

MINUTES OF THE REGULAR 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	

Public Participation:

No one wished to address the Town Board this evening.

Close Open Period For Public Participation

RESOLUTION NO. 2025-43

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, January 8, 2025 be hereby **closed at 7:25 P.M.**

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

Acceptance of Minutes:

Special Meeting of December 23, 2024

RESOLUTION NO. 2025-44

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:

DECEMBER 23, 2024- SPECIAL

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

Town Attorney:

Settlement of Tax Certiorari: Two O Five MNS Corp

RESOLUTION NO. 2025-45

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

TWO O FIVE MNS CORP

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2024/25	57.23-1-1	\$909,000.00	\$849,915.00, and

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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Settlement of Tax Certiorari: New York Funeral Chapels, Inc.

RESOLUTION NO. 2025-46

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

NEW YORK FUNERAL CHAPELS, INC.

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2023/24	50.14-2-17	\$37,400.00	\$33,660.00,
2024/25	50.14-2-17	\$37,400.00	\$33,660.00,
2023/24	50.14-2-18	\$80,000.00	\$68,000.00,
2024/25	50.14-2-18	\$80,000.00	\$68,000.00, and

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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Settlement of Tax Certiorari: KeyBank National Association

RESOLUTION NO. 2025-47

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

KEYBANK NATIONAL ASSOCIATION

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2023/24	55.10-2-2	\$146,000.00	\$120,000.00,
2024/25	55.10-2-2	\$146,000.00	\$104,760.00, and

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 Suffern Central School District, and

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

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

Approval of Agreements: Provision of Emergency and Related Ambulance Services

RESOLUTION NO. 2025-48

WHEREAS, the Town Board, by Resolution No. 2023-515, approved agreements for the provision of emergency and related ambulance services with the following organizations:

- Hatzolah
- Spring Hill Ambulance
- Faist Ambulance
- New Square Ambulance

WHEREAS, pursuant to said agreements, the yearly fees paid to the above organizations for the services are established in the Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the above organizations requested the following amounts, which were approved by the 2025 Town Budget:

• Hatzolah	\$3,200,000.00
• Spring Hill Ambulance	\$3,000,000.00
• Faist Ambulance	\$1,500,000.00
• New Square Ambulance	\$960,000.00

, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute agreements with the above organizations 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

Approval of Agreement: Not for Profit Agencies (2024)

RESOLUTION NO. 2025-49

WHEREAS, the New York State Comptroller’s Office has advised the Town of Ramapo that no funds should be provided to outside agencies by the Town without execution of a formal contract, and

WHEREAS, the 2025 Town Budget provides for allocation of funds to various outside agencies, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into contracts with the following agencies for the following amounts for the year 2025:

<u>ORGANIZATION</u>	<u>AMOUNT</u>	<u>TYPE OF SERVICE</u>
Big Brothers-Big Sisters of Rockland County, Inc	\$3,000	Youth Services
Bikur Cholim, Inc.	\$20,000	Health Services
Bikur Cholim, Inc.	\$10,000	Children at Risk
C.A.N.D.L.E.	\$1,000	Community Services
Camp Venture, Inc.	\$8,000	Services for the Handicapped
Chaverim	\$20,000	Community Services
Catholic Charities of Rockland County Inc.	\$3,000	Community Services
Community Improvement Council, Inc.	\$35,000	Youth Services
Community Outreach Center	\$35,000	Community Services
Community Outreach Center	\$20,000	Senior Project
Falling Angels	\$600	Community Services
First Timothy Christian Church	\$10,000	Community Services
Haitian American Cultural and Social Organization (HACSO)	\$4,000	Community Services
Head Start of Rockland	\$6,000	Youth Services
Helping Hands	\$6,000	Community Services
Historical Society of Rockland County	\$600	Community Services
Jamaican Civic and Cultural Association of Rockland, Inc.	\$1,800	Youth Services
Keep Rockland Beautiful	\$3,500	Great American Clean Up
Konbit Neg Lakay	\$14,000	Community Services

Kupath Ezrah	\$15,000	Community Services
Ladies’ Ancient Order of Hibernians	\$5,000	Community Services
Legal Aid Society	\$3,000	Community Services
Lighthouse	\$3,000	Community Services
M.A.D.E. Transitional Services	\$12,000	Community Services
Martin Luther King Multi-Purpose Center, Inc.	\$15,000	Community Services
Men’s Ancient Order of Hibernians	\$5,000	Community Services
Miscellaneous	\$58,000	
NAACP - Spring Valley	\$2,500	Community Services
New Square Emergency Services	\$20,000	Community Services
Ramapo Police Athletic League	\$10,000	Youth Services
Ray of Hope	\$10,000	Community Services
Refuah Helpline	\$25,000	Community Services
Rockland County Senior LLC (formerly known as Rockland Community College Senior Citizens Club)	\$1,500	Senior Citizens
Rockland Holocaust Museum and Study Center	\$5,000	Community Services
Rockland Opportunity Development Association - Kaser (Youth)	\$50,000	Youth Services
Rockland Opportunity Development Association - Kaser (Seniors)	\$55,000	Senior Services
Rockland 21C	\$3,600	Family Services
Sloatsburg Soup Kitchen	\$2,000	Community Services
Sparks	\$3,000	Community Services
Suffern American Legion Post 859	\$1000	Community Services
Temicha Support Line, Inc.	\$3,000	Community Services
Tomche Shabbos	\$10,000	Community Services
Touching Bases	\$3,000	Community Services
Village of Kaser Emergency Services	\$15,000	Community Services
West Street Day Care, Inc.	\$9,000	Daycare Services

Yedei Chesed	\$4,000	Services for the Handicapped
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SOURCE OF FUNDS: 6310A (Community Action)

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

Approval of Street Name- Zichron Menachem Campus

RESOLUTION NO. 2025-50

WHEREAS, the Town Planning Board approved a site plan entitled Zichron Menachem Religious Campus, and

WHEREAS, the Town is in receipt of a letter from Zarin & Steinmetz, requesting the Town approve the name “Frankfurter Road” for the street proposed in the above campus;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby approves the name “Frankfurter Road” for the street proposed in the Zichron Menachem Religious Campus located at 281Route 306.

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

Approval of Agreement: Police Firing Range (2025)

RESOLUTION NO. 2025-51

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

WHEREAS, all of the agreements will expire on December 31, 2024,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into agreements for use of the **POLICE FIRING RANGE** for the year **2025** with the following agencies:

1.

County of Rockland Sheriff’s Department
2.

Town of Haverstraw
3.

Town of Orangetown
4.

Village of Piermont
5.

Village of Spring Valley
6.

Town of Stony Point
7.

Village of Suffern
8.

United States Marshals Service
9.

Borough of Paramus
10.

Borough of Ramsey
11.

New York State Police
12.

Borough of Allendale, and
13.

Borough of Tenafly

BE IT FURTHER RESOLVED that said agreements are 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 agreements with the above municipalities 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

Intermunicipal Agreement - Village of New Hempstead - Wireless Communications Tower (2025)

RESOLUTION NO. 2025-52

WHEREAS, the Town Board, by Resolution No. 2024-48, approved an agreement with the Village of New Hempstead by which the Town divides equally with the Village all revenue received from the County of Rockland with respect to the wireless communication tower installed in the Fred Loescher Veterans Cemetery in the Village of New Hempstead, and

WHEREAS, said agreement expires on December 31, 2024,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an *Intermunicipal Agreement* with the **VILLAGE OF NEW HEMPSTEAD** for the year **2025**, by which the Town will pay the Village one-half (1/2) of any revenue received from the County of Rockland with respect to the wireless communication tower in the Veterans Cemetery in the Village of New Hempstead, and

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

SOURCE OF FUNDS: A.0631 - Due to Other Governments

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

License Agreement with Rockland Paramedic Services, Inc. for 2025

RESOLUTION NO. 2025-53

WHEREAS, the Town Board, by Resolution No. 2024-50, granted a license agreement for 2024 to Rockland Paramedic Services, Inc., 540 Chestnut Ridge Road, Chestnut Ridge, New York 10977 to utilize a portion of Town owned property at 3 DeBaun Avenue South, Suffern, New York for storage of a Paramedic vehicle and for office space, and

WHEREAS, Rockland Paramedic Services, Inc. and the Town are desirous of entering into an agreement for 2025 at the following terms:

Premises: Garage, one office and bathroom
Term: Month to Month - 30 days’ notice
Fee: \$900.00 per month - (plus \$200 based on square footage as share of the utilities, and proportionate share of special district taxes),

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to grant a license agreement to **ROCKLAND PARAMEDIC SERVICES, INC.**, for use of a portion of the premises at 3 DeBaun Avenue South, Suffern, New York, for year **2025**, subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Rockland Paramedic Services, 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

Authorization to Enter into Agreement with Veolia

RESOLUTION NO. 2025-54

WHEREAS, the Town is the owner of real properties located at 59 Campbell Avenue, Airmont, New York (Parcel ID: 55.14-2-1) and 28 Lancaster Lane, Monsey, New York (Parcel ID: 62.15-1-18) (the “Properties”), and

WHEREAS, Veolia Water New York, Inc. desires to obtain temporary access to a portion of the Properties for the purposes of drilling exploratory test wells in order to determine the suitability of the Properties' use to Veolia and potential purchase of the Properties, and

WHEREAS, Veolia requested, and the Town is amenable to Veolia’s request for access and use of a portion of its Property to conduct the aforementioned activities,

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 agreements substantially similar to the annexed proposed agreements.

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

Authorization to Enter into Lease Agreement - 5 S. Debaun

RESOLUTION NO. 2025-55

WHEREAS, Mona Montal, Director of Purchasing of the Town of Ramapo, is in the receipt of a proposed lease from Yitzchok Frankel to enter into a lease agreement for the use and occupancy of the property located at 5 South DeBaun Avenue, Airmont, New York at the following terms:

- Term: January 1, 2025 (retroactive) to December 31, 2034,
- Lease rate: \$8,000.00 per month for the term of the lease with \$5,500 deferred, and

WHEREAS, Mona Montal recommends that the above proposed lease be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above proposed lease from ***YITZCHOK FRANKEL*** for the use and occupancy of the property located at 5 South DeBaun Avenue, Airmont, New York, and

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

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

Intermunicipal Agreement - Village of Wesley Hills - Snow Plowing (2025)

RESOLUTION NO. 2025-56

WHEREAS, the Town Board, by Resolution No. 2024-523, approved an Intermunicipal Agreement with the Village of Wesley Hills for the year 2024, by which the Town provided snow plowing for certain sidewalks within the Village, and

WHEREAS, the Village of Wesley Hills wishes for the Town to continue to provide said snow plowing services for 2025 for the following sidewalks:

- 1) Route 306: Grandview Avenue to Lime Kiln Road; and
- 2) Forshay Road: Grandview Avenue to Willow Tree Road; and
- 3) North side of East Willow Tree Road.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town will provide snow plowing services for the above-listed sidewalks for the year 2025 for the *VILLAGE OF WESLEY HILLS* at a fee of \$1,820.00 each time the sidewalks are required to be plowed, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an Intermunicipal Agreement with the Village of Wesley Hills 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

Statement

Supervisor Specht recused himself from voting on item III. M. and turned the meeting over to Deputy Supervisor Charles.

Interagency Agreement for Animal Shelter Services

RESOLUTION NO. 2025-57

WHEREAS, the Town is required to provide pound and shelter services for dogs of the Town pursuant to the Agricultural and Markets Law of the State of New York, and

WHEREAS, the Town wishes to enter into an interagency agreement with Rockland Green and the Towns of Clarkstown, Haverstraw, Ramapo, and Stony Point for Animal Shelter services,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an Intermunicipal Agreement with the *ROCKLAND GREEN and THE TOWNS OF CLARKSTOWN, HAVERSTRAW, RAMAPO, and STONY POINT* for the provision of pound and shelter services, and

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

SOURCE OF FUNDS: 1410A.3486

RESULT:	ADOPTED [4 TO 0]
MOVER:	Michael Rossman, Councilman
SECONDER:	David Wanounou, Councilman
AYES:	Charles, Rossman, Wanounou, Weissmandl
RECUSED:	Specht

Statement

Deputy Supervisor Charles turned the Town Board meeting back over to Supervisor Specht.

Fueling Agreements (2025)

RESOLUTION NO. 2025-58

WHEREAS, the Town of Ramapo and the following not-for-profit organizations and municipal corporations within the Town of Ramapo have, on an annual basis, entered into agreements permitting such not-for-profit organizations to utilize the fueling facilities of the Town of Ramapo:

- Bikur Cholim, Inc.
- East Ramapo School District
- Hamaspik of Rockland County
- Monsey Fire District
- Ramapo Housing Authority
- Rockland Paramedic Services, Inc.
- Tallman Fire District
- Village of Chestnut Ridge
- Village of Kaser
- Village of Montebello
- Yedei Chesed
- Chaverim of Rockland; and
- Good Samaritan Hospital, and

WHEREAS, the not-for-profit organizations have requested a continuance of the fueling arrangement for 2025, and

WHEREAS, the Town of Ramapo is agreeable to providing such facility to the not-for-profit organizations subject to an additional twenty (20%) percent administrative fee above the cost of the fuel,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into agreements for the utilization of the Town of Ramapo’s *FUELING FACILITIES* for the year 2025 with the above organizations at the terms set forth above, and

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

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

Retain Appraiser for Tax Certiorari Proceeding

RESOLUTION NO. 2025-59

WHEREAS, Ramapo Realty Group LLC, has commenced tax certiorari proceedings against the Town of Ramapo in the Supreme Court, State of New York, County of Rockland, under Index Nos.033307/2023 and 034217/2024, and

WHEREAS, it appears from the recommendation of the Town Assessor's Office and the Town Attorney's Office, that a full trial-ready appraisal of the above matter is required, and

WHEREAS, the fee proposal from James K. Tellatin, MAI, Integra Realty Resources, Healthcare & Senior Housing, is reasonable and reflects the appropriate standard of expertise required for the assignment,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the fee proposal submitted by James K. Tellatin, MAI, Integra Realty Resources, is accepted and **JAMES K. TELLATIN, INTEGRA REALTY RESOURCES**, is hereby retained to provide the necessary appraisal opinions, any required additional work and, if necessary, trial testimony, as presented in the proposal described above.

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

Sewer Maintenance Services: Village of Pomona (2025)

RESOLUTION NO. 2025-60

WHEREAS, the Village of Pomona has requested that the Town of Ramapo Sewer Department perform the following services in the year 2025 with respect to certain of the Village’s sewer lines located in the Town of Ramapo:

- a. Clearance of sewer blockages on as-needed basis;
- b. Flushing of problem areas on an-needed basis; and

WHEREAS, the provision of said services is conditioned as follows:

- a. The clearance of sewer blockages is limited to the Village sewer mains and any lateral located in a Village right-of-way;
- b. The Town is not responsible for any capital improvements to the Village’s sewer mains, and
- c. This Agreement extends only to the Village’s sewer lines located in the Town of Ramapo and does not cover any Village sewer lines or portions of sewer lines located in the Town of Haverstraw, and

WHEREAS, the Town is willing to provide the above maintenance services at a cost of \$79.1654 per sewer unit, said charge to be placed on the 2025 tax bills for all Village properties located in the Town of Ramapo,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an agreement with the **VILLAGE OF POMONA** to maintain certain of the Village’s sewer lines located in the Town of Ramapo for the year 2025 subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the Village of Pomona 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

Acceptance of Agreement: Housing Action Council

RESOLUTION NO. 2025-61

WHEREAS, the Town is in receipt of a proposal from Housing Action Council, 55 South Broadway, Tarrytown, New York 10591, to provide assistance in making two Town-owned sites available for the development of affordable housing, and assistance in reviewing and updating the Town’s Comprehensive Plan, and related assistance to the Town as requested, and

WHEREAS, Housing Action Council has extensive experience in working with municipalities, developers, affordable housing committees, and not-for-profit organizations to effectuate the development of affordable housing on municipal and privately-owned sites, and

WHEREAS, the Town Attorney’s Office has recommended retaining Housing Action Council to provide professional services on an hourly basis at the following rates:

- **Executive Director: \$158.00 per hour**
- **Program Associate: \$105.00 per hour**
- **Staff Consultants (Land Use Law Center): \$130.00 per hour, 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 retains ***HOUSING ACTION COUNCIL*** to provide the above services for the year 2025, at an amount **not to exceed \$100,000**, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Housing Action Council 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

Acceptance of Proposal: Edgware Studios - Media and Marketing Consulting

RESOLUTION NO. 2025-62

WHEREAS, the Town is in receipt of a proposal dated December 2024, from Edgware Studios, Inc., to assist the Town with creative direction for media and marketing services, production and oversight, and

WHEREAS, Mona Montal, Director of Purchasing, has reviewed the above 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 ***EDGWARE STUDIOS, INC.*** for creative direction with media and marketing services, production and oversight for the term January 1, 2025 to December 31, 2025, fees to be paid based on Edgware's 2025 rate schedule, in an amount not to exceed \$60,000 for said 1-year term agreement, and

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

SOURCE OF FUNDS:

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

Extension of Agreement for Ambulance Billing Services: Upstate Billing, Inc.

RESOLUTION NO. 2025-63

WHEREAS, the Town Board, by Resolution No. 2023-506, approved an agreement with Upstate Billing, Inc., 48 Bakertown Road, Suite 407, Monroe, New York 10950, for ambulance billing services for the Town of Ramapo’s Volunteer Ambulance Corps, and

WHEREAS, Mona Montal, Director of Purchasing, has recommended that the above agreement be extended for the year 2025 at the same terms,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to extend the agreement for ambulance billing services with ***UPSTATE BILLING, INC.*** for the year 2025, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Upstate Billing, 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

**Town of Ramapo Town Board Resolution Authorizing Town Supervisor to Execute the
Millers Pond Planned Unit Development (“MP-PUD”) Tree Cutting Restoration
Performance Agreement**

RESOLUTION NO. 2025-64

WHEREAS, on or about January 13, 2023, pursuant to Town of Ramapo Zoning Law (“Zoning Law”) § 376-24, the Town of Ramapo Town Board (“Town Board”) received a petition from Mount Ivy LLC and Lindifrim (Pomona) LP (“Applicant” or “Mount Ivy”) for the rezoning of specified parcels of land for a proposed mixed-use multi-family development, titled Millers Pond Planned Unit Development (“MP-PUD”), composed of 637 residential units (of mixed types) and approximately 103,000 square feet, later reduced to 67,000 square feet, of non-residential, mixed-use commercial space (the “Project”); and

WHEREAS, the Project Site consists of 143.6 acres located within the Town of Ramapo which encompasses tax parcels 33.13-2-6, 33.09-2-31 and 33.09-2-37 (the “Project Site”), which Project Site is the former Minisceongo Golf Course property; and

WHEREAS, development of the Project Site has been identified in the Northeast Ramapo Development Plan Final Generic Environmental Impact Statement (“NRDP GEIS”) as Opportunity Area D and deemed suitable for the proposed MP-PUD, which is designed to further the development goals of the NRDP; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act (“SEQRA”), on February 2, 2023, the Town Board identified its intent to become SEQRA Lead Agency and subsequently coordinated the selection of Lead Agency with all potentially involved agencies. No involved agency objected to the Town Board’s designation as Lead Agency and on June 14, 2023, the Town Board declared itself the Lead Agency for the Project’s environmental review; and

WHEREAS, on or about August 23, 2023, the Town Board as the SEQRA Lead Agency after a thorough and careful review of the Project and the requested preliminary planned unit development approval, adopted an Amended and Supplemental SEQRA Findings Statement for the NRDP GEIS (“Amended and Supplemental SEQRA Findings”), which Amended and Supplemental SEQRA Findings included consideration of analyses and information contained in the NRDP GEIS and the additional site specific impacts related to the MP-PUD rezoning, MP-PUD local law, Preliminary MP-PUD plans and related Project, and determined that, upon site specific review, there were no potential significant adverse impacts that might arise or could not be adequately mitigated and thus a supplemental EIS was not warranted; and

WHEREAS, on March 13, 2024, pursuant to Zoning Law § 376-24, the Town Board approved Mount Ivy’s Preliminary Millers Pond Planned Unit Development (“Preliminary MP-PUD” or “Project”) and associated Local Law 2 of 2024 (the “MP-PUD Local Law”); and

WHEREAS, per Zoning Law § 376-24 and the MP-PUD Local Law, Mount Ivy shall apply to the Town of Ramapo Planning Board for Final Planned Unit Development approval for each specific phase of the MP-PUD Project;

WHEREAS, on July 19, 2024, Mount Ivy applied to the Planning Board for a Final Planned Unit Development and Site Development Plan approval for Phase I of the MP-PUD Project, which is pending before the Planning Board (“Final MP-PUD Phase I”); and

WHEREAS, On November 27, 2024, Mount Ivy submitted a separate and limited Tree Cutting Site Development Application, which as amended would allow the Mount Ivy to cut and limb existing trees within the limits of disturbance of the pending Final MP-PUD Phase I (without any soil disturbance or tree/stump removal) (referred to herein as the “Tree Cutting Application”). This includes the tree cutting only of approximately 988 identified trees within the limits of disturbance of the Final MP-PUD Phase I Plan; and

WHEREAS, on December 17, 2024, the Planning Board conducted a public hearing on the Tree Cutting Application and adjourned the public hearing until January 14, 2025; and

WHEREAS, the Tree Cutting Application was referred to Rockland County, and related County agencies, pursuant to New York General Municipal Law; and

WHEREAS, the Tree Cutting Application is to ensure compliance with the Amended and Supplemental SEQRA Findings, which only permits tree cutting between November 1st and March 31st to mitigate any potential impacts to bat species; and

WHEREAS, to facilitate the proposed tree cutting, Mount Ivy and the Town Board must enter into a Tree Cutting Restoration Performance Agreement (the “Agreement”), which is to be executed by Mount Ivy and the Town Supervisor and provides financial security to the Town that the Project Site will be restored with new tree plantings in the event that the Final MP-PUD Phase I is not constructed for whatever reason, or that work being conducted for the tree cutting is not in accordance with the Planning Board approval. If such a circumstance is to occur, the Town would be permitted to draw off the financial security and complete restoration of the Project Site; and

WHEREAS, per the Town Engineer, the financial security proposed herein for any needed restoration is the cost per tree reflected on the mid-point of the most current RSMeans Construction Index, which is a total of \$177,672.04 for all 988 trees to be cut (the “Restoration Security”); and

WHEREAS, per the Agreement, the Restoration Security may be posted via a bond, evergreen letter of credit or cash/check escrow to be held with the Town; and

WHEREAS, Mount Ivy has indicated its intent to submit a cash/check escrow to be held with the Town of Ramapo for the above-mentioned Restoration Security; and

WHEREAS, by correspondence dated December 30, 2024, Mount Ivy requested that the Town Board authorize the Town Supervisor to execute the Agreement immediately after the Planning Board approval of the Tree Cutting Application, to the extent the same occurs; and

WHEREAS, it is the intent to the Town Board to authorize the Town Supervisor to execute the Agreement immediately after the Planning Board approval of the Tree Cutting Application; and

WHEREAS, the Agreement shall not be effective unless the Town Supervisor and Mount Ivy have both signed the Agreement and the required Restoration Security has been provided to the Town; and

WHEREAS, the Town Board, as the SEQRA Lead Agency for the overall MP-PUD Project, considered the proposed tree cutting as referenced in the Tree Cutting Application during its initial SEQRA review and the Town Board’s Amended and Supplemental SEQRA Findings, which specifically evaluated potential environmental impacts of the entire MP-PUD Project, including the removal of existing trees to facilitate the Project; and

WHEREAS, given that the Amended and Supplemental SEQRA Findings include a review of impacts associated with the Tree Cutting Application, the Town Board re-confirms the Amended and Supplemental SEQRA Findings as applicable to the instant request to enter into the Agreement; and

NOW THEREFORE, BE IT RESOLVED, that, the Town Board re-confirms its Amended and Supplemental SEQRA Findings related to the entire MP-PUD Project and finds that entering into the Tree Cutting Restoration Performance Agreement is consistent with the Amended and Supplemental SEQRA Findings and that this Action does not require a supplemental environmental impact statement or any amendments to the Amended and Supplemental SEQRA Findings.

BE IT FURTHER RESOLVED, that, the Town Board approves the enclosed Tree Cutting Restoration Agreement and related Restoration Security amount and authorizes the Town Supervisor to execute the Agreement immediately upon Planning Board approval of the Tree Cutting Application. The Agreement will not be effective until the Town Supervisor and Mount Ivy have both signed the Agreement and the required Restoration Security has been provided to the Town.

BE IT FURTHER RESOLVED, that, prior to conducting and tree cutting activities, Mount Ivy shall coordinate with the Town Engineer and Town of Ramapo Building Inspector to obtain all applicable permits authorizing the approved tree cutting.

Dated: January 8, 2025

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

Purchasing:

Acceptance of Proposal: Elevated Computing Ramapo PD Managed Services 2025

RESOLUTION NO. 2025-65

WHEREAS, Harry Grossman, Director of Automated Services, has received a proposal from Elevated Computing, 2537 Route 52, Building 3, Suite 1, Hopewell Junction, New York 12533, to provide the Ramapo Police Department with a Network Engineer/Systems Administrator resource for eighty hours of remote support each month between the hours of 9 A.M. and 5 P.M., for twelve (12) months beginning January 1, 2025 and ending December 31, 2025, and

WHEREAS, Harry Grossman has recommended that the above proposal be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *ELEVATED COMPUTING* to provide the Ramapo Police Department with a Network Engineer/Systems Administrator resource for eighty hours of remote support each month between the hours of 9 A.M. and 5 P.M., at a fee of \$7,040.00 per month for twelve (12) months beginning January 1, 2025 and ending December 31, 2025, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Elevated Computing in a form approved by the Town Attorney’s Office; said agreement may be terminated upon thirty (30) days’ prior written notice.

SOURCE OF FUNDS: 3120AB.3452 (Consultant)

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

Acceptance of Proposal: Elevated Computing Technician 2025

RESOLUTION NO. 2025-66

WHEREAS, Harry Grossman, Director of Automated Services, has received a proposal from Elevated Computing, 2537 Route 52, Building 3, Suite 1, Hopewell Junction, New York 12533, to provide the Town of Ramapo with an on-site, Level 1 Technician, for eight hours a day, five days a week, during working hours, at a fee of \$71.00 per hour, not to exceed \$13,064.00 per month for twelve (12) months, and

WHEREAS, Harry Grossman has recommended that the above proposal be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *ELEVATED COMPUTING* to provide the Town of Ramapo with an on-site, Level 1 Technician, for eight hours a day, five days a week, during working hours, at a fee of \$71.00 per hour, not to exceed \$13,064.00 per month for twelve (12) months, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Elevated Computing in a form approved by the Town Attorney’s Office; said agreement may be terminated upon thirty (30) days’ prior written notice.

SOURCE OF FUNDS:

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

Acceptance of Proposal: Elevated Computing IT Managed Services 2025

RESOLUTION NO. 2025-67

WHEREAS, Harry Grossman, Director of Automated Services, has received a proposal from Elevated Computing, 2537 Route 52, Building 3, Suite 1, Hopewell Junction, New York 12533, to provide the Town of Ramapo with a Network Engineer/Systems Administrator resource for eighty hours of remote support each month between the hours of 9 A.M. and 5 P.M., for twelve (12) months beginning January 1, 2025 and ending December 31, 2025, and

WHEREAS, Harry Grossman has recommended that the above proposal be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *ELEVATED COMPUTING* to provide the Town with a Network Engineer/Systems Administrator resource for eighty hours of remote support each month between the hours of 9 A.M. and 5 P.M., at a fee of \$7,040.00 per month for twelve (12) months beginning January 1, 2025 and ending December 31, 2025, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Elevated Computing in a form approved by the Town Attorney’s Office; said agreement may be terminated upon thirty (30) days’ prior written notice.

SOURCE OF FUNDS: 1680A.3452 (Consultant)

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

Personnel:

Appoint Office Services Aide

RESOLUTION NO. 2025-68

WHEREAS, there is a vacancy in the position of Office Services Aide in our General Offices within the Town of Ramapo, and

WHEREAS, Chief of Staff, Mona Montal, 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 *AMANDA DEMONT* as probationary *OFFICE SERVICES AIDE* retroactively effective January 1, 2025 with an annual salary of \$48,605, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1330A.3100

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

Appoint Clerk-Typist - Assessor's Office

RESOLUTION NO. 2025-69

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint **CARSEN DEBROCK**, as probationary **CLERK-TYPIST**, from Civil Service List #24163010, retroactively effective January 6, 2025, at the annual salary of \$54,143, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1355A.3100

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

Appoint Clerk-Typist (Spanish-Speaking)

RESOLUTION NO. 2025-70

WHEREAS, there is a vacancy in the position of Clerk-Typist (Spanish-Speaking) in the Justice Court within the Town of Ramapo, and

WHEREAS, Chief of Staff, Mona Montal, 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 **CLAUDIA MENJIVAR** as probationary **CLERK-TYPIST (SPANISH-SPEAKING)** retroactively effective January 6, 2025 with an annual salary of \$56,851, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1110A.3100

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

Transfer Motor Equipment Operator II from Highway to DPW

RESOLUTION NO. 2025-71

WHEREAS, there is a vacancy in the position of Motor Equipment Operator II at the Town of Ramapo Department of Public Works, and

WHEREAS, the Superintendent of Public Works has made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby transfer **ISHMAEL ROSARIO** from MEO II in Highway to MEO II in DPW, retroactively effective January 6, 2025. Annual salary remains the same.

(SOURCE OF FUNDS: Operating Budget 8310SS.3100)

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

General Matters:

Appointment of Delegate and Alternate: Association of Towns -2025

RESOLUTION NO. 2025-72

RESOLVED by the Town Board of the Town of Ramapo, that the following named person shall be designated "DELEGATE", and shall attend the Annual Business Sessions for the Association of Towns Seminar of the State of New York, to be held in New York City, February 16th through February 19th, 2025, and shall be hereby authorized to cast the vote for the Town of Ramapo, pursuant to Section 6 of Article III of the Constitution and By-Laws of said Association:

SUPERVISOR MICHAEL B. SPECHT

,and

BE IT FURTHER RESOLVED that in the absence of the person so designated above, the following named person shall be designated "ALTERNATE", and shall be authorized to cast the vote of said Town:

DEPUTY SUPERVISOR BRENDDEL CHARLES

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

Rates for Town Police During Traffic Control- 2025

RESOLUTION NO. 2025-73

WHEREAS, the Town receives requests for use of Town Police for traffic control,
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following rates will be charged for the year 2025:

Patrolman:	\$162.00 per hour
Supervisor:	\$214.00 per hour

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

Authorization to Purchase Department Issued Firearm

RESOLUTION NO. 2025-74

WHEREAS, a retiring Police Officer has requested to purchase their department issued firearm, a Sig Sauer P-320, 9mm handgun, Serial #58C371278, and
WHEREAS, said firearm can be sold to a licensed firearms dealer who in turn can transfer the firearm to the Police Officer, and
WHEREAS, the Police Officer has the necessary pistol permit, and the Police Department has no objection to the above sale and transfer, and
WHEREAS, said sale and transfer will be facilitated by Ramapo Police Department Firearms Officer Sgt. Robert Bassett through a licensed firearms dealer
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby declares the above firearm previously issued to the Police Officer as surplus, and
BE IT FURTHER RESOLVED Ramapo Police Department Firearms Officer Sgt. Robert Bassett is hereby authorized to facilitate said sale and transfer through a licensed firearms dealer.

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

Supervisor's Comments:

Supervisor Specht announced the passing of Reb Miriam Hager.

Supervisor Specht announced the passing of President Jimmy Carter.

Supervisor Specht expressed his thoughts are with the people of California and first responders to the fires.

Adjournment:

Adjournment

RESOLUTION NO. 2025-75

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, January 8, 2025, be hereby **adjourned at 7:50 P.M.** In Memory of Reb Miriam Hager.

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