

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
JANUARY 12, 2022

The Town Board of the Town of Ramapo convened in on Wednesday, January 12, 2022 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	

Comprehensive Plan Update:

“For the Northeast Corridor Comprehensive Plan Update, I thank all Town Residents and others for your patience as the preparation of the Final Generic Environmental Impact Statement (“FGEIS”) took place. I know it has taken considerable time, but that is because I expressly tasked our Town Professionals to comprehensively address all public comment.

While in my past comments to you I could just report that progress was being made, I am please today to report to you all tonight that tomorrow all Town Professionals involved in this FGEIS Process will be conferencing to confirm that they are prepared to provide to the Town Board in the next few days a proposed draft FGEIS. The purpose of that transmittal to the Town Board is for the Town Board to determine if this draft FGEIS is complete for purposes of public comment. I know that the Town Board earnestly awaits such a review and in the days after receiving the draft FGEIS the Town Board will be diligently reviewing all and providing any information to our Town Professionals to make sure that the proposed FGEIS is comprehensively complete for public review and comment.

As I advised previously, the current information provided by the Town Professionals is that after the Town Board determines the FGEIS is complete for public comment that a Public Hearing on the FGEIS and all related issues will take place in late February 2022.

For both myself and the entire Town Board, we look forward to more public comment and consideration of this Northeast Corridor initiative”.

Public Participation:

No one wished to address the Town Board this evening.

Close Open Period for Public Participation

RESOLUTION NO. 2022-47

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, January 12, 2022, be hereby **closed at 7:44 P.M.**

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

Public Hearing:

Adjourn Public Hearing: Zone Change Petition of Community Outreach Center

RESOLUTION NO. 2022-48

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, January 12, 2022, to solicit public comments on a **PROPOSED LOCAL LAW AMENDING LOCAL LAW NO. 10-2004 (ZONING LAW) TO CHANGE THE ZONING MAP OF THE TOWN OF RAMAPO IN RESPONSE TO THE PETITION OF COMMUNITY OUTREACH CENTER TO CHANGE THE ZONING DESIGNATION OF 31 REMSEN AVENUE, MONSEY, FROM AN R-15A ZONING DISTRICT TO A COMMUNITY SHOPPING (CS) ZONING DISTRICT** is hereby **adjourned at 7:45 P.M.** to January 26, 2022 at 7:02 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 November 18, 2021

RESOLUTION NO. 2022-49

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:

NOVEMBER 18, 2021-SPECIAL

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

Regular Meeting of December 8, 2021

RESOLUTION NO. 2022-50

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 8, 2021- REGULAR

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

Regular Meeting of December 22, 2021

RESOLUTION NO. 2022-51

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 22, 2021- REGULAR

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

Special Meeting of December 29, 2021

RESOLUTION NO. 2022-52

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 29, 2021- SPECIAL

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

Town Attorney:

Retention of Outside Counsel: Janice Gittelman, Esq. - Traffic Prosecution and Other Legal Matters

RESOLUTION NO. 2022-53

WHEREAS, the Town Attorney’s Office has recommended that the Town retain Janice Gittelman, Esq. to assist the Town Attorney’s Office in the prosecution of traffic tickets and other legal matters, as needed, at the following terms:

- \$200 per hour for a maximum of \$35,000 per year,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains *JANICE GITTELMAN, ESQ.*, to assist the Town Attorney’s Office in the prosecution of traffic tickets and other legal matters, as needed, effective January 16, 2022, the total fee not to exceed \$35,000 per year, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a letter agreement with Janice Gittelman, Esq., in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 1420A.3452 (Consultant)

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

Settlement of Tax Certiorari: Congregation Birchos Yosef

RESOLUTION NO. 2022-54

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

CONGREGATION BIRCHOS YOSEF

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2017/18	56.08-3-19	\$45,000	\$45,000*, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town Attorney is hereby authorized to settle the above matter, and

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

*Property shall be 100% exempt

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

Sewer Maintenance Services: Village of Pomona (2022)

RESOLUTION NO. 2022-55

WHEREAS, the Village of Pomona has requested that the Town of Ramapo Sewer Department perform the following services in the year 2022 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 \$30.745 per sewer unit, said charge to be placed on the 2022 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 2022** 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

Intermunicipal Agreement - Village of Wesley Hills - Snow Plowing (2022)

RESOLUTION NO. 2022-56

WHEREAS, the Town Board, by Resolution No. 2020-505, approved an Intermunicipal Agreement with the Village of Wesley Hills for the year 2021, by the which the Town provided snow plowing for the 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 2022 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 2022 for the **VILLAGE OF WESLEY HILLS** at a fee of \$1,975.00 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

Approval of Agreement: Emergency Medical Services: Rockland Paramedic Services, Inc. (2022)

RESOLUTION NO. 2022-57

WHEREAS, the Town’s agreement for the provision of Emergency Medical Services with Rockland Paramedic Services, Inc., 540 Chestnut Ridge Road, Chestnut Ridge, New York 10977, expired on December 31, 2021, and

WHEREAS, the Town and Rockland Paramedic Services, Inc. wish to enter into a new agreement subject to the following terms:

- 1) Term: year 2022
- 2) Fee: \$2,200,000

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an agreement with **ROCKLAND PARAMEDIC SERVICES, INC.**, for the provision of Emergency Medical Services subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the Rockland Paramedic Services, Inc. in a form approved by the Town Attorney’s office.

SOURCE OF FUNDS: SMEMS1.345406

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

Retain Appraiser for Tax Certiorari Proceeding

RESOLUTION NO. 2022-58

WHEREAS, The Sentinel of Rockland Realty, LLC, has commenced tax certiorari proceedings against the Town of Ramapo in the Supreme Court, State of New York, County of Rockland, under Index No.034550-2021, and

WHEREAS, it appears from the recommendation of the Town Assessor and Kara J. Cavallo, Esq., of Jacobowitz and Gubits, LLP, Town counsel for the Town in the aforesaid proceeding, 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:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Retain Appraiser for Tax Certiorari Proceedings

RESOLUTION NO. 2022-59

WHEREAS, Ramapo Realty Corp. and Ramapo Realty Group have commenced tax certiorari proceedings against the Town of Ramapo in the Supreme Court, State of New York, County of Rockland, under Index Nos. Index Nos. 032626-2016, 033351-2017, 034046-2018, 033766-2019, 032943-2020 and 034149-2021; and

WHEREAS, it appears from the recommendation of the Town Assessor and Kara J. Cavallo, Esq., of Jacobowitz and Gubits, LLP, Town counsel for the Town in the aforesaid proceeding, 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:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Boards & Commission:**Appoint Community Development Committee Members****RESOLUTION NO. 2022-60**

RESOLVED by the Town Board of the Town of Ramapo that the following persons be hereby **appointed** to serve on the ***COMMUNITY DEVELOPMENT PROGRAM CITIZENS ADVISORY COMMITTEE - ROCKLAND COUNTY CONSORTIUM*** for a 2 year term, effective January 13, 2021, said term to expire December 31, 2022:

MONA MONTAL

YOLA MOISO JOURNAL

YAAKOV ROSENBERG

SHIMON SINGER

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

Personnel:**Appointment of Permanent Director of Automated Systems****RESOLUTION NO. 2022-61**

WHEREAS, there is a vacancy in the position of Director of Automated Systems within the Town of Ramapo Computer Services Department, and

WHEREAS, Town Supervisor, Michael B. Specht, has made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint **HARRY GROSSMAN** as permanent Director of Automated Systems from Civil Service List # 21080 (OC), effective January 13, 2022. Annual salary to remain the same.

SOURCE OF FUNDS: Operating Budget 1680A.3100

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

Appoint Part-Time Court Attendant (Relief) - Justice Court**RESOLUTION NO. 2022-62**

WHEREAS, there is a vacancy in the position of Part-Time Court Attendant (Relief) within the Town of Ramapo Justice Court, and

WHEREAS, Town Supervisor, Michael B. Specht, has made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint **JEAN DESROUILLERES** as **Part-Time Court Attendant (Relief)**, effective January 3, 2022, at the hourly pay rate of \$25.00.

SOURCE OF FUNDS: 1110A.3100

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

Nominate Police Officers

RESOLUTION NO. 2022-63

WHEREAS, there are vacancies in the position of Police Officer within the Town of Ramapo Police Department, and

WHEREAS, Chief of Police, Martin Reilly, has made the following recommendations,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby nominate the following candidates from Civil Service List #21033 (OC) as Police Officer:

CHRISTOPHER DODRILL
BRENDAN LENIHAN
MATTHEW PERAGINE
MCANTOINE MORISSET
KRZYSZTOF ZALEWSKI
SEAN ARMSTRONG

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

Appoint Shop Supervisor- Central Garage

RESOLUTION NO. 2022-64

WHEREAS, there is a vacancy in the position of Shop Supervisor within the Town of Ramapo Department of Public Works in Central Garage, and

WHEREAS, Deputy Director of DPW, Michael Sadowski 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 *CHARLES MARTUCCI* from Civil Service List # 18186 (PROM) as SHOP SUPERVISOR, effective January 17, 2022, at an annual salary of \$120,728.

SOURCE OF FUNDS: 1640A.3100

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

Waive Rules of Order

Waive Rules of Order

RESOLUTION NO. 2022-65

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

New Business

Rates for Town Police During Traffic Control- 2022

RESOLUTION NO. 2022-66

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 2022:

Patrolman: \$151.00 per hour

Sergeant: \$167.00 per hour

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

Adjournment:

Adjournment

RESOLUTION NO. 2022-67

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, January 12, 2022, be hereby **adjourned at 8:08 P.M. IN MEMORY of *HARRY REID*** who passed away December 28, 2021. Reid was a United States Senator from Nevada from 1987 to 2017 serving as the Majority Leader from 2007-2015, and

BE IT FURTHER RESOLVED, the Meeting is adjourned **IN MEMORY of *GARY LIPTON, ESQ.*** of Nyack , NY who passed away January 9, 2022, and

BE IT FURTHER RESOLVED, the Meeting is adjourned **IN MEMORY of the 17 *PEOPLE, INCLUDING 8 CHILDREN***, killed, and the ***FORTY-FOUR PEOPLE INJURED*** in a Bronx high-rise apartment fire on the morning of January 9, 2022.

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