

MINUTES OF THE JOINT PUBLIC HEARING OF THE RAMAPO TOWN BOARD
HELD ON SEPTEMBER 10, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, September 10, 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, Jeffrey 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	Present	
Yehuda Weissmandl	Councilman	Absent	
Alyssa Slater	First Assistant Town Attorney	Present	
Jeffrey Posner	Town Clerk	Present	

Joint Public Hearing:

JOINT PUBLIC HEARING BETWEEN THE TOWN OF RAMAPO AND THE VILLAGE OF NEW SQUARE REGARDING ANNEXATION PETITION SUBMITTED BY KTD HOME OWNERSHIP MAXIMIZATION ENTERPRISE CORP., 45 BYPASS CORP., WISTERIA CT PROPERTIES LLC, AND REFUAH HEALTH CENTER, INC.

Scheduled for this evening, at 7:15 P.M., was a Joint Public Hearing between the Town of Ramapo and the Village of New Square, regarding the Annexation Petition submitted by KTD Home Ownership Maximization Enterprise Corp., 45 Bypass Corp., Wisteria Ct Properties LLC and Refuah Health Center, Inc, for the annexation to the Village of New Square of certain territory adjoining said Village which is located within the boundaries of the Town of Ramapo.

TOWN SUPERVISOR MICHAEL B. SPECHT ASKED FOR A ROLL CALL BY EACH GOVERNMENT'S CLERK.

THE TOWN OF RAMAPO TOWN CLERK JEFFREY POSNER CALLED THE ROLL and the following Town Board Members were present and accounted for: Supervisor Michael Specht, Deputy Supervisor Brendle Charles, Councilman Michael Rossman, Councilman David Wanounou. Town Attorney Alyssa Slater was present.

THE VILLAGE OF NEW SQUARE VILLAGE CLERK DAVID BREUER CALLED THE ROLL and the following Village Board Members were present and accounted for: Mayor Israel Spitzer, Trustee Jacob Unger, Trustee Abraham Kohl, Trustee Uri Braun, Trustee Naftali Biston. The Village Attorney was present..

THE COMBINED BOARDS SELECTED SUPERVISOR SPECHT TO PRESIDE AS CHAIRMAN OVER TONIGHT’S HEARING.

TOWN ATTORNEY ALYSSA SLATER INTRODUCED THE FOLLOWING EXHIBITS INTO THE RECORD:

1. Petition of KTD Home Ownership Maximization Enterprise Corp., 45 Bypass Corp., Wisteria Ct Properties LLC, and Refuah Health Center, Inc.
2. Notice of Joint Public Hearing re: Annexation
3. Affidavit of Publication from the Journal News
4. Affidavit of Posting by Ramapo Town Clerk
5. Affidavit of Mailing of Public Hearing Notice to:
 - a. KTD Home Ownership Maximization Enterprise Corp.
 - b. 45 Bypass Corp.
 - c. Wisteria Ct Properties LLC
 - d. Refuah Health Center, Inc
 - e. Molestin Fire District
 - f. Superintendent of the East Ramapo Central School District

ALL NOTICE REQUIREMENTS HAVE BEEN MET AND ARE FILED IN THE TOWN CLERK'S OFFICE.

CHAIRMAN SPECHT OPENED THE PUBLIC HEARING AND THE FOLLOWING PEOPLE ADDRESSED THE TOWN AND VILLAGE BOARDS:

Patrick Lauftus-4 Laurel Road, New City, NY- appearing for Ira Emanuel, Attorney of record for the Petitioners- Mr. Lauftus briefly described the Joint application seeking to annex four lots currently in the Town of Ramapo into the Village of New Square, gave a brief description of the various lots seeking to be annexed and gave possible uses for the properties e.g. northern parcel Refuah parking lot and the three southern parcels possible future industrial use. Mr. Lauftus stated there are no development applications pending and any future development would be subject to the full municipal planning process. Mr. Lauftus noted for the record the subject matter is an Unlisted Matter for SEQRA purposes.

Alexander Clover, Chief Strategy Officer and General Manager of the Refuah Health Center - spoke of the operations and funding of the Center.

Aaron Schedder - individual representing Petitioner Refauh Health Center -spoke in favor of annexation of the Refauh Health Center

Ahron Krasnow -14 Oakwood Terrace, Spring Valley, New Hempstead, NY - spoke against Annexation

Deborah Munitz- 5 Rosehill Road, Montebello, NY - requested the Public Hearing be adjourned to a date certain to provide sufficient time for the Town and Petitioner to compile additional documentation to support the annexation; submitted written comments.

Esther Malek- 22 Wits End, Spring Valley, NY - Against Annexation

Avraham Goldstein- 13 Flint Dr., Spring Valley, NY - Against Annexation

Binyomin Ribiat - 67 Westview Rd, New Hempstead, NY - Against Annexation

Yosef Rapoport - 274 Hempstead Road, New Hempstead, NY - Against Annexation and process

Michael Adler- 19 Rensselaer Drive, NY- Against Annexation

Yoal Factor - 110 Hempstead Road- New Hempstead, NY - Against Annexation

Aron Krasnow - 6 Bonnie Court, New Hempstead, NY -Against Annexation

Yossi Roy - 18 Bonnie Ct, New Hempstead, NY - Against Annexation

Eli Wiener - 32 Greenridge Way, Spring Valley, NY - Against Annexation

Moshe Schulgasser - 3 Flamingo Lane, New Hempstead, NY - Against Annexation

Jimmy Berman - 23 Bonnie Court, New Hempstead, NY- Against Annexation

Ari Wolf - 558 W. Hempstead Road, Spring Valley, NY - Against Annexation

Eli Shulman - resident - Against Annexation

Steven Forsch -21 Briar Court, Chestnut Ridge, NY - Against Annexation

RAMAPO TOWN ATTORNEY ALYSSA SLATER discussed decision options the Boards have tonight and advised each government Board will make their own separate and distinct determinations independently apart from the other on how they choose to move forward.

SUPERVISOR SPECHT suggested the Town Board close their Public Hearing and extend written comment period an additional 10 days, with comments addressed to the Ramapo Town Clerk at clerk@ramapo.org <<mailto:clerk@ramapo.org>>. and reserve decision on the Petition.

MAYOR ISRAEL SPITZER stated he was in favor of closing the Village's Public Hearing and extending the written comment period, with comments being addressed to the Ramapo Town Clerk.

Close Joint Public Hearing

RESOLUTION NO. 2025-400

RESOLVED by the Town Board of the Town of Ramapo that the Joint Public Hearing held this evening, September 10, 2025, between the Town Board of the Town of Ramapo and the Village Board of the Village of New Square, on **AN ANNEXATION PETITION SUBMITTED BY KTD HOME OWNERSHIP MAXIMIZATION ENTERPRISE CORP., 45 BYPASS CORP., WISTERIA CT PROPERTIES LLC and REFUAH HEALTH CENTER, INC.** for the annexation of certain territory from the Town of Ramapo to the Village of New Square, be hereby **Closed**, and

BE IT FURTHER RESOLVED that a written comment period is hereby extended to September 22, 2025, written comments must be submitted to Jeffrey Posner, Town Clerk, at <<mailto:Clerk@ramapo.org>> or hand delivered to the Town Clerk’s Office, Town Hall, 237 Route 59, Suffern, NY 10901 no later than 5:00 P.M., and

BE IT FURTHER RESOLVED the Ramapo Town Board does hereby reserve decision on the petition for annexation.

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

Village Board Closed Public Hearing

THE VILLAGE BOARD OF THE VILLAGE OF NEW SQUARE, ON A MOTION BY MAYOR SPITZER, APPROVED TO CLOSE THEIR PUBLIC HEARING, APPROVED TO EXTEND A WRITTEN COMMENT PERIOD THROUGH SEPTEMBER 22, 2025 WITH SAID COMMENTS SENT TO <<mailto:clerk@ramapo.org>>, BY A VOTE OF 5-0., THE VILLAGE BOARD RESERVED DECISION ON THE ANNEXATION PETITION.

Adjournment

Adjournment

RESOLUTION NO. 2025-401

RESOLVED by the Town Board of the Town of Ramapo that the Joint Meeting of the Ramapo Town Board and the New Square Village Board held this evening, September 10, 2025, on the Annexation Petition submitted to the Town of Ramapo by KTD Home Ownership Maximization Enterprise Corp., ET AL, be hereby **adjourned at 8:26 P.M.**

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