

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
AUGUST 25, 2021

The Town Board of the Town of Ramapo convened in on Wednesday, August 25, 2021 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

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

Call to Order

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

Comprehensive Plan Update:

As part of the Town Board’s periodic updates on the status of the comprehensive plan process, ***SUPERVISOR MICHAEL B. SPECHT*** reiterated there is a public hearing schedule for Monday, September 13, 2021 at 7:00 P.M. at Ramapo Town Hall on the DGEIS. Further, the Supervisor advised the Board would be setting public hearings this evening , same date and time, on an Introductory Local Law titled “Flex-Overlay Planned Unit Development”, and on an Introductory Local Law titled “Establishment of Commercial Corridor Zoning district and Zoning Map Change to Neighborhood Shopping Zoning District”. Refer to Resolution Nos. 2021-335 and 2021-336.

Public Participation:

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

Deborah Munitz- 5 Rose Hill Road, Montebello, NY - asked Board to consider keeping open the public hearings, as there is a scheduling conflict with Village public hearings; spoke on Watchtower: SEQRA, regress-egress; spoke on PUD K sec.3 as unclear

Close Open Period For Public Participation

RESOLUTION NO. 2021-333

RESOLVED by the Town Board of the Town of Ramapo that the Open Period For Public Participation held this evening, August 25, 2021, be hereby **closed at 7:19 P.M.**

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

Public Hearing:**Ratify Setting of Public Hearing: CDBG / CARES Act****RESOLUTION NO. 2021-334**

WHEREAS, the Coronavirus Aid, Relief, and Economic Security (CARES) Act (2020) implemented a variety of programs to address issues related to the onset of the COVID-19 pandemic, and

WHEREAS, the New York State Office of Community Renewal (OCR), administers the Community Development Block Grant program, and will make funding available to eligible local governments for housing, economic development, public facilities, public infrastructure and planning activities, and

WHEREAS, the Town Board was polled and voted to hold a public hearing pursuant to section 570.486, subpart 1 of the CFR and in compliance with the requirements of the Housing and Community Development Act of 1974, as amended

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies that a Public Hearing be held on August 27, 2021 at 8:00 A.M., at Ramapo Town Hall, 237 Route 59, Suffern, NY, for the purpose of soliciting public comments on the **TOWN OF RAMAPO'S COMMUNITY DEVELOPMENT NEEDS, AND TO DISCUSS THE POSSIBLE SUBMISSION OF ONE OR MORE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATIONS FOR THE 2020 PROGRAM YEAR.**

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

Introduction Local Law and Providing for Public Notice and Hearing: Commercial Corridor Zoning District and Zoning Map Change**RESOLUTION NO. 2021-335**

BE IT RESOLVED that an introductory Local Law titled “**ESTABLISHMENT OF COMMERCIAL CORRIDOR ZONING DISTRICT AND ZONING MAP CHANGE TO NEIGHBORHOOD SHOPPING ZONING DISTRICT,**” be and it hereby is introduced by Councilwoman Charles, before the Town Board of the Town of Ramapo in the County of Rockland and State of New York, and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law be laid upon the desk of each member of the Board, and

BE IT FURTHER RESOLVED that the Board hold a public hearing on said proposed local law at the Town Hall, 237 State Route 59, Suffern, New York at 7:00 P.M. on September 13, 2021, and

BE IT FURTHER RESOLVED that the Clerk post and publish or cause to be published a public notice in the official newspaper of the Town of Ramapo of said public hearing at least ten (10) days prior thereto.

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

Introduction Local Law and Providing for Public Notice and Hearing: Flex-Overlay Planned Unit Development**RESOLUTION NO. 2021-336**

BE IT RESOLVED that an introductory Local Law titled “**FLEX-OVERLAY PLANNED UNIT DEVELOPMENT,**” be and it hereby is introduced by Councilwoman Charles, before the Town Board of the Town of Ramapo in the County of Rockland and State of New York, and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law be laid upon the desk of each member of the Board, and

BE IT FURTHER RESOLVED that the Board hold a **public hearing** on said proposed local law at the Town Hall, 237 State Route 59, Suffern, New York at 7:00 P.M. on September 13, 2021, and

BE IT FURTHER RESOLVED that the Clerk post and publish or cause to be published a public notice in the official newspaper of the Town of Ramapo of said public hearing at least ten (10) days prior thereto.

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

Watchtower Presentation

Representatives of **WATCHTOWER** gave a presentation this evening on the Watchtower application before the Tuxedo Planning Board to relocate the existing access to the Watchtower property from Sterling Mine Road. Watchtower advised they are required to cease use of its existing access to its property and has reached an agreement with adjoining property owners to relocate the Watchtower access and construct a consolidated driveway to maintain existing access to those properties. Watchtower provided the Board with an ariel view of the adjoining parcels showing current entrance orientation, as well as drawing of the proposed realignment, and proposed Roadway Plan.

Town Attorney:

Authorization to Issue Lead Agency Response to Town of Tuxedo Planning Board Inquiry

RESOLUTION NO. 2021-337

WHEREAS, the Town Board is SEQRA Lead Agency for environmental review of the Watchtower A/V Center Project;

WHEREAS, the Town of Tuxedo Planning Board has advised the Town Board that it received an application from Watchtower to relocate the existing access to the Watchtower property from Sterling Mine Road in the Town of Tuxedo;

WHEREAS, the Tuxedo Planning Board inquired whether its action on that application would constitute improper segmentation of the environmental review of the A/V Center Project;

WHEREAS, Watchtower has advised that Orange County DPW requires it to cease use of its existing access to its property, and that it has reached agreement with two adjoining property owners to relocate the Watchtower access and construct a consolidated driveway to maintain existing access to those properties;

WHEREAS, Watchtower has further advised that it would not construct any improvements required for its proposed A/V Center Project unless and until the Town of Ramapo acts upon its zoning petition and that such improvements would be consistent with any site plan that would then be approved by the Town of Ramapo Planning Board; and

WHEREAS, the proposed application has been reviewed by the Town of Ramapo's consulting planners and special counsel, who have advised the Town Board that review and action by the Town of Tuxedo Planning Board on the driveway application before it would not constitute improper segmentation of the Town Board's environmental review of the proposed A/V Center Project;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, in its capacity as SEQRA Lead Agency, that review and action by the Town of Tuxedo Planning Board on the pending application before it is not improper segmentation of the proposed A/V Center Action, and the Supervisor is authorized to advise the Town of Tuxedo Planning Board of its determination.

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

Waiver of Rules of Order- 24hr Rule

RESOLUTION NO. 2021-338

WHEREAS the Town Board, by Resolution No. 2018-83, adopted Rules of Order for the Town Board of the Town of Ramapo, and

WHEREAS, pursuant to said Rules, to the extent practicable, no resolution may be brought for a vote unless printed or digital copies are presented to each Board member 24 hours prior to the opening of the meeting, and

WHEREAS, said rule can be waived by a majority consent of the Board members present,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the **RULES OF ORDER** with regard to the 24 hour rule.

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

Ratify Resolution No. 2021-337: Authorization to Issue Lead Agency Response to Town of Tuxedo Planning Boar Inquiry

RESOLUTION NO. 2021-339

WHEREAS, by Resolution No. 2021-337 the Town Board authorized the Supervisor to advise the Town of Tuxedo Planning Board of the Board’s determination that review and action by the Town of Tuxedo Planning Board on the pending application before it is not improper segmentation of the proposed A/V Center Action, and

WHEREAS, this was a new business item added to the agenda and the Board thereafter waived the Rules of Order (24hr rule) by Resolution No. 2021-338,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies Resolution No. 2021-337

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

Settlement of Tax Certiorari: Benjamin Y. Sternbach

RESOLUTION NO. 2021-340

BENJAMIN Y. STERNBACH

WHEREAS, the Town Attorney’s Office and the Office of the Assessor have recommended that the following certiorari matter be settled:

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2019/20	49.15-3-41.-101	\$80,900	\$67,000,
2020/21	49.15-3-41.-101	\$80,900	\$67,000, and

WHEREAS, Scott Shedler, the Town Assessor, concurs with the above recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town Attorney be 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.

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

Statement

Councilwoman Charles left tonight’s Town Board Meeting at 7:38 P.M.

Authorization to Retain Outside Counsel: Sokoloff Stern LLP

RESOLUTION NO. 2021-341

WHEREAS, by Resolution No. 2020-467, the Town of Ramapo retained Sokoloff Stern LLP, to serve as outside counsel with respect to a certain litigation matter and other matters as needed, and

WHEREAS, the Town Attorney’s Office requires the services of Sokoloff Stern LLP for two litigation matters known as Claudia Meyer v. Town of Ramapo, et al., and Debra Fenton v. Town of Ramapo et al.,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains **SOKOLOFF STERN LLP** to serve as outside counsel for the above litigation matters, subject to the terms set forth in Resolution No. 2020-467.

SOURCE OF FUNDS: 1420A.3450

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

Acceptance of Easements: 30 Ellish Parkway

RESOLUTION NO. 2021-342

WHEREAS, The Town Planning Board approved a site plan for 30 Ellish Parkway, and WHEREAS, said approval required granting of the following to the Town:

- 15’ wide sanitary sewer easement;
- 5’ wide shade tree easement, and

WHEREAS, MJ Engineering and the Town Attorney’s Office have reviewed the above and recommend their acceptance,

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

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

Police:**Authorization for 3 Officers to attend DRE Courtroom Training****RESOLUTION NO. 2021-343**

WHEREAS, Police Chief Martin Reilly has requested authorization for three Police Officers to attend the Drug Recognition Expert (DRE) Courtroom Training to be held in Albany, New York, September 29th thru September 30th, 2021, and

WHEREAS, the costs to attend said training is as follows: hotel accommodations \$684.00; meal reimbursement \$457.50; fuel/tolls not to exceed \$100.00

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for ***SGT. CHRISTOPHER YOUNGMAN, DET. JOHN YOUNGMAN, AND DET. MARC LIEMAN*** to attend the Drug Recognition Expert (DRE) Courtroom Training to be held in Albany, New York, September 29th thru September 30th, 2021, at a cost not to exceed \$1,500.00, and

BE IT FURTHER RESOLVED the expenses incurred by the above are to be considered a proper municipal charge under Town Law, Section 116(12) and General Municipal Law, Section 77b.

SOURCE OF FUNDS: 3120AB.3465 - Schools, Training and Seminars

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

Statement

Councilwoman Charles returned to this evening's Town Board Meeting at 7:42 P.M.

Authorization to Purchase Bola Wrap**RESOLUTION NO. 2021-344**

WHEREAS, Police Chief Martin Reilly requests authorization to purchase 15 BolaWrap devices, and related equipment, and

WHEREAS, considered by law enforcement to be positioned on the low end of the Use of Force Continuum, more than 500 police agencies throughout the United States use the BolaWrap as a less lethal device using non pain compliance to restrain and control suspects resisting arrest,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Police Chief Martin Reilly is hereby authorized to purchase 15 **BOLAWRAP** devices and related equipment, at a cost of \$27,400.18.

Operating Budget: 3120AB3431 - Firearms

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

Assessor:**William White- Assessment Services- 2021-2022****RESOLUTION NO. 2021-345**

WHEREAS, the Town Board, by Resolution No. 2021-13, entered into an agreement with William White for assessment services for year 2021 at a total compensation not to exceed \$20,000, and

WHEREAS, Scott Shedler, Town Assessor, has requested that the Town increase the total compensation an additional \$20,000 for the remainder of 2021, and

WHEREAS, the Assessor has requested that the Town extends said agreement for the year 2022, at a total compensation not to exceed \$40,000

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes additional compensation up to \$20,000 for **WILLIAM WHITE** for assessment services for year 2021, and extends said agreement through year 2022, as set forth below:

- a) Term: 2021/2022
- b) Compensation - \$30.00 per hour
- c) Total fee for Year 2021: Not to exceed \$40,000, for assessment services
- d) Total fee Year 2022: Not to exceed \$40,000, for assessment services
- d) Agreement can be terminated upon thirty days' written notice

SOURCE OF FUNDS: 1355A.3452 (Consultant)

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

Termination of Agreement: Assessment Services- 2021**RESOLUTION NO. 2021-346**

WHEREAS, the Town Board by Resolution No. 2021-13, entered into an agreement with Nicholas Tiso for assessment services for the year 2021, and

WHEREAS, the Board and Nicholas Tiso mutually agree to terminate said agreement

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby terminates the agreement with **NICHOLAS TISO** for assessment services, effective August 26, 2021.

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

Meg Cave- Assessment Services- 2021/2022**RESOLUTION NO. 2021-347**

WHEREAS, Scott Shedler, Town Assessor, has requested that the Town retain additional staff to assist his office with respect to assessment services,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains **MEG CAVE** of Hillburn, New York, at the following terms:

- a) Term: 2021/2022;
- b) Compensation - \$30.00 per hour;
- c) Total fee: Not to exceed \$20,000 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 agreements with Meg Cave 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

Justice Court:

Authorization to Apply for Justice Court Assistance Program Grant

RESOLUTION NO. 2021-348

WHEREAS, Mordechai Becker, Justice Court Clerk, requests authorization from the Town Board to apply for funding from the Justice Court Assistance Program ("JCAP"), during the upcoming grant cycle, and

WHEREAS, all Town and Village Courts may apply for a JCAP Grant for a variety of purposes including security equipment items, furniture, office equipment, courtroom and court facilities improvement, and renovations, and

WHEREAS, the maximum JCAP award is \$30,000.00 per Court,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Town of Ramapo Justice Court to apply for a *Justice Court Assistance Program Grant* in the 2021-22 grant cycle up to \$30,000.00.

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

Finance:

Amendment of 2021 Budget: Transfer of Funds - Life Fitness Equipment

RESOLUTION NO. 2021-349

WHEREAS, Michelle Antosca, Director of Parks and Recreation, has requested that the Town purchase four Life Fitness equipment pieces, and

WHEREAS, the 2021 Department Budget does not contain funds allocated for the above Life Fitness equipment pieces,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that John Lynch, Director of Finance, is hereby authorized to amend the **2021 TOWN BUDGET** as follows:

- Transfer \$6,400 from Account 7150A.3482 (JTS Center Special Supplies) to Account 7150A.3260 JTS Center Other Equipment) to fund the above Life Fitness equipment pieces.

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

Personnel:**Appoint Provisional Real Property Data Collector II****RESOLUTION NO. 2021-350**

WHEREAS, there is a vacancy in the position of Real Property Data Collector II in the Assessor's Office within the Town of Ramapo, and

WHEREAS, Town Assessor, Scott Shedler, 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 **NICHOLAS TISO**, as Real Property Data Collector II, on a provisional basis, effective August 26, 2021. The annual salary will be \$49,992, according to the current CSEA contract.

SOURCE OF FUNDS: 1355A.3100

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

Appoint Provisional Assessing Clerk I**RESOLUTION NO. 2021-351**

WHEREAS, there is a vacancy in the position of Assessing Clerk I in the Assessor's Office within the Town of Ramapo, and

WHEREAS, Town Assessor, Scott Shedler, 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 **ALYSSA LUIS**, as Assessing Clerk I, on a provisional basis, effective August 26, 2021. The annual salary will change from \$65,268 to \$68,531, according to the current CSEA contract.

SOURCE OF FUNDS: 1355A.3100

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

Accept Resignation -Senior Clerk Typist**RESOLUTION NO. 2021-352**

WHEREAS, Megan Vanderhoef, has submitted a letter of resignation from her position as Senior Clerk Typist in the Town of Ramapo Justice Court, effective August 27, 2021,

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

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

Supervisor:

Designate Police Surgeon

RESOLUTION NO. 2021-353

WHEREAS, there is a vacancy in the position of Police Surgeon in the Police Department, and

WHEREAS, former Chief of Police Brad Weidel, and current Chief of Police Martin Reilly have made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby appoints, DR. MARY LEAHY as Town of Ramapo Police Surgeon effective August 11, 2021.

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

Adjournment:

Adjournment

RESOLUTION NO. 2021-354

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, August 25, 2021, be hereby adjourned at 7:51 P.M. IN HONOR OF SYLVAN KLEIN.

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