

MINUTES OF THE RE-ORGANIZATIONAL MEETING OF THE RAMAPO TOWN BOARD HELD ON JANUARY 08, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, January 08, 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, Sharon Osherovitz** 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	Present	
Yehuda Weissmandl	Councilman	Present	
Alyssa Slater	First Assistant Town Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

RE-ORGANIZATIONAL MEETING

Supervisor's Announcements:
Chief of Staff

ANNOUNCEMENT

**AT THE ORGANIZATIONAL MEETING OF THE RAMAPO TOWN BOARD
HELD ON JANUARY 08, 2025
SUPERVISOR MICHAEL B. SPECHT
ANNOUNCED HE HAS APPOINTED**

MONA MONTAL

BUDGET COORDINATOR / CHIEF OF STAFF (TOWN)

Deputy Supervisor

ANNOUNCEMENT

**AT THE ORGANIZATIONAL MEETING OF THE RAMAPO TOWN BOARD
HELD ON JANUARY 8, 2025
SUPERVISOR MICHAEL B. SPECHT
ANNOUNCED HE HAS APPOINTED**

BRENDEL CHARLES

**AS DEPUTY SUPERVISOR OF THE TOWN OF RAMAPO
FOR THE YEAR 2025**

AND WILL SERVE AT THE PLEASURE OF THE SUPERVISOR

Director of Finance

ANNOUNCEMENT
AT THE ORGANIZATIONAL MEETING OF THE RAMAPO TOWN BOARD
HELD ON JANUARY 8, 2025
SUPERVISOR MICHAEL B. SPECHT
ANNOUNCED HE HAS APPOINTED
JOHN LYNCH
AS DIRECTOR OF FINANCE

Confidential Assistant to the Supervisor

ANNOUNCEMENT
AT THE ORGANIZATIONAL MEETING OF THE RAMAPO TOWN BOARD
HELD ON JANUARY 8, 2025
SUPERVISOR MICHAEL B. SPECHT
ANNOUNCED HE HAS APPOINTED
FRANCES BRINN
AS HIS CONFIDENTIAL ASSISTANT
FOR THE YEAR 2025
AND WILL SERVE AT THE PLEASURE OF THE SUPERVISOR

APPOINTMENTS:

Appointment of Deputy Receiver of Taxes: Sharon M. Osherovitz- 2025

RESOLUTION NO. 2025-1

RESOLVED by the Town Board of the Town of Ramapo that **SHARON M. OSHEROVITZ**, of Montebello, New York be hereby appointed to serve as **DEPUTY RECEIVER OF TAXES** of the Town of Ramapo for the year 2025.

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

Appointment of Sub-Registrar: Sandy Howells -2025

RESOLUTION NO. 2025-2

WHEREAS, Town of Ramapo Registrar of Vital Statistics, Sharon M. Osherovitz, has appointed **SANDRA HOWELLS** to serve as Sub- Registrar of Vital Statistics in the absence of the Registrar and Deputy Registrar for a one year term effective January 1, 2025,
RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies the appointment of **SANDRA HOWELLS** of Suffern, New York, to serve as **SUB-REGISTRAR OF VITAL STATISTICS** of the Town of Ramapo for a period of one (1) year, effective January 1, 2025 and terminating on December 31, 2025.

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

Appointment of Town Attorney:Itamar Yeger, Esq.-2025

RESOLUTION NO. 2025-3

RESOLVED by the Town Board of the Town of Ramapo that ***ITAMAR YEGER, ESQ*** of New Hempstead, New York, be hereby appointed to serve as **TOWN ATTORNEY** of the Town of Ramapo and serves at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

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

Appointment of First Assistant Town Attorney: Alyssa Slater, Esq. -2025

RESOLUTION NO. 2025-4

RESOLVED by the Town Board of the Town of Ramapo that ***ALYSSA SLATER, ESQ.*** of Cornwall, New York be hereby appointed to serve as **FIRST ASSISTANT TOWN ATTORNEY** of the Town of Ramapo and serves at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

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

Appointment of Assistant Town Attorney: Dennis Lynch, Esq. - 2025

RESOLUTION NO. 2025-5

RESOLVED by the Town Board of the Town of Ramapo that the following named person be hereby appointed to serve as **ASSISTANT TOWN ATTORNEY** of the Town of Ramapo and who shall serve at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

DENNIS LYNCH, ESQ.

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

Appointment of Assistant Town Attorney: Beth Finkelstein, Esq. -2025

RESOLUTION NO. 2025-6

RESOLVED by the Town Board of the Town of Ramapo that the following named person be hereby appointed to serve as **ASSISTANT TOWN ATTORNEY** of the Town of Ramapo and who shall serve at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

BETH FINKELSTEIN, ESQ.

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

Appointment of Assistant Town Attorney: Amy Wagner-Mele, Esq. -2025

RESOLUTION NO. 2025-7

RESOLVED by the Town Board of the Town of Ramapo that the following named person be hereby appointed to serve as **ASSISTANT TOWN ATTORNEY** of the Town of Ramapo and who shall serve at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

AMY WAGNER-MELE, ESQ.

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

Appointment of Assistant Town Attorney: Abigail Shvartsman, Esq. -2025

RESOLUTION NO. 2025-8

RESOLVED by the Town Board of the Town of Ramapo that the following named person be hereby appointed to serve as **ASSISTANT TOWN ATTORNEY** of the Town of Ramapo and who shall serve at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

ABIGAIL SHVARTSMAN, ESQ.

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

Appointment of Director of Emergency Services -2025

RESOLUTION NO. 2025-9

RESOLVED by the Town Board of the Town of Ramapo that *MICHAEL B. SPECHT*, Supervisor of the Town of Ramapo, be hereby appointed to serve as **DIRECTOR OF EMERGENCY SERVICES** of the Town of Ramapo for the year 2025.

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

Appointment of Deputy Directors of Emergency Services - 2025

RESOLUTION NO. 2025-10

RESOLVED by the Town Board of the Town of Ramapo that approval be hereby granted for **CHIEF DANIEL HYMAN**; **IAN SMITH** Building Inspector; **MONA MONTAL** Chief of Staff; **JOSHUA HANS** Program Coordinator Emergency Preparedness; **FREDRIC BRINN** Superintendent of Highways; and **JOSEPH MARGARETTEN** Constituent Services Assistant, to be hereby designated as **DEPUTY DIRECTORS OF EMERGENCY SERVICES** of the Town of Ramapo for the year 2025.

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

CONSULTANTS:

MJ Engineering and Land Surveying, PC - Municipal Engineering Services (2025)

RESOLUTION NO. 2025-11

WHEREAS, the Town is in receipt of a proposal dated December 27, 2024 from MJ Engineering and Land Surveying, P, 1533 Crescent Road, Clifton Park, New York 12065, to perform municipal engineering, planning and other professional services,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the proposal of **MJ ENGINEERING AND LAND SURVEYING, PC** for municipal engineering, planning and other professional services for the **year 2025** is hereby accepted, subject to the terms set forth in the proposal dated December 27, 2024, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with MJ Engineering and Land Surveying, PC in a form approved by the Town Attorney’s Office.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou
ABSTAIN:	Weissmandl

Greenwald Doherty - Legal Counsel Subscription Renewal - 2025

RESOLUTION NO. 2025-12

WHEREAS, the Town previously entered into an agreement with Greenwald Doherty, LLP for the Premium Level Monthly Subscription for legal services related to employment matters, and

WHEREAS, Chief of Staff, Mona Montal, has reviewed the proposal and recommends the Town renew the subscription for the year 2025, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of **GREENWALD DOHERTY, LLP** for the Premium Level Monthly Subscription effective January 1, 2025 for a fee of \$7,250 per month, which includes unlimited hours of legal counsel on employment matters, live training, suite of customized legal documents, and employment law updates

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

Source of Funds: 1420A.3452

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

J&G Law, LLP - Special Counsel (2025)

RESOLUTION NO. 2025-13

WHEREAS, by Resolution 2024-13, the Town retained J&G Law, LLP to serve as outside counsel, and

WHEREAS, the Town Attorney’s Office recommends the continued retainment of J&G Law, LLP ,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains *J&G LAW, LLP* to serve as outside counsel at the following rates:

- \$245/hour - Review of land use applications and petitions; annexation, incorporation and similar matters; eminent domain; personnel and labor; capital projects; and non-routine real estate matters.
- \$265/hour - All litigation and other major dispute resolution.
- \$225/hour - All other matters.

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a letter agreement with Jacobowitz and Gubits, LLP in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 1420A.3452 (Consultant)

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

Harley Valencia McNally - Assessment Services (2025)

RESOLUTION NO. 2025-14

WHEREAS, the Town of Ramapo Assessor’s Office, has requested that the Town retain additional staff to assist with respect to assessment services, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains Harley Valencia McNally at the following terms:

- a) Term: 2025, retroactive to January 1st ;
- b) Compensation - no more than \$100.00 per hour;
- c) Total fee: Not to exceed \$25,000 for assessment services;
- d) Agreement can be terminated upon thirty days’ written notice, and

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

SOURCE OF FUNDS: 1355A.3452 (Consultant)

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

**Feerick Nugent MacCartney, PLLC – Special Counsel: Police Department Labor Relations
- 2025**

RESOLUTION NO. 2025-15

WHEREAS, the Town is in receipt of a proposal, dated December 30, 2024, from Feerick Nugent MacCartney, PLLC, to serve as special counsel to the Town Attorney’s Office, for labor relations matters with respect to the Police Department, and other legal matters as may be requested by the Town Board

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***FEERICK NUGENT MACCARTNEY, PLLC***, to serve as special counsel to the Town Attorney’s Office, on an as needed basis, for labor relations matters with respect to the Police Department, and other legal matters as may be requested by the Town Board for the **year 2025**, subject to the terms set forth above for an amount not to exceed \$40,000, and

BE IT FURTHER RESOLVED that the Supervisor by hereby authorized to execute an agreement with Feerick Nugent MacCartney, PLLC, in a form approved by the Town Attorney’s Office; said agreement can be terminated upon thirty (30) days written notice.

SOURCE OF FUNDS: 3120AB.3452

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

Valuation Plus, Inc.: Preparation of Appraisals (2025)

RESOLUTION NO. 2025-16

WHEREAS, the Town Attorney’s Office requires the retaining of an appraiser for the preparation of preliminary and trial appraisals to assist in the defense of certiorari actions brought against the Town, and

WHEREAS, the Town Attorney’s Office has received a proposal dated December 13, 2024 from Valuation Plus, Inc., 875 Mamaroneck Avenue, Suite 302, Mamaroneck, New York 10543, to provide appraisals pursuant to a schedule of fees, a copy of which is on file in the Town Clerk's Office, and

WHEREAS, Scott Shedler, Town Assessor, and the Town Attorney’s Office have recommended that said proposal be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***VALUATION PLUS, INC.*** to provide tax appraisals for the **year 2025** subject to the terms set forth above with a maximum total cost not to exceed \$50,000, and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a letter agreement with Valuation Plus, Inc., in a form approved by the Town Attorney’s Office subject to the terms set forth above and that the agreement can be terminated upon thirty (30) days’ written notice.

SOURCE OF FUNDS: 1420A.3452

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

Westervelt & Rea, LLP: Special Counsel Environmental Issues (2025)

RESOLUTION NO. 2025-17

WHEREAS, the Town Board, by Resolution No. 2024-17, retained Kimberlea Rea, Esq., to serve as special counsel to the Town, with respect to environmental issues including matters relating to the Town Landfill, land purchases and development, on an as-needed basis at a fee of \$300.00 per hour,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***KIMBERLEA REA, ESQ.***, of Westervelt and Rea, LLP, P.O. Box 633, 50 North Ferry Road, Shelter Island, New York 11964, to serve as special environmental counsel to the Town on an as needed basis at the terms set forth above for the **year 2025**,

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a letter agreement with Kimberlea Rea, Esq., in a form approved by the Town Attorney’s Office, and that said agreement can be terminated upon thirty (30) days' written notice.

SOURCE OF FUNDS: 1420A.3452

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

Whiteman Osterman & Hanna LLP - Special Counsel: Assessment Litigation Matters (2025)

RESOLUTION NO. 2025-18

WHEREAS, the Town Board, by Resolution 2024-18, retained Whiteman Osterman & Hanna LLP, 510 Haight Avenue, Suite 202, Poughkeepsie, New York 12603, to serve as special counsel to the Town Attorney’s Office with respect to assessment litigation matters, and

WHEREAS, the Town is in receipt of a proposal dated December 12, 2024, from Whiteman Osterman & Hanna LLP to serve as special counsel with respect to assessment litigation and other legal matters at a fee of \$215.00 per hour,

NOW, THEREFORE BE IT RESOLVED by the Town Board of the Town of Ramapo, that it hereby retains ***WHITEMAN OSTERMAN & HANNA LLP*** to serve as special counsel to the Town Attorney’s Office with respect to assessment litigation and other legal matters at a fee of \$215.00 per hour, total fee not to exceed \$70,000.00, and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Whiteman Osterman & Hanna LLP, in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 1420A.3452

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

William White – Assessment Services- (2025)

RESOLUTION NO. 2025-19

WHEREAS, the Town of Ramapo Assessor’s Office, has requested that the Town retain additional staff to assist with respect to assessment services, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains William White at the following terms:

- a) Term: 2025;
- b) Compensation - no more than \$30.00 per hour;
- c) Total fee: Not to exceed \$25,000 for assessment services;
- d) Agreement can be terminated upon thirty days’ written notice, and

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

SOURCE OF FUNDS: 1355A.3452 (Consultant)

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

Coordination of Public Affairs-AXLE PR (2025)

RESOLUTION NO. 2025-20

WHEREAS, the Town Board, by Resolution No. 2024-21 entered into an Agreement with Axle PR, Inc., 55 Old Nyack Turnpike, #610, Nanuet, New York 10954, to help coordinate Town-related public affairs through consultancy, strategy, earned/paid media opportunities, and social media postings, and

WHEREAS, both parties wish to renew the Agreement for the year 2025, and

WHEREAS, the terms for the above media coordination are as follows:

- a) Consultancy and strategy on community/media affairs. A representative of AxlePR will attend one meeting and one event/incident per week of up to 1.5 hours each, in addition to short strategy phone calls. This service is up to, but not necessarily and not limited, to 16 hours per month at a fee of \$4,800.
- b) Earned media opportunities such as getting Town-related photos, videos, and news published periodically in local press/media and coordinating press conferences, at a fee of \$3,000 per month.
- c) Posting items on selective social media platforms, such as Whats/App/Instagram, at a fee of \$2,200 per month.
- d) Oversee the writing and production of print ads, digital content, billboards, photos, and videos, which will be billed on a case-by-case basis at an additional fee, which will be paid by a standing monthly purchase order.
- e) The total monthly fee not including the services described in section “d” will be \$10,000, and
- f) Fee not to exceed \$60,000 for the 2025 year, and

WHEREAS, the Town and AxlePR, Inc. reserve the right to discontinue the agreement upon one month’s notice on the first day of the month, and

WHEREAS, the term of this agreement will commence January 1, 2025 through December 31, 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *AXLE PR, INC.*, for the above coordination of public affairs, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Axle PR, Inc. 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, Wanounou, Weissmandl

Value & Analysis- Preparation of Appraisals (2025)

RESOLUTION NO. 2025-21

WHEREAS, the Town Attorney’s Office is in receipt of a proposal dated December 12, 2024, from **Value & Analysis**, P.O. Box 434, North Salem, New York 10560, for the preparation of appraisals; and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *VALUE & ANALYSIS* to prepare appraisals at the fee listed in the attached proposal; and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

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

SOURCE OF FUNDS: 1420A.3452

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

Gar Associates, Inc. - Assessment Services (2025)

RESOLUTION NO. 2025-22

WHEREAS, the Assessor's Office of the Town of Ramapo, is in receipt of a proposal dated December 31, 2024, from Gar Associates, Inc., 5500 Main Street, Suite 347, Williamsville, New York 14221, to provide assessment support services related to building permit processing data collection and valuation consulting, as well as other Assessment projects, at a fee not to exceed \$50,000, and

WHEREAS, the Assessor's Office has recommended the acceptance of the above proposal,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *GAR ASSOCIATES, INC.* to perform the above services, at a fee not to exceed \$50,000,

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

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

SOURCE OF FUNDS: 1355.3452

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

F.J. Rella and Company, LLC - SCAR Consultant (2025)

RESOLUTION NO. 2025-23

WHEREAS, every year the Town is served with hundreds of Small Claim Assessment Review Actions (SCAR), challenging the Town’s assessment roll, and

WHEREAS, the Town Board, by Resolution No. 2024-23, retained F.J. Rella and Company, LLC to assist the Town Attorney’s Office in the defense of SCAR Proceedings, and

WHEREAS, the Town Attorney’s Office and Assessor's Office, are recommending that the Town retain F.J. Rella and Company, LLC, 15 Chestnut Street, #436, Suffern, New York 10901, to assist the Town Attorney’s Office in defense of SCAR proceedings for the year 2025 at a fee of \$50.00 per hour, total fee not to exceed \$40,000.00,

NOW, THEREFORE BE IT RESOLVED by the Town Board of the Town of Ramapo, that it hereby retains ***F.J. RELLA AND COMPANY, LLC*** to assist the Town Attorney’s Office in defense of SCAR proceedings challenging the Town Assessment rolls, at a fee of \$50.00 per hour, total fee not to exceed \$40,000.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with F.J. Rella and Company, LLC, in a form approved by the Town Attorney’s Office, and

BE IT FURTHER RESOLVED that the prior agreement is hereby terminated.

SOURCE OF FUNDS: 1420A.3452

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

Alliance Appraisal Services (2025)

RESOLUTION NO. 2025-24

WHEREAS, the Assessor’s Office requires the services of a New York State Certified Real Estate Appraiser to assist in the appraisal of properties, and

WHEREAS, the Assessor's Office is in receipt of a proposal from Alliance Appraisal Services, 15 Lansdale Road, New City, New York 10956, to provide the above appraisal services at the terms set forth in the proposal dated December 12, 2024, a copy of which is available at the Town Clerk’s Office, and

WHEREAS, the Assessor's Office and the Town Attorney’s Office have reviewed the above proposal and recommends its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby retain ***ALLIANCE APPRAISAL SERVICES*** to provide appraisal services of properties at a total fee not to exceed \$10,000, and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

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

SOURCE OF FUNDS: 1420A.3450

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

Michael Murphy - Assessment Services

RESOLUTION NO. 2025-25

WHEREAS, the Town of Ramapo Assessor’s Office, has requested that the Town retain additional staff to assist with respect to assessment services, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains Michael Murphy as a senior consultant at the following terms:

- a) Term: 2025;
- b) Compensation - no more than \$45.00 per hour;
- c) Total fee: Not to exceed \$60,000 for assessment services;
- d) Agreement can be terminated upon thirty days’ written notice, and

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

SOURCE OF FUNDS: 1355A.3452 (Consultant)

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

Goldman Attorneys, PLLC: Special Counsel to the Board of Assessment Review (2025)

RESOLUTION NO. 2025-26

WHEREAS, the Assessor’s Office requires the services of a special counsel to provide legal services, and

WHEREAS, the Town is in receipt of a proposal, dated December 16, 2024, from Paul Goldman, Esq., of Goldman Attorneys, PLLC, 255 Washington Avenue Extension, Suite 108, Albany, New York 12205, to serve as special counsel at a fee of \$270.00 per hour for Paul Goldman, Esq., \$210 per hour for an associate attorney, and \$165 per hour for a paralegal, and

WHEREAS, the Assessor and Town Attorney's Office have reviewed the proposal and recommend its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***GOLDMAN ATTORNEYS, PLLC***, to serve as special counsel to the Board of Assessment Review and assist the Assessor in any subsequent tax assessment review matters relating to said grievances, as well as other matters, as needed, at the rates specified above, with the total cost not to exceed \$20,000 for the **year 2025**, and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a Letter Agreement with Goldman Attorneys, PLLC in a form approved by the Town Attorney’s Office, subject to the terms set forth above and that said agreement can be terminated upon thirty days’ written notice.

SOURCE OF FUNDS: 1358A.3452

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

Lawrence Brown & Co. - Tax Certiorari Audits (2025)

RESOLUTION NO. 2025-27

WHEREAS, the Assessor's Office of the Town of Ramapo, is in receipt of a proposal dated December 11, 2024 from Lawrence Brown & Co. to perform audits of financial statements submitted in connection with certiorari proceedings at a fee of \$130.00 per hour, and

WHEREAS, the Assessor's Office has recommended the acceptance of the above proposal,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains **LAWRENCE BROWN & CO.**, 180 Phillips Hill Road, Unit 3A, New City, New York 10956, to provide audits with respect to tax certiorari proceedings at an hourly rate of One Hundred Thirty (\$130.00) per hour for the **year 2025**, total fee not to exceed Thirty Thousand (\$30,000.00) Dollars, and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a letter agreement with Lawrence Brown & Co., in a form approved by the Town Attorney's Office subject to the terms set forth above and that the agreement can be terminated upon thirty days' written notice.

SOURCE OF FUNDS: 1420A.3452

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

Capital Markets Advisors, LLC- Financial Advisory Services - (2025)

RESOLUTION NO. 2025-28

WHEREAS, the Town is in receipt of a proposal from Capital Markets Advisors, LLC, 11 Grace Avenue, Suite 308, Great Neck, New York 11021, to provide financial advisory services with respect to bond, note, and lease financing by the Town, a copy of which is on file in the Town Clerk's Office, and

WHEREAS, John Lynch, Director of Finance, has reviewed the proposal and recommends its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of **CAPITAL MARKETS ADVISORS, LLC**, to provide financial advisory services to the Town for **year 2025**, 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 Capital Markets Advisors, LLC in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1310A.3452

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

Rockland & Orange Reporting: Stenography Services (2025)

RESOLUTION NO. 2025-29

WHEREAS, the Town of Ramapo is in need of a stenographer for the transcribing of the Zoning Board of Appeals and Planning Board meetings,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **ROCKLAND & ORANGE REPORTING** of 2 Congers Road, New City, New York, be hereby retained for the **year 2025** to perform stenography services for Zoning Board of Appeals and Planning meetings at a fee of \$475.00 per meeting, and

BE IT FURTHER RESOLVED that when a transcript is required by the Town of Ramapo, the compensation to be paid Rockland & Orange Reporting shall be \$5.75 per page for an original and, if said transcript was requested by a private party, the cost to the Town will be \$3.00 per page, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Rockland & Orange Reporting in a form approved by the Town Attorney's office, subject to the terms set forth above and that said agreement can be terminated upon thirty (30) days written notice.

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

Empire Strategic Planning - Lobbying Assistance- 2025

RESOLUTION NO. 2025-30

WHEREAS, the Town, by Resolution No. 2024-87 entered into an agreement with Empire Strategic Planning, 111 Washington Avenue Ste. 103, Albany, New York 12210, to provide governmental/lobbying assistance and represent the Town before the executive, legislative and administrative branches of government in New York State, for year 2024, and

WHEREAS, the Town continues its need for governmental/lobbying assistance and representation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains **EMPIRE STRATEGIC PLANNING** to provide governmental/lobbying assistance and representation for the Town for the **year 2025** at the following terms:

- 1) Term: January 1, 2025 - December 31, 2025
- 2) Fee: \$72,000 payable at the rate of \$6,000 per month
- 3) Reimbursement for reasonable and actual expenses incurred, disbursements and other related fees
- , and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Empire Strategic Planning, in a form approved by the Town Attorney's office.

SOURCE OF FUNDS: 1420A.3452

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

BOARDS AND COMMISSIONS:

Appointment of Zoning Board of Appeals Chairperson -2025

RESOLUTION NO. 2025-31

RESOLVED by the Town Board of the Town of Ramapo that ***CHARLENE WEAVER*** of Spring Valley, New York be hereby appointed to serve as **CHAIRPERSON** of the Town of Ramapo **ZONING BOARD OF APPEALS** for the year 2025, said term to expire December 31, 2025.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou
ABSTAIN:	Weissmandl

Appointment of Commission on Ethics Co-Chairpersons -2025

RESOLUTION NO. 2025-32

RESOLVED by the Town Board of the Town of Ramapo that ***RICHARD WEINBERGER, ESQ.*** and ***CHRISTIAN G. SAMPSON,*** be hereby appointed to serve as **CO-CHAIRPERSONS** of the Town of Ramapo **COMMISSION ON ETHICS** for the year 2025, said term expiring December 31, 2025.

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

GENERAL MATTERS:

Adoption of Salary Schedule - 2025

RESOLUTION NO. 2025-33

WHEREAS, it is required that the Ramapo Town Board adopt the Salary Schedule for all Town Personnel for the year 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the **2025 SALARY SCHEDULE** for the Town of Ramapo CSEA Employees, Town of Ramapo Non-Union Employees, Town of Ramapo Highway CSEA Employees, Town of Ramapo PBA, Ramapo Police Superior Officers Association, Code Enforcement Officers and Boards and Commissions, a copy of which is on file at the Town Clerk’s office, be hereby approved and adopted for the year **2025**. Salaries are to be paid on a bi-weekly basis.

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

Re-Adoption of Various Town Policies -2025

RESOLUTION NO. 2025-34

WHEREAS, the Town Board annually reviews various Town policies and procedures, to guide the operations of the Town, and

WHEREAS, Mona Montal, Director of Purchasing, has reviewed the current *Procurement and Disposition Policies and Procedures Manual* on file in the Office of the Town Clerk and recommends its re-adoption without changes, and

WHEREAS, John Lynch, Director of Finance, has reviewed the current *Comprehensive Financial Policy & Procedures Manual*, on file in the Office of the Town Clerk and recommends its re-adoption without changes.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby re-adopts the following Town Policies without changes:

- **TOWN OF RAMAPO PROCUREMENT AND DISPOSITION POLICIES AND PROCEDURES MANUAL- 2025**
- **TOWN OF RAMAPO COMPREHENSIVE FINANCIAL POLICY AND PROCEDURES MANUAL - 2025**

copies of which are on file in the Office of the Town Clerk.

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

Authorization to Execute Employment Agreements: Various Non-Union Employees

RESOLUTION NO. 2025-35

WHEREAS, the Town Board of the Town of Ramapo wishes to enter into agreements with various classifications of Non-Union employees, and

WHEREAS, said agreements will be negotiated with the Supervisor, and will be substantially similar to and consistent with existing agreements, including the CSEA, PBA Contracts/Agreements, as well as, the command staff agreements, and

WHEREAS, many municipalities have agreements with this type of classification of employees, and

WHEREAS, the Town Board places value on professionalism, and wants to recognize longevity and continuity of said classification of employees as permitted by law,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo, that the Supervisor is hereby authorized and may negotiate and execute said agreements with the following:

- Assessor
- Building Inspector
- Chief of Police
- Constituent Services Assistants
- Confidential Assistant
- Deputy Town Clerk/Deputy Registrar
- Director of Automated Services
- Director of Parks & Recreation
- Director of Purchasing/Chief of Staff
- Engineer III
- First Assistant Town Attorney
- Intergovernmental Relations Coordinator
- Justice Court Clerk
- Personnel Administrator
- Planning Assistant
- Police Captains
- Program Coordinators
- Receiver of Taxes
- Safety Manager
- Secretary to Planning Board
- Secretary to Zoning Board of Appeals

Town Attorney
Town Clerk/Registrar

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

Setting Mileage Rates, Meal Rates, Attending Schools, Seminars & Other Related Business
-2025

RESOLUTION NO. 2025-36

RESOLVED by the Town Board of the Town of Ramapo that employees and officials of the Town of Ramapo, when authorized or directed to travel in connection with their work, be hereby compensated as follows for the year 2025:

For travel using their personal vehicle, the Internal Revenue (IRS) Standard Mileage Rate in effect at the time of such travel, plus tolls and parking fees,
For meals, reimbursement shall be the IRS per diem meal rates in effect for the area in which traveled, except when in attendance at the Annual Association of Towns Meeting, where reimbursement shall be as follows:

- **Maximum amount of reimbursement shall be U.S. General Services Administration 2025 Per Diem Rate for New York with submission of receipts,**
- **Without receipts, the maximum reimbursement shall be \$60.00, and**

BE IT FURTHER RESOLVED that the Town Board be hereby authorized to approve, at their discretion, all expenses and any other requests by employees and officials of the Town of Ramapo to attend schools, educational seminars and other Town of Ramapo related business.

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

Setting of Town Board Meeting Schedule -2025

RESOLUTION NO. 2025-37

RESOLVED by the Town Board of the Town of Ramapo that the **REGULAR SCHEDULED MEETINGS** of the Ramapo Town Board for the year **2025** be hereby designated as the **2nd and 4th Wednesdays of the month at 7:00 P.M.**, to be held at Ramapo Town Hall, 237 Route 59, Suffern, New York, and

BE IT FURTHER RESOLVED that Town Board Meetings for Police Matters and General Town Matters, may be scheduled as needed, the **Thursday preceding the second regular scheduled meeting of the month at 9:00 A.M.**, and duly noticed, and

BE IT FURTHER RESOLVED that **WORKSHOPS** may be scheduled, as needed, and duly noticed.

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

DESIGNATIONS:

Designation of Official Depositories -2025

RESOLUTION NO. 2025-38

RESOLVED by the Town Board of the Town of Ramapo that the following banks be hereby designated **OFFICIAL DEPOSITORIES** for all Town of Ramapo funds for the year 2025, and that the Supervisor 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.

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

Designation of Additional Signatory -2025

RESOLUTION NO. 2025-39

RESOLVED by the Town Board of the Town of Ramapo that the Town Clerk, **SHARON M. OSHEROVITZ** be hereby designated *Official Signatory* for all Town of Ramapo funds for the year 2025, and that Sharon M. Osheroitz 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.

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

Designation of Official Newspaper -2025

RESOLUTION NO. 2025-40

RESOLVED by the Town Board of the Town of Ramapo that ***THE JOURNAL NEWS***, having a business address of 1 Crosfield Avenue, West Nyack, New York, 10994, be hereby designated as the **OFFICIAL NEWSPAPER** of the Town of Ramapo for the year 2025, as long as the paper continues publishing in print.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou
NAYS:	Weissmandl

Designation of Town Board Members as Police Commissioners -2025

RESOLUTION NO. 2025-41

WHEREAS, the Town Board currently exercises all Police matters conferred upon the Town Board pursuant to the Rockland County Police Act, and

WHEREAS, the Town Board wishes to recognize their powers regarding Police matters

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following Town Board members be hereby designated **TOWN OF RAMAPO POLICE COMMISSIONERS** for the year 2025, with ***SUPERVISOR MICHAEL B. SPECHT*** being referred to as ***CHAIRMAN***, when acting with respect to Police matters:

SUPERVISOR MICHAEL B. SPECHT
COUNCILWOMAN BRENDEL CHARLES
COUNCILMAN MICHAEL ROSSMAN
COUNCILMAN DAVID WANOUNOU
COUNCILMAN YEHUDA WEISSMANDL

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

ADJOURNMENT:

Adjournment

RESOLUTION NO. 2025-42

RESOLVED by the Town Board of the Town of Ramapo that the Re-Organizational Meeting of the Ramapo Town Board held this evening, January 8, 2025, be hereby **adjourned at 7:21 P.M.**

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