

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
JANUARY 22, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, January 22, 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. 2025-81

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, January 22, 2025 be hereby **closed at 7:02 P.M.**

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

Public Hearing:

A Public Hearing is held this evening to solicit public comments on an **INTRODUCTORY LOCAL LAW TITLED “OFFICE OF THE ASSESSOR”**.

The following exhibits were entered into the record:

- . Public Hearing Notice
- . Affidavit of Posting (Clerk)
- . Order Confirmation of Publication (Journal News)

No one wished to address the Town Board this evening.

Close Public Hearing: Introductory Local Law Titled " Office of the Assessor"

RESOLUTION NO. 2025-82

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, January 22, 2025, to solicit public comment on the *INTRODUCTORY LOCAL LAW TITLED: “OFFICE OF THE ASSESSOR”*, at which all persons were heard, be hereby closed at 7:05 P.M.

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

Adopt Local Law: Introductory Local Law Entitled "Office of Assessor"

RESOLUTION NO. 2025-83

RESOLVED by the Town Board of the Town of Ramapo, that the **INTRODUCTORY LOCAL LAW ENTITLED “OFFICE OF ASSESSOR”**, which was the subject of a Public Hearing held this evening, January 22, 2025, at 7:00 P.M., at Ramapo Town Hall, be hereby **Adopted as advertised** and shall be known as **Local Law No. 1 of 2025**.

LOCAL LAW NO. 1-2025
TOWN OF RAMAPO
INTRODUCTORY LOCAL LAW
OFFICE OF ASSESSOR

BE IT ENACTED by the Town Board of the Town of Ramapo, County of Rockland, State of New York, as follows:

Section 1. LEGISLATIVE INTENT

This chapter is adopted to implement Title 2, Article 3, of the Real Property Tax Law.

Section 2. OFFICE ESTABLISHED

- A. Pursuant to the authority granted in § 308 et seq., of the Real Property Tax Law, the office of Assessor is hereby established, together with all of the rights, privileges, powers and duties as set forth in said § 308 et seq.
- B. The term of office of the Assessor shall be six years, as provided in § 310, Subdivision 2, of the Real Property Tax Law.
- C. All training qualifications and standards of the Assessor shall be designated in § 310 of the Real Property Tax Law.

Section 3. ACTING ASSESSOR

Pursuant to the authority granted in § 314 of the Real Property Tax Law, the Town Board, by resolution, may establish the position of Acting Assessor. Such Acting Assessor shall be appointed by and serve at the pleasure of the Town Board. During the absence, inability or refusal of the Assessor to act, the Acting Assessor is vested with all the power and shall perform all the duties as Assessor, all as prescribed in said § 314, together with the training, qualifications and standards as designated therein.

Section 4. BOARD OF ASSESSMENT REVIEW

- A. Pursuant to the authority granted in § 523 of the Real Property Tax Law, there is hereby designated a Board of Assessment Review, which shall be comprised of five members appointed by the Town Board, and which members shall have knowledge of property values in the Town of Ramapo. A majority of such Board shall consist of members who are not officers or employees of the Town. All of said members shall serve for a period of five years, except that, out of the first appointees, one of such appointments shall be for one year, one shall be for three years, and one shall be for five years.

B. Said Board of Assessment Review is vested with all the powers and shall perform all of the duties of a Board of Assessment Review as provided for in § 523 of the Real Property Tax Law.

Section 5. TENTATIVE ROLL, NOTICE, PUBLIC INSPECTION AND COMPLAINTS

A tentative assessment roll, notice of completion thereof, examination thereof and the hearing and filing of complaints with respect to assessments shall be complied with pursuant to § 526 of the Real property Tax Law.

Section 6. EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the Secretary of State.

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

Acceptance of Minutes:

Re-Organization Meeting of January 8, 2025

RESOLUTION NO. 2025-84

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:

JANUARY 8, 2025 - RE-ORGANIZATION

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

Regular Meeting of January 8, 2025

RESOLUTION NO. 2025-85

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:

JANUARY 8, 2025 - REGULAR

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

Town Attorney:

Settlement of Tax Certiorari: Mosdos Torah, Inc.

RESOLUTION NO. 2025-86

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

MOSDOS TORAH, INC.

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2024/25	57.17-4-67	\$431,700,00	\$431,700.00* 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

Promulgation of Zoning Board of Appeals Rule

RESOLUTION NO. 2025-87

WHEREAS, On January 16, 2024 at a regularly scheduled Zoning Board of Appeals meeting, the Zoning Board voted to eliminate the ZOOM participation option for meetings by passing the following resolution by a majority vote;

"WHEREAS, during the COVID crisis, the Zoning Board of Appeals (“ZBA”) allowed applicants and public participants to utilize Zoom to participate in meetings pursuant to executive order 2021, and

WHEREAS, the state disaster emergency has now ended, and the ZBA wishes to return to in-person meetings,

NOW, THEREFORE, BE IT RESOLVED, that the ZBA will no longer allow Zoom participation in meetings, and

BE IT FURTHER RESOLVED, that, pursuant to Town Law Section 267-a, a copy of this resolution shall be filed with the Town Clerk, who, pursuant to Town Code Section 376-190(c), shall place the matter on the Town Board’s agenda within 60 days of receipt."

WHEREAS, Pursuant to Ramapo Town Code Section 376-190, the Zoning Board of appeals wishes to promulgate said rule;

NOW THEREFORE, BE RESOLVED by the Town Board of the Town of Ramapo that the ZOOM participation option fo Zoning Board of Appeals meetings is hereby eliminated.

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

Adjournment:

Adjournment

RESOLUTION NO. 2025-88

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, January 22, 2025, be hereby **adjourned at 7:10 P.M.**

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