Cherubino
 TITLE: Maintenance Sales Representative
 DATE: May 7, 2025



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10292

9.E

NEPA Environmental Review & Notice of Intent to Request Release of Funds: TOR

WHEREAS, the Town of Ramapo and the Villages of Airmont, Chestnut Ridge, New Hempstead, and Wesley Hills have been selected to receive Fiscal Year 2024 Congressional Directed Spending for Community Projects Funding (CPF) to implement Steet Improvement Projects; and

WHEREAS, this federal funding is being distributed through the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the federal funding requires compliance with the National Environmental Protection Act (NEPA) to evaluate the potential environmental impacts and HUD compliance with EPA is outlined in 24 CFR Part 58; and

WHEREAS, the Town of Ramapo is Responsible Entity administering the environmental review ; and

WHEREAS, the Town of Ramapo is the responsible entity administering the CPF funds on behalf of the Town and the Villages of Airmont, Chestnut Ridge, New Hempstead, and Wesley Hills; and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the Pine Brook Road Sidewalks located at Pine Brook Road / Chestnut Ridge is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the Village of Airmont Smith Road Sidewalk Installation Project located at Smith Hill Road is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the Intersection Improvements at West Maple Avenue and Viola Road Project located W Maple Ave & Viola Road in the Town of is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the McNamara Road Sidewalk installation Project located on McNamara Road between New Hempstead Road and E Willow Tree Road in the Village of New Hempstead is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the NY Route 59, Grove Street, and Remsen Avenue Intersection Improvements Project located at Grove Street and Remsen Avenue in the Town of Ramapo is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that Maple Avenue, Park Lane, and Howard Drive Intersection Improvements located at Maple Avenue and Howard drive in the Town of is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the State Route 306 Sidewalk Construction located at Route 306 Between Lime Kiln Road and old Pomona Road, in the Village of Wesley Hills is subject to an

Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has evaluated potential environmental impacts through the completion of the statutory checklist;

NOW THEREFORE BE IT RESOLVED, that the Pine Brook Road Sidewalks located at Pine Brook Road / Chestnut Ridge, after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the Village of Airmont Smith Road Sidewalk Installation Project located at Smith Hill Road, after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the Intersection Improvements at West Maple Avenue and Viola Road Project located W Maple Ave & Viola Road after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the Environmental Protection Agency(EPA) and the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the McNamara Road Sidewalk installation Project located on McNamara Road between New Hempstead Road and E Willow Tree Road after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the Environmental Protection Agency(EPA), has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the NY Route 59, Grove Street, and Remsen Avenue Intersection Improvements Project located at Grove Street and Remsen Avenue after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the Environmental Protection Agency(EPA) and the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the Maple Avenue, Park Lane, and Howard Drive Intersection Improvements located at Maple Avenue and Howard drive after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the State Route 306 Sidewalk Construction located at Route 306 Between Lime Kiln Road and old Pomona Road, in the Village of Wesley Hills after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the Environmental Protection Agency(EPA) and the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

BE IT FURTHER RESOLVED, that the Town hereby directs the Town Clerk to publish and post all required notices in accordance with 24 CFR 58.45.

Resolution (ID # 10292)

Meeting of May 21, 2025

ATTACHMENTS:

- **#9.E.a:** EAD & Compliance Findings-05072025170617 (PDF)



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Town-of-Ramapo--Intersection-Reconstruction

HEROS Number: 900000010459356

Start Date: 03/18/2025

Project Location: grove street and remsen ave, Suffern, NY 10901

Additional Location Information:

N/A

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Town of Ramapo is proposing to reconstruct and improve the following 3 intersections: 1. along Remsen Avenue from Grove Street to NY Route 59. The proposed project involves reconstructing the intersections to include 2-foot shoulders, 11-foot travel lanes, and 11-foot turn lanes. Additionally, the project includes the reconstruction and construction of sidewalks along Remsen Avenue and Grove Street. To facilitate roadway widening and sidewalk installation, a commercial parking lot will also be reconfigured. 2. The proposed project will widen the east side of West Maple Avenue to install a sidewalk segment on the east side and northbound turning lanes onto Viola Road. The project also proposes road widening on the north side of Viola Road, installing sidewalks on the north and south side of the road, installing a westbound turning lane onto West Maple Avenue. In addition, this project will install a traffic signal to replace the stop sign on West Maple Avenue. 3. At the intersection of Maple Avenue with Park Lane and Howard Drive, it's currently operating under temporary traffic signals at all approaches to the intersection. It is proposed to install permanent traffic signals at the intersection. To improve the operations of the intersection, other geometric modifications are proposed. The curb line in the southeast quadrant of the intersection will be brought in towards the center of Park Lane to provide a more channelized intersection and provide shorter crossing distances for pedestrians. ADA compliant sidewalks, curb ramps, and crosswalks will be installed as well. It is anticipated that no utility relocations will be required.

Funding Information

Grant Number	HUD Program	Program Name	
B-24-CP-NY-1609	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	\$8,000,000.00

Estimated Total HUD Funded Amount: \$5,000,000.00

Town-of-Ramapo--Intersection-
Reconstruction

Suffern, NY

900000010459356

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$7,000,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Permits, reviews, and approvals	The proposed project will need to obtain a Highway Work Permit, Right-of-Way Access Permits, Driveway Permits, and Traffic Control Plan Approval

Project Mitigation Plan

N/A

Determination:

☐	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
☐	Finding of Significant Impact

Preparer Signature: _____ **Date:** _____

Name / Title/ Organization: Jeffrey Posner / / Town Of Ramapo

Certifying Officer Signature: _____ **Date:** _____

Name/ Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Assessment
Determinations and Compliance Findings
for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: Town-of-Ramapo-Sidewalk-Improvements

HEROS Number: 900000010451605

Start Date: 02/05/2025

Responsible Entity (RE): Town Of Ramapo, 237 Route 59 Suffern NY,

RE Preparer: jeffrey posner

State / Local Identifier:

Certifying Officer: Michael Specht

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable):

Point of Contact:

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: 48 Smith Hill Rd, Airmont, NY 10952

Additional Location Information:

The project has 4 locations, Smith Hill road, Mcnamara, Route 306, Pine Brook road

Direct Comments to: posnerj@ramapo.org
jeff Posner
Town of Ramapo
237 route 59, suffern NY 10901

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

There will be sections of the Town that will have sidewalks added. The increase in pedestrian traffic in these areas has highlighted the urgent need for safer walking paths. 1. Construct sidewalks on State Route 306 from Lime Kiln Road to the border of the Village at Old Pomona Road. Sidewalks would run approx. 1,850 ft on either the East or West side of the road (To be determined in the design phase to minimize cost). The sidewalk will connect with an existing sidewalk at its southern end (which runs on both sides of the road) which continues through the rest of the Village, past the commercial center and continues outside of the Village and the entire length of 306 to Route 59. 2. The project consists of the construction of 4,170 lineal feet to construct a sidewalk along one side of Pine Brook Road between the limits of Saddle River Road and Chestnut Ridge Road. All sidewalks would be 5' wide concrete sidewalks. 3. The Village of Airmont is proposing to install sidewalks along one side of Smith Hill Road between Cherry Lane and Church Road and approximate distance of 6,200 lineal feet. The sidewalk will stop at 58 Smith Hill Road and then start again at 56 Smith Hill Road. The project proposes installing the sidewalk along Smith Hill Road between Cherry Lane and Church Road. McNamara Road from New Hempstead Road Avenue to E Willow Tree Road,

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

This sidewalk network connects to various neighborhoods, our commercial center, several synagogues, a church, and Willow Tree Park. The project will expand the Villages sidewalk network. The proposed sidewalks will significantly enhance safety, promote walking as an eco-friendly mode of transportation, and improve overall quality of life. By providing a safe and accessible route for pedestrians, we will reduce traffic congestion and encourage more residents to engage in healthy, active lifestyles. Additionally, this project will improve connectivity between residential areas, schools, and local businesses, fostering a more vibrant and integrated community..

05/07/2025 16:24

Page 2 of 46

Existing Conditions and Trends [24 CFR 58.40(a)]:

There are currently no existing sidewalks along this corridor. The proposed sidewalks will significantly enhance safety, promote walking as an eco-friendly mode of transportation, and improve overall quality of life. By providing a safe and accessible route for pedestrians, we will reduce traffic congestion and encourage more residents to engage in healthy, active lifestyles. Additionally, this project will improve connectivity between residential areas, schools, and local businesses, fostering a more vibrant and integrated community. If sidewalks are not installed along with the increased pedestrian traffic will lead to a higher rate of pedestrian/motor vehicle accidents.

Maps, photographs, and other documentation of project location and description:**Determination:**

✓	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

Approval Documents:

[HUD_signature_Sidewalks.pdf](#)

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-24-CP-NY-1609	Community Planning and Development (CPD)	Community Project Funding (CPF) Grants	\$8,000,000.00

Estimated Total HUD Funded, \$4,000,000.00
Assisted or Insured Amount:

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$5,000,000.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	☐ Yes ☒ No	Jeff Posner, Grants Team and Michael Klatsky, Planner, of the town of Ramapo engaged MJ engineering to complete the EA research for this project. MJ started their research in October, 2025 and determined that project is located outside of the airport areas and thus no effect. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☒ No	Jeff Posner, Grants Team and Michael Klatsky, Planner of the town of Ramapo engaged MJ engineering to complete the EA research for this project in October 2024. MJ started their research in October and determined that project is located outside of any Coastal Barriers This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☒ No	Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance

05/07/2025 16:24

Page 4 of 46

		Program (NFIP). The project is in compliance with Flood Insurance requirements. These are sidewalks and will not be adversely affected from a flood.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ Yes ☒ No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. The Project Site is within 0.5 miles of a Non-Attainment/Maintenance Area for the following criteria pollutants: Ozone 1-hour (1979 standard) Ozone 8-hour (1997 standard) Ozone 8-hour (2008 standard) Ozone 8-hour (2015 standard) PM2.5 24 hour (2006 standard) PM2.5 Annual (1997 standard) The proposed improvements will improve traffic flow at the intersection and reduce vehicular idling times which will reduce emissions. Rockland County, where the project site is located, is part of the New York-Northern New Jersey-Long Island, Ground-level Ozone (VOC, Nox) Nonattainment Area, Fine Particulate Matter (PM2.5) Maintenance Area, and Carbon Monoxide Limited Maintenance Area. No formal compliance steps or mitigation are required because estimated emissions are below the de minimis threshold rates for nonattainment and maintenance areas.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☒ No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The project is not within The inland New York coastal zone boundary is variable but generally 1,000 feet from the shoreline in non-urbanized areas and 500 feet or less from the shoreline in urban areas.

		Elsewhere, the boundary could extend inland up to 10,000 feet to encompass significant coastal resources.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☐ Yes ☒ No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☒ Yes ☐ No	Jeff Posner, Grants Team and Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project. . This project has been determined to have No Effect on listed species. This project is in compliance with the Endangered Species Act without mitigation. A letter from The us fish and wildlife service has been provided showing no effect. The consultation with Fish and Wildlife Started in December 2024 and culminated in the determination in January 2025
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☒ No	Jeff Posner, Grants Team and Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024. It was determined that no the site is not a hazardous facility. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☒ No	Jeff Posner, Grants Team and Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project. It was determined that agricultural land is being transformed. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☒ No	Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024 It was determined that the site is not in a floodplain based on a FEMA Firmette Map Panel attached project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☐ Yes ☒ No	Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024 Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. There are no historic buildings within 4000 feet of this project determined by the following mapping tool https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☐ Yes ☒ No	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation. We are adding sidewalks to existing land.Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance

		with HUD's Noise regulation. The Project will produce short-term noise impacts above background levels during the construction phase, the source of which will be construction equipment. This noise will be limited to normal working hours of the proposed uses as represented by the applicant and in accordance with the Town of Ramapo Town Code with respect to noise.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☒ No	Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024 The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The result of our review indicates that the projects as described does not pose a substantial threat to the Ramapo River Basin Aquifer System and Ridgewood Area Aquifer System SSAs - which are designated as SSAs under the authority of the Safe Drinking Water Act, Section 1424(e). Unless future developments change the status of the proposal, no further modifications or review under the SSA Program are necessary.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☒ No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. Per the National Wetlands Inventory (NWI), the Project is located less than 0.5 miles from a Freshwater Forested/Shrub Wetland and Riverine Wetland. The project will not result in ground disturbance in any wetlands. The sidewalks will not be installed over any wetland streams or rivers.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☒ No	Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this

		project in October of 2024. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The closest rivers are Saddle River and Ramapo River, neither of which are scenic or wild.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☒ No	Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024. In consultation with HUD in January of 2025, the adding of the sidewalks does not have adverse environmental impact. None were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Impact Codes: An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
LAND DEVELOPMENT			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	The proposal would have positive qualitative and quantitative effects on the character, features, and resources of the project area as the proposal would support objectives outlined in the Comprehensive Plan.	No Mitigation is needed.
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	There will be no qualitative or quantitative effects on soil suitability, slope, erosion, drainage, or storm water	No Mitigation is needed.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
		runoff within the project area according to the USDA Soil Survey	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	No hazards or nuisances are anticipated from the proposed project.	No Mitigation is needed.
SOCIOECONOMIC			
Employment and Income Patterns	2	There will be no qualitative or quantitative effects on employment and income patterns.	No Mitigation is needed.
Demographic Character Changes / Displacement	2	There will be no qualitative or quantitative effects on demographic character changes or displacement as a result of this project.	No Mitigation is needed.
Environmental Justice EA Factor	2	There will be no qualitative or quantitative effects on environmental justice.	No Mitigation is needed.
COMMUNITY FACILITIES AND SERVICES			
Educational and Cultural Facilities (Access and Capacity)	2	There will be no qualitative or quantitative effects on educational and cultural facilities	No Mitigation is needed.
Commercial Facilities (Access and Proximity)	2	There will be no qualitative or quantitative effects on commercial facilities.	No Mitigation is needed.
Health Care / Social Services (Access and Capacity)	2	There will be no qualitative or quantitative effects on health care and social services.	No Mitigation is needed.
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	There will be no qualitative or quantitative effects on solid waste disposal or recycling	No Mitigation is needed.
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	There will be no qualitative or quantitative effects on wastewater or sanitary sewers.	No Mitigation is needed.
Water Supply (Feasibility and Capacity)	2	There will be no qualitative or quantitative effects on the water supply.	No Mitigation is needed.
Public Safety - Police, Fire and Emergency Medical	1	The construction of new sidewalks will allow for increased public safety and access.	No Mitigation is needed.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
Parks, Open Space and Recreation (Access and Capacity)	2	There will be no qualitative or quantitative effects on parks, open spaces, and recreation.	No Mitigation is needed.
Transportation and Accessibility (Access and Capacity)	1	The proposal would have positive qualitative and quantitative effects on the character, features, and resources of the project area as the proposal would expand the Village's sidewalk network and provide connections to various local amenities.	No Mitigation is needed.
NATURAL FEATURES			
Unique Natural Features /Water Resources	2	There will be no qualitative or quantitative effects on unique natural features or water resources.	No Mitigation is needed.
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	There will be no qualitative or quantitative effects on the vegetation or wildlife.	No Mitigation is needed.
Other Factors 1	2	No other factors have been identified.	No Mitigation is needed.
Other Factors 2	2	No other factors have been identified.	No Mitigation is needed.
CLIMATE AND ENERGY			
Climate Change	2	There will be no qualitative or quantitative effects on climate change.	No Mitigation is needed.
Energy Efficiency	2	There will be no qualitative or quantitative effects on climate change.	No Mitigation is needed.

Supporting documentation

[Chestnut ridgeSidewalks.pdf](#)
[wesley_hills sidewalks.pdf](#)
[Airmont sidewalks.pdf](#)

Additional Studies Performed:

none

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Field Inspection [Optional]: Date and completed
by:

Lane & Tully Engineering

9/3/2024 12:00:00 AM

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

US Fish and Wildlife, DOE,

List of Permits Obtained:

None needed

Public Outreach [24 CFR 58.43]:

Each Village has worked with its community to identify the sidewalk needs. Outreach was undertaken by each entity and supported by its population.

Cumulative Impact Analysis [24 CFR 58.32]:

There will be no cumulative impact on the environment that will result from the incremental impact of these projects.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

None

No Action Alternative [24 CFR 58.40(e)]

Without implementing any action, the project area will remain unchanged, resulting in no significant environmental impacts. Operations will proceed as usual under the No Action Alternative.

Summary of Findings and Conclusions:

The project will not result in a significant impact on the quality of the human environment.

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	No Mitigation is needed.	N/A		
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	No Mitigation is needed.	N/A		
Hazards and Nuisances including Site Safety and Site-Generated Noise	No Mitigation is needed.	N/A		
Employment and Income Patterns	No Mitigation is needed.	N/A		
Demographic Character Changes / Displacement	No Mitigation is needed.	N/A		
Environmental Justice EA Factor	No Mitigation is needed.	N/A		
Educational and Cultural Facilities (Access and Capacity)	No Mitigation is needed.	N/A		
Commercial Facilities (Access and Proximity)	No Mitigation is needed.	N/A		
Health Care / Social Services	No Mitigation is needed.	N/A		

05/07/2025 16:24

Page 13 of 46

#9.E.a: EAD & Compliance Findings-05072025170617 (10292 : NEPA Environmental Review & Notice of Intent to Request Release of Funds:

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

(Access and Capacity)				
Solid Waste Disposal and Recycling (Feasibility and Capacity)	No Mitigation is needed.	N/A		
Waste Water and Sanitary Sewers (Feasibility and Capacity)	No Mitigation is needed.	N/A		
Water Supply (Feasibility and Capacity)	No Mitigation is needed.	N/A		
Public Safety - Police, Fire and Emergency Medical	No Mitigation is needed.	N/A		
Parks, Open Space and Recreation (Access and Capacity)	No Mitigation is needed.	N/A		
Transportation and Accessibility (Access and Capacity)	No Mitigation is needed.	N/A		
Unique Natural Features /Water Resources	No Mitigation is needed.	N/A		
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	No Mitigation is needed.	N/A		
Other Factors 1	No Mitigation is needed.	N/A		

05/07/2025 16:24

Page 14 of 46

#9.E.a: EAD & Compliance Findings-05072025170617 (10292 : NEPA Environmental Review & Notice of Intent to Request Release of Funds:

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Other Factors 2	No Mitigation is needed.	N/A		
Climate Change	No Mitigation is needed.	N/A		
Energy Efficiency	No Mitigation is needed.	N/A		

Project Mitigation Plan

The Region 2 EPA office has been consulted to gain insight into the project's relationship with the Aquifer, no mitigation is required

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities**Airport Hazards**

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary**Compliance Determination**

Jeff Posner, Grants Team and Michael Klatsky, Planner, of the town of Ramapo engaged MJ engineering to complete the EA research for this project. MJ started their research in October, 2025 and determined that project is located outside of the airport areas and thus no effect. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[airportsnegative.png](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

✓ No

Document and upload map and documentation below.

Yes

Compliance Determination

Jeff Posner, Grants Team and Michael Klatsky, Planner of the town of Ramapo engaged MJ engineering to complete the EA research for this project in October 2024. MJ started their research in October and determined that project is located outside of any Coastal Barriers This project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[Airmont CBRS Letter.pdf](#)

[Wesley Hills CBRS Letter.pdf](#)

[Chestnut Ridge CBRS Letter.pdf](#)

[Airmont Coastal Management Act Letter.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

- ✓ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

- ✓ No

Screen Summary**Compliance Determination**

Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. These are sidewalks and will not be adversely affected from a flood.

Supporting documentation

[Wesley HillsFIRMETTE.pdf](#)

[New HempsteadFIRMETTE.pdf](#)

[Chestnut RidgeFIRMETTE.pdf](#)

[Airmont FIRMETTE.pdf](#)

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Are formal compliance steps or mitigation required?

Yes

✓ No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. The Project Site is within 0.5 miles of a Non-Attainment/Maintenance Area for the following criteria pollutants: Ozone 1-hour (1979 standard) Ozone 8-hour (1997 standard) Ozone 8-hour (2008 standard) Ozone 8-hour (2015 standard) PM2.5 24 hour (2006 standard) PM2.5 Annual (1997 standard) The proposed improvements will improve traffic flow at the intersection and reduce vehicular idling times which will reduce emissions. Rockland County, where the project site is located, is part of the New York-Northern New Jersey-Long Island, Ground-level Ozone (VOC, Nox) Nonattainment Area, Fine Particulate Matter (PM2.5) Maintenance Area, and Carbon Monoxide Limited Maintenance Area. No formal compliance steps or mitigation are required because estimated emissions are below the de minimis threshold rates for nonattainment and maintenance areas.

Supporting documentation

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary**Compliance Determination**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is in compliance with the Coastal Zone Management Act. The project is not within The inland New York coastal zone boundary is variable but generally 1,000 feet from the shoreline in non-urbanized areas and 500 feet or less from the shoreline in urban areas. Elsewhere, the boundary could extend inland up to 10,000 feet to encompass significant coastal resources.

Supporting documentation

[AirmontCoastalManagementActLetter\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

☒ None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

✓ No

Explain:

No contaminants are in the proposed area.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's EnviroMapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

✓ Yes

Explain:

Onlysidewalks, no buildings

No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

Screen Summary

Compliance Determination

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is exempt from radon consideration. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

- ✓ Yes, the activities involved in the project have the potential to affect species and/or habitats.

2. Are federally listed species or designated critical habitats present in the action area?

- ✓ No, the project will have No Effect due to the absence of federally listed species and designated critical habitat

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below. Documentation may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

Yes, there are federally listed species or designated critical habitats present in the action area.

Screen Summary**Compliance Determination**

Jeff Posner, Grants Team and Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project. . This project has been determined to have No Effect on listed species. This project is in compliance with the Endangered Species Act without mitigation. A letter from The us fish and wildlife service has been provided showing no effect. The consultation with Fish and Wildlife Started in December 2024 and culminated in the determination in January 2025

Supporting documentation[Bats Wesleyhills.pdf](#)[Bats ChestnutRidge.pdf](#)[Bats Airmont.pdf](#)**Are formal compliance steps or mitigation required?**☒ Yes☐ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

Jeff Posner, Grants Team and Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024. It was determined that no the site is not a hazardous facility. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act. Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Yes

✓ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary**Compliance Determination**

Jeff Posner, Grants Team and Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project. It was determined that agricultural land is being transformed. This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[WesleyHillsFarmland.pdf](#)
[ChestnutRidgeFarmland.pdf](#)
[AirmontFarmland.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland projection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance,

or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if:
(1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails;
and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

- ✓ CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

5. Does your project occur in the FFRMS floodplain?

Yes

✓ No

Screen Summary

Compliance Determination

Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024. It was determined that the site is not in a floodplain based on a FEMA Firmette Map Panel attached. The project does not occur in the FFRMS floodplain. The project is in compliance with Executive Orders 11988 and 13690.

Supporting documentation

[Wesley HillsFIRMETTE\(1\).pdf](#)

[Chestnut RidgeFIRMETTE\(1\).pdf](#)

[Airmont FIRMETTE\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold**Is Section 106 review required for your project?**

- No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
- ✓ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
- Yes, because the project includes activities with potential to cause effects (direct or indirect).

Threshold (b). Document and upload the memo or explanation/justification of the other determination below:

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024 Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. There are no historic buildings within 4000 feet of this project determined by the following mapping tool
<https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

✓ None of the above

Screen Summary**Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation. We are adding sidewalks to existing land. Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation. The Project will produce short-term noise impacts above background levels during the construction phase, the source of which will be construction equipment. This noise will be limited to normal working hours of the proposed uses as

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

represented by the applicant and in accordance with the Town of Ramapo Town Code with respect to noise.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

✓ No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

✓ Yes

3. Does your region have a memorandum of understanding (MOU) or other working agreement with Environmental Protection Agency (EPA) for HUD projects impacting a sole source aquifer?

✓ Yes

Document and upload MOU or Agreement below.

No

4. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review. If negative effects cannot be mitigated, cancel the project using the button at the bottom of this screen

✓ Yes

Document and upload where your project fits within the MOU or working agreement below. Based on the response, the review is in compliance with this section.

No

Screen Summary

Compliance Determination

Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024 The project is located on a sole source aquifer. The region has an MOU or other working agreement with EPA for HUD projects impacting a sole source aquifer, and the MOU or working agreement excludes the project from further review. The result of our review indicates that the projects as described does not pose a substantial threat to the Ramapo River Basin Aquifer System and Ridgewood Area Aquifer System SSAs - which are designated as SSAs under the authority of the Safe Drinking Water Act, Section 1424(e). Unless future developments change the status of the proposal, no further modifications or review under the SSA Program are necessary.

Supporting documentation

[Ramapo Projects SSA Letter.pdf](#)

[Sole Source Aquifers Signed Region 2 MOU HUD EPA 2-26-18.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

✓ Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

✓ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

Screen Summary

Town-of-Ramapo-
Sidewalk-Improvements

Airmont, NY

900000010451605

Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. Per the National Wetlands Inventory (NWI), the Project is located less than 0.5 miles from a Freshwater Forested/Shrub Wetland and Riverine Wetland. The project will not result in ground disturbance in any wetlands. The sidewalks will not be installed over any wetland streams or rivers.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary**Compliance Determination**

Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024. This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act. The closest rivers are Saddle River and Ramapo River, neither of which are scenic or wild.

Supporting documentation

[Wild and Scenic Rivers National Map.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

Michael Klatsky, Planner of The town of Ramapo engaged MJ engineering to complete the EA research for this project in October of 2024. In consultation with HUD in January of 2025, the adding of the sidewalks does not have adverse environmental impact. None were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

✓ No



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10287

9.F

Approval of Change Order No. 1: Greenridge Way Drainage Improvement Project

WHEREAS, the Town Board, by Resolution No. 2024-455, accepted the proposal of A-Tech Concrete Co., 11 Taylor Road, Edison, New Jersey 08817, for the Greenridge Way Drainage Improvement Project, in the amount of \$419,175.00, and

WHEREAS, additional labor and materials are required to complete the project at an additional cost of \$127,840, and,

WHEREAS, Fred Brinn, Superintendent of Highways, has recommended that the following Change Order be approved:

Change Order No. 1

Extend drainage and install a crossover drain..... \$127,840, and

WHEREAS, the project was filed as part of the Town's claim for reimbursement with FEMA as a result of the storm known as Hurricane Ida on September 1st - 2nd, 2021, and

WHEREAS, Change Order No. 1 will be entirely funded by FEMA,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **Change Order No. 1** is hereby approved for the additional work to complete the project by A-Tech Concrete Co., in the amount of \$127,840, and the aggregate contract amount for the Greenridge Way Drainage Improvement Project is hereby increased to \$547,015.

SOURCE OF FUNDS: 5197H36.34460



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10278

10.A

Approval of Fire Hydrant: 15 Warren Street. Monsey

WHEREAS, Jeffrey Posner, Town Clerk of the Town of Ramapo, is in receipt of a proposal from Veolia Water New York, Inc. for the installation of one (1) fire hydrant in the Town of Ramapo, as listed below:

- **HYDRANT #19197 - IN FRONT OF 15 WARREN STREET, MONSEY, NY**

WHEREAS, Adam Peltz, Fire Inspector for the Town of Ramapo, recommends that said proposal be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Jeffrey Posner, Town Clerk, is hereby authorized to accept the proposal of **VEOLIA WATER NEW YORK INC.** to install the above fire hydrant with respect to the above location.

ATTACHMENTS:

- **#10.A.a:** Veolia (PDF)

Frank McGlynn
New Business Department

VEOLIA
162 Old Mill Road
West Nyack, NY 10994
Tel: 845.620.6215



January 31, 2025

Malky Stauber
Ceasefire Sprinkler
PO Box 1059
Monsey NY 10952

Subject: New Fire Hydrant
15 Warren Ct
Monsey NY 10592

Dear Ms. Stauber:

Veolia Water New York Inc. is in receipt of your request for a fire hydrant to be installed in front of 15 Warren Ct. Veolia Water New York Inc. has prepared this proposal and documents for the Fire Chief and Town Clerk to sign. Veolia requests you obtain the necessary signatures from the Town.

- The hydrant location sketch (attached) should be signed by the Fire Chief.
- Once signed, the Hydrant Location Sketch and the Application for Fire Hydrants (attached) will need to be forwarded to the Town Clerk for processing and signature.

Once the documents have been executed, please return to Veolia along with the fee for the installation of the hydrant.

The proposed cost to complete the hydrant installation \$14,000.00. This cost is for all work install a new hydrant, including all restoration, permitting, labor, materials, and traffic control.

Once Veolia receives a certified check and executed paperwork, the Company will begin the process of scheduling the work for the relocation.

Please make the check payable to Veolia Water New York Inc.

Please call me at 845-620-6215, if you need any additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read "Frank McGlynn", written over a horizontal line.

Frank McGlynn

#10.A.a: Veolia (10278 : Approval of Fire Hydrant: 15 Warren Street. Monsey)

SUBTOWN / TOWN:	MONSEY
HYDRANT LOCATION:	IN FRONT OF 15 WARREN STREET, MONSEY NY
HYDRANT EXTENSION NUMBER:	19197



	Existing Hydrant
	Proposed Hydrant

Date: _____



INFOR NO. 19197

VEOLIA WATER NEW YORK INC.

APPLICATION FOR FIRE HYDRANTS

The Town of Ramapo (hereinafter referred to as the "Applicant") requests Veolia Water New York Inc., to erect one (1) fire hydrant at the following designated locations, said hydrants to be used for fire purposes only.

The Applicant agrees to pay the rates and comply with the rules and regulations of the Company, as set forth in the Schedule for Water Service filed with the Public Service Commission of the State of New York, copies of which are available for inspection at the office of the Company.

The Applicant further agrees to give at least thirty (30) days written notice directed to the end of any calendar month to discontinue service, it being understood that failure to do so will make the Applicant liable for hydrant charges until written notice is received.

This Application is made pursuant to a Resolution duly passed by the _____ of _____ Rockland County, New York, at a meeting duly called and held on the _____ day of _____, 2025.

LOCATION OF FIRE HYDRANTS

Hydrant to be INSTALLED IN FRONT OF 15 WARREN COURT;
Approximately 500' North of Suzanne Dr. Monsey, NY 10592

Date:

APPLICANT:

By:

Clerk

#10.A.a: Veolia (10278 : Approval of Fire Hydrant: 15 Warren Street. Monsey)



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

Meeting: 05/21/25 07:00 PM
DOC ID: 10290

10.B

Discussion: Update Standard Schedule of Fees: Annexation Petitions

BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby update the **STANDARD SCHEDULE OF FEES** as follows:

Annexation Petition:



Town Board

237 Rt 59
Suffern, NY 10901

SCHEDULED

11.A

Meeting: 05/21/25 07:00 PM
DOC ID: 10274

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, May 21, 2025, be hereby adjourned at __:__ P.M.