

MINUTES OF THE SPECIAL MEETING OF THE RAMAPO TOWN BOARD HELD ON
JANUARY 15, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, January 15, 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:

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

Peter Warren – 4 Lake Road, Suffern, NY – cannot support any international flag outside Town Hall; questioned “why not Uranian”

Close Open Period for Public Participation

RESOLUTION NO. 2025-76

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, January 15, 2025, be hereby **closed at 7:06 P.M.**

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

Continued Public Hearing: PUD Regulations Outside Northeast Ramapo

A Public Hearing on **AN INTRODUCTORY LOCAL LAW TITLED “PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS OUTSIDE OF THE NORTHEAST AREA OF THE TOWN”** was held on November 20, 2024, and continued this evening, January 15, 2025.

The following exhibits were entered into the record:

- Public Hearing Notice of Continued Public Hearing dated 12.26.2024
- Affidavit of Publication (Journal News) dated 12.26.2024
- Affidavit of Posting (Town Clerk) dated 12.27.2024

The following documents are on file in the Town Clerk's office:

- GML dated 12.3.2024
- RC Sewer District No. 1 GML dated 12.23.2024
- Affidavit of Circulation (Planning) dated 12.26.2024
- Nelson Pope Voorhis on behalf of ROSA comments dated 1.10.2025
- RC Planning GML Review comments dated 1.13.2025

Written comments were submitted this evening:

- ROSA 4 Rockland Inc. comments dated 1.15.2025
- Rockland Environmental Group, LLC comments dated 1.15.2025
- Rosa 4 Rockland (Deborah Munitz) comments dated 12.10.2024 received 1.12.2025
- Lois Perlman comments dated 1.14.2025
- Anna Friedberg comments dated 1.15.2025
- Roselyn & Akiva Feinsod comments dated 1.15.2025
- Natalie Patasaw comments dated 1.15.2025

SUPERVISOR SPECHT read the changes to the proposed local law, advising same will be on the Town's website by the end of the week.

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

Deborah Munitz – 5 Rosehill Rd, Montebello, NY- questioned where is the Master Plan, will there be a traffic plan, will there be more schools and affordable housing?

Aron Zelefsky – 25 S. Parker DR, Monsey, NY – spoke in support of the PUD and the need for more rental housing

Chief Dwayne Perry – Ramapo Munsee Lenape Nation – stated no follow through of a park promised in Hillburn; housing will become a gutter; stated housing shortage is in one area

Leo Dunn Fox – Skyview Acres -stated no one is in favor of “tree cutting” except the developer; SEQRA process not complete

Deborah Munitz – 5 Rose Hill Road, Montebello, NY – stated ROSA 4 Rockland is drafting the local law which should not be their responsibility; public hearing should be tabled and not adjourned; questioned if the Board will seek easements on PUDs; there is a need for planning; questioned why there is no sketch plan; input is needed from the public to address their concerns and workshops are needed

Eli Budnick – supports the PUD local law as a mechanism, it is not approvals

Yosef Seid – 6 Pine Road, Suffern, NY – spoke in support of proposed PUD local law stating the infrastructure needs to support it

Rafi Bondi – spoke in favor of proposed PUD local law; Board should take pro-active steps towards Comprehensive Plan update

June Van Dunk – Hillburn, NY – questioned if this was segregation; stated Hillburn will not go through that again

Stuart DeGroat – Hillburn – this housing will cause segregation, as it is only for a select group

Peter Warren – 4 Lake Road, Montebello, NY – spoke against proposed local law; Master Plan should be first and open space needs to be considered, spoke on need for off-street parking, solar & electronic chargers, prohibit drilling of wells; questioned how many 10 acre parcels exist

Moshe Lichker – Hillcrest, NY -existing housing is not affordable; this would be an enhancement

Ms. Patti- Sesame Place – spoke in favor and need for parks and empty land

Omer – Monsey – stated he will be getting married and needs an affordable housing option

Bonnie O’Blenis – Hillburn – stated her family has been here “forever” and advocated for green communities; new people have no history here

Yossi Gestetner- Fessler Dr – stated 100 years ago the Town had 10,000 people and it has grown so much; this is not discrimination

Continuation of Public Hearing: Introductory Local Law Titled "Planned Unit Development District Regulations Outside of the Northeast Area of the Town"

RESOLUTION NO. 2025-77

WHEREAS, the Town Board noticed and held a public hearing on an introductory local law titled “Planned Unit Development District Regulations Outside of the Northeast Area of the Town” on November 20, 2024 and January 15, 2025, and, although not required, the Board will not close the public hearing tonight in order to continue to provide an opportunity for the Town Planning Board and Rockland County Planning Department to provide recommendations on the introductory local law and allow additional opportunity for public comment.

THEREFORE, IT IS RESOLVED that the public hearing is continued to February 26, 2025, at 7:00 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, NY 10901.

On a motion by Councilperson Charles, seconded by Councilperson Rossman, the foregoing resolution was adopted on a vote of 5 Ayes, 0, Nays.

Dated: January 15, 2025

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

Setting of Public Hearing:

Set Public Hearing: Introductory Local Law Titled “An Act to Amend Real Property Tax Law in Relations to Certain Real Property Tax Exemptions to Include Additional Eligibility for Persons with Disabilities”

RESOLUTION NO. 2025-78

WHEREAS, Supervisor Specht introduced before the Town Board of the Town of Ramapo in the County of Rockland and State of New York (the “Town Board”) an Introductory Local Law titled “An Act to Amend Real Property Tax Law in Relation to Certain Real Property Tax Exemptions to Include Additional Eligibility for Persons with Disabilities;” and

WHEREAS, the Town Board is considering the adoption of said Local Law as attached hereto to adjust taxation for certain persons with disabilities as set forth in the proposed draft local law; and

WHEREAS, the proposed local law is consistent with the law adopted by the Rockland County Legislature for the same purpose; and

WHEREAS, the Town Board is the only involved agency for this Type II action pursuant to the NYS Environmental Quality Review Act (SEQRA) for the adoption of a local law regarding the implementation of New York State Real Property Tax Law § 459-c authorized taxation relief for persons with disabilities as set forth in the attached local law; and

WHEREAS, pursuant to Municipal Home Rule Law (the “MHL”) §20(5) a public hearing is required prior to adoption of the local law.

NOW, THEREFORE, BE IT RESOLVED that the Town Board accepts the introduction of the proposed Local Law and directs that a public hearing shall be scheduled for February 12, 2025, at 7:00 P.M. in the Town Hall at 237 Rte. 59, Suffern, NY 10901; and

BE IT FURTHER RESOLVED that the public hearing shall be duly noticed by the Town Clerk by posting and publishing or causing to be published a public notice of said public hearing at least three days prior thereto in accordance with Town of Ramapo Town Code §29-1; and

BE IT FURTHER RESOLVED that pursuant to MHL §20(4) final copies of the proposed local law shall be laid upon the desk of each member of the Board at least 7 days exclusive of Sunday prior to the public hearing, or mailed or emailed at least 10 days exclusive of Sunday prior to the public hearing.

By (unanimous/majority) vote of the Town Board of the Town of Ramapo at its regular meeting on January 15, 2025.

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

Town Attorney:

Extension of Agreements- Safety and Crime Prevention Programs- 2025

RESOLUTION NO. 2025-79

WHEREAS, the Town Board, by Resolution No. 2024-110, entered into agreements to provide funding towards safety and crime prevention along with various training programs for the year 2024, with the following organizations,

- Chaverim of Rockland, Inc.
- Village of New Square Emergency Services
- Village of Kaser

WHEREAS, pursuant to said agreements, the yearly funding paid to the above organizations for the programs 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 to continue said programs, which were approved by the 2025 Town Budget:

- | | |
|--|-------------|
| • Chaverim of Rockland, Inc. | \$10,000.00 |
| • Village of New Square Emergency Services | \$20,000.00 |
| • Village of Kaser | \$50,000.00 |

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.

SOURCE OF FUNDS: 3125AB.3452 - \$10,000
SOURCE OF FUNDS: 3120AB.3452 - \$20,000

SOURCE OF FUNDS: 3125AB.3452- \$50,000

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

Adjournment:

Adjournment

RESOLUTION NO. 2025-80

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, January 15, 2025, be hereby **adjourned at 8:02 P.M. in honor of MARTIN LUTHER KING DAY on the 20th of January.**

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