

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
JANUARY 26, 2022

The Town Board of the Town of Ramapo convened in on Wednesday, January 26, 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	

Moment of Silence

The Town Board held a ***MOMENT OF SILENCE*** this evening in memory and honor of NYPD Police Officers Jason Rivera and Wilbert Mora killed in the line of duty this week.

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”) takes place. As mentioned during our last update, I know it has taken considerable time, but that is because I expressly tasked our Town Professionals to comprehensively address all public comment.

I am pleased to report to you the Town Board has been provided a proposed draft FGEIS for initial review. 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. The Town Board is carefully reviewing the draft at this time 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, 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/early March 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:

The following persons addressed the Town Board this evening:

Deborah Munitz- 5 Rose Hill Road, Montebello, NY - Re: Watchtower - noticed new additions posted; advised if public hearing is adjourned, will submit comments later

Close Open Period For Public Participation

RESOLUTION NO. 2022-68

RESOLVED by the Town Board of the Town of Ramapo that the Open Period For Public Participation held this evening, January 26, 2021, be hereby closed at 7:10 P.M.

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

Public Hearing:

The Town Board held a Public Hearing this evening on the PETITION OF WATCHTOWER: DRAFT COMPREHENSIVE PLAN AND ZONING AMENDMENTS.

SUPERVISOR MICHAEL B. SPECHT made the following remarks:

“Good evening.

The Town Board would like to welcome everyone who is attending this remote meeting.

Tonight, we are holding concurrent public hearings in connection with the Watchtower Audio/Video Center project.

As you know, the project sponsor is proposing to develop property on Sterling Mine Road, largely in the Town of Ramapo, but also including seven acres in the Town of Tuxedo, as a live/work development.

To allow it to do so, the Town has been asked to rezone the property to allow the development within a new mixed-use district.

To briefly recap, the project will require action by the Town Board to amend the Town’s Zoning Law, the Zoning Map, and certain sections of the Town 2004 Comprehensive Plan.

As both the applicant and the Town realized from the start, this is a large project, with the potential for significant environmental impacts, that warranted preparation of an Environmental Impact Statement to inform the decisions that will have to be made by our Board and other involved agencies.

That process began last fall with the circulation of a draft scoping outline for a Draft EIS to all involved and interested agencies and the public for review and comment.

To ensure the DEIS would be adequate to address the environmental issues of concern, the Board provided an informational presentation by the applicant about the project and a 60-day comment period on the DEIS scoping document.

The project sponsor submitted its draft document for completeness review in March. After the DEIS was revised to incorporate recommendations from our professional consultants it was circulated for review and comment on May 11, 2021. We held a public hearing on May 26, 2021 and extended the written comment period until June 21st to allow additional time for review and written comment.

We are still in the process of reviewing a draft of the Final EIS that has been prepared by the applicant for our consideration. At such time as we complete our review, with the assistance of our own consultants, and find that document appropriate to adopt as our own assessment, we will file a notice of completion and file and circulate the FEIS to all involve and interested agencies and post it to our website.

Tonight’s public hearing is NOT on the FEIS. This public hearing is being held by the Board in its role as the legislative body to hear comment from the public, as well as involved and interested agencies, on the zoning and comprehensive plan amendments that we have been asked to consider in connection with the Applicant’s proposed project.

The proposed zoning and comprehensive plan amendments that were included in the DEIS has been revised in response to Town Board concerns, as well as comments we received during the public comment process.

The revised zoning now

- requires a Conceptual Development Special Permit (CDSP) for uses allowed in the MU-3 Zoning District, similar to the Town Board permits now required for uses in the RSH Zoning District.
- The special permit requires the submission of a conceptual site plan, building elevations, traffic impact study, SWPPP, tree clearing plan, open space preservation plan, and infrastructure analysis for review and approval by the Town Board.
- That procedure allows the Town Board to approve the broad framework of the action, while the Planning Board handles the nuts and bolts of approving a detailed site development plan and ensures it is consistent with the plans approved as part of the CDSP.
- limits the amount of residential housing, provides that the allowed FAR will be based on net lot area, consistent with standard Town procedure (note that the Applicant is now requesting a FAR of .30), and increases the area of land to be preserved as open space from the original proposal of 40% to 50%.
- The Applicant has proposed to allow building height increases when it shows certain criteria are met that avoid or minimize visual impact, including maintaining 50% of the property as deed restricted open space and meeting a defined ridge protection

The Board welcomes comment on those revisions. At this point, our intention is to continue this hearing to our February 23, 2022 meeting, to allow the submission of written comments.

To ensure tonight's meeting runs as smoothly as possible, I will take a moment to explain our ground rules.

First, the applicant's representatives will provide a brief overview of the proposed project and the revised zoning and comprehensive plan amendments.

We will then open the hearings for public comment.

The Board will first hear those speakers who signed up with the Town Clerk to speak, in the order they did so. Then, we will invite anyone else in the audience who wishes to speak to use the Zoom platform to raise their hand.

Time limits. To ensure everyone has an opportunity to speak, the Board will follow its standard procedure of allowing speakers three minutes to discuss points that they wish to bring to the attention of the Board; in the case of attorneys or other professionals appearing on behalf of involved/interested agencies or community organizations, we will allow ten minutes.

Written comments. Because of the technical nature of zoning, the Town Board encourages those who speak to also submit complete and well-considered written comments to the Town Clerk.

Your written comment should give as much information as possible about any issues or concerns that you have about the proposed amendments that you believe the Board should consider as it moves forward to consider them.

For anyone submitting written comments, the Board would appreciate it if you include the name and address of the person commenting and the name of the involved or interested agency, if applicable.

However, if anyone has a specific factual question of general interest that can be quickly answered tonight, I will consider asking an appropriate person to respond.

Zoom Chat. Because of the difficulty of using comments in the Zoom Chat, we are not using that function during the public hearing.

After all wishing to speak tonight have been heard, the Board will adjourn the hearing.

The Town Board will accept written comment until the hearing is closed.

However, we do encourage everyone to submit written comments to the Town Clerk as soon as possible.

The Hearing Notice posted on the Town's website provides contact information for the submission of written comments to the Town Clerk by e-mail, fax or regular mail."

GEORGE LITHCO, Town's outside legal consultant, advised the Public Hearing is not on the Environmental Impact Statement, and stated the FEIS is prepared and ready for Town Board review. Mr. Lithco specified the revised FEIS dated December 7, 2021 includes the proposed amendments to the zoning petition dated December 8, 2021 and are the subject of tonight's Public Hearing.

The following persons representing the Applicant were present this evening: ***IRA EMANUEL, ESQ., Emanuel Law; MATHEW MORDECKI, Finance Director; KEITH CADY AIA, Design Director; MALCOLM SIMPSON, ASHLEY LEY AICP, AKRF.***

IRA EMMANUEL, ESQ. presented an overview of project.

MATHEW MORDECKI discussed joint efforts between the Town and Applicant and their respective consultants to reconcile differences.

ASHLEY LEY gave a slide presentation, highlighting the following topics and noted FAR comparative analysis and development coverage comparative analysis:

- Proposed Amendment to the 2004 Comprehensive Plan
- Proposed MU-3 Zoning District
- “Integrated Residential and Nonresidential Campus” Permitted Uses
- Proposed MU-3 Height Regulations
- Proposed MU-3 Dimensional Regulations
- Proposed MU-3 Zoning District changes in response to Public Comments
- Proposed MU-3 Zoning District changes continued

KEITH CADY presented an overview of the project.

The Following persons addressed the Town Board this evening:

Nana Koch and Robert Trostle - 45-47 S. Mountain Road, New City, NY - Not in Favor - “dangerous precedent”; expressed concerns for loss of wildlife, lack of taxes to be collected, strain on Town Police resources, geo-thermal issues, clear-cutting to create open space; stated money is driving force for organizations push. No comprehensive plan signals this as “special interest” and applicant- driven; stated Town has no right to make zone changes without comprehensive plan; believes people in western Ramapo have not been heard

Claudia Braymer - Braymer Law PO Box 2369 Glens Falls, NY - submitted written comments dated January 26, 2022, expressing the following concerns: applicant-driven, should be coordinated with other pending comprehensive plan amendments, proposed amendments eliminate protection of sensitive areas, traffic concerns

Deborah Munitz - 5 Rose Hill Road, Montebello, NY - perceives formatting issues and stated local law should be connected, stated comprehensive plan amendment should include public comments and involvement and the charrette process should be brought back.

Adjourn Public Hearing: Petition of Watchtower: Draft Comprehensive Plan & Zoning Amendments

RESOLUTION NO. 2022-69

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, January 26, 2022, via zoom, to solicit public comment on the **PETITION OF WATCHTOWER: DRAFT COMPREHENSIVE PLAN AND ZONING AMENDMENTS** be hereby **adjourned to February 23, 2022 at 7:00 P.M.**

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

Introductory Local Law

RESOLUTION NO. 2022-70

BE IT RESOLVED that an introductory Local Law, entitled “A LOCAL LAW AMENDING CHAPTER 376, ZONING, OF THE TOWN CODE OF THE TOWN OF RAMAPO TO ADD A NEW MU-3 ZONING DISTRICT AND AMEND THE USE TABLE AND BULK REGULATIONS, AND TO AMEND THE ZONING MAP OF THE TOWN OF RAMAPO TO REZONE CERTAIN PARCELS OF LAND FROM THE RSH ZONING DISTRICT CLASSIFICATION TO THE MU-3 ZONING DISTRICT CLASSIFICATION” be, and it hereby is, introduced by Councilwoman Charles before the Town Board of the Town of Ramapo in the County of Rockland and State of New York at a duly noticed meeting of the Town Board held January 26, 2022, and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law be laid upon the desk of each member of the Board, and

BE IT FURTHER RESOLVED that the proposed local law shall thereafter be duly considered by the Board.

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

Public Hearing:

A Public Hearing was held this evening 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. This evening’s Public Hearing is to specifically address the Rockland County Department of Planning’s GML review recommended changes.

TOWN ATTORNEY ALYSSA SLATER submitted the following exhibits into the record:

- N. GML Override Letter from Zarin & Steinmetz dated 1/11/22
- O. EAF Part 2 and 3 and Findings of Significance dated 1/26/22

DANIEL RICHMOND, attorney representing applicant Community Outreach Center explained the changes to be addressed.

The following persons addressed the Town Board this evening:

Nana Koch - 45 S. Mountain Road, New City, NY - questioned why there needs to be shopping instead of housing

MR. RICHMOND explained there is no shopping, the applicant is petitioning the Board to extend the Community Shopping District (“CS”) to include 31 Remsen.

Close Public Hearing: Zone Change Petition of Community Outreach Center

RESOLUTION NO. 2022-71

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, January 26, 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 closed at 8:18 P.M

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

Adopt SEQR Negative Declaration- Unlisted Action: Petition of Community Outreach Center

RESOLUTION NO. 2022-72

WHEREAS, the Town Board of the Town of Ramapo received a petition from Community Outreach Inc (applicant/owner) referenced as COC for a zoning map amendment applicable to 31 Remsen Avenue. The development parcel consists of +/- 0.73 acres of land located on the west side of Remsen Avenue. The parcel is currently zoned R15A and the applicant is requesting that it be changed to CS. COC provides critical social, housing, public health, educational and workforce development services for the community. Since 2017, the COC has operated from its existing building located at 21 Remsen Avenue. 21 Remsen Avenue is located in the CS zoning district and local offices - business are permitted as of right (see Town Zoning Code § 376 Attachment 4). To meet current community demands for their services, COC would like to expand its operations with the only feasible means to do so by expanding onto 31 Remsen Avenue, which is adjacent to the current operations located at 21 Remsen Avenue. 31 Remsen Avenue is located in the R15A zoning district which is necessitating the petition for the zoning map amendment. The project will be serviced by municipal water and sewer with stormwater managed on-site. The applicant will be seeking a site development permit from the Town of Ramapo Planning Board and area variances from the Town of Ramapo Zoning Board of Appeals, and

WHEREAS, the Town Board has received a Full Environmental Assessment Form ("EAF") dated September 13, 2021 for the project with Part I completed by the applicant. The Town of Ramapo Town Board determined this application to be an Unlisted SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL). The Town of Ramapo Town Board requested SEQR Lead Agency and underwent a coordinated review that was initiated on October 15, 2021. No other involved agency indicated their desire to seek lead agency status, and

WHEREAS, the Town of Ramapo Town Board, as the SEQR Lead Agency has reviewed Part 2 of the EAF, which identifies potential project impacts, and

WHEREAS, the Town of Ramapo Town Board, in its review of Part 2 of the EAF has determined that the project impacts that may occur will be minimal in nature, and

NOW THEREFORE, BE IT RESOLVED, that the Town of Ramapo Town Board hereby determines that the information submitted by the applicant: are adequate for determining the significance of the proposed action; and

BE IT FURTHER RESOLVED, that based upon its review of the project and the EAF, review of the application by the Town's professional staff, including, chief zoning officer, town attorney and town engineer, and comparison with the criteria for determining significance found at 6 NYCRR Section 617.7 (c), the Town Board hereby finds that the project will not have a significant impact on the environment and, therefore does not require the preparation of a Draft Environmental Impact Statement, and

BE IT FURTHER RESOLVED, that this determination is based upon the facts and conclusions outlined within the Part 3 of the EAF completed by MJ Engineering & Land Surveying PC and reviewed by the Town of Ramapo Town Board filed in the Town Clerk's office, and

BE IT FURTHER RESOLVED, that this Determination of Significance shall be considered a *NEGATIVE DECLARATION* made pursuant to Article 8 of the Environmental Conservation Law; and,

BE IT FURTHER RESOLVED, that the Town's professional staff is hereby authorized to file any and all appropriate notices so that the intent of this Resolution is carried out.

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

Adopt Local Law: Amending the Town Of Ramapo Zoning Map To Change The Zoning Of 31 Remsen Avenue, Monsey, Tax ID 56.10-2-222 From R-15a To CS

RESOLUTION NO. 2022-73

WHEREAS, the Town Board of the Town of Ramapo received a petition from the Community Outreach Inc (applicant/owner, referenced herein as COC) for a zoning map amendment applicable to 31 Remsen Avenue, which property is identified on the Town Tax Map as Section 56.10 Block 2 Lot 21. The parcel consists of +/- 0.73 acres of land located on the west side of Remsen Avenue. The parcel is currently zoned R15A and the applicant is requesting that it be changed to Community Shopping (“CS”) District. COC provides critical social, housing, public health, educational and workforce development services for the community. Since 2017, the COC has operated from its existing building located at 21 Remsen Avenue. 21 Remsen Avenue is located in the CS zoning district and local offices where businesses are permitted as of right (see Town Zoning Code § 376 Attachment 4). To meet current community demands for their services, COC would like to expand its operations with the only feasible means to do so by expanding onto 31 Remsen Avenue, which is adjacent to the current operations located at 21 Remsen Avenue. 31 Remsen Avenue is located in the R15A zoning district which is necessitating the petition for the zoning map amendment. The project will be serviced by municipal water and sewer with stormwater managed on-site. The applicant will be seeking a site development permit from the Town of Ramapo Planning Board and area variances from the Town of Ramapo Zoning Board of Appeals; and

WHEREAS, the Town Board determined that it would consider the petition and whether the proposed zoning would be in the overall interests of the residents of the Town of Ramapo and consistent with the 2004 Comprehensive Plan of the Town of Ramapo; and

WHEREAS, the Town Board duly considered amending the Zoning Map of the Town of Ramapo to reclassify a specific parcel of land, referred to as “31 Remsen Avenue,” from the R-15A zoning district classification to the CO zoning district classification, which parcel is more particularly known and designated on the Tax Map of the Town of Ramapo as S/B/L 56.10-2-21; and

WHEREAS, the Town Board has, with the assistance of its professional staff, Town attorney’s office, and special outside counsel for land use and zoning matters, assumed SEQRA Lead Agency status and engaged in an environmental review of the proposed rezoning actions; and

WHEREAS, the Town Board in its review of Part 617 of ECL and by Town Board Resolution 2021-398 classified the application as an Unlisted Action pursuant to Part 617 of Environmental Conservation Law (ECL). The Town of Ramapo Town Board requested SEQRA Lead Agency and underwent a coordinated review that was initiated on October 15, 2021. No other involved agency indicated their desire to seek lead agency status; and

WHEREAS, the Town Board, as the SEQRA Lead Agency reviewed Part 2 of the EAF, which identifies potential project impacts. In its review of Part 2 of the EAF the Town Board has determined that the project impacts that may occur will be minimal in nature; and

WHEREAS, the Town Board found that the project would not have a significant impact on the environment and, therefore did not require the preparation of a Draft Environmental Impact Statement and issued a Negative Declaration pursuant to Article 8 of the Environmental Conservation Law; and

WHEREAS, the Town Board referred the proposed Comprehensive Plan and zoning amendments to the Town Planning Board for review and report of any recommendations they deemed appropriate; and

WHEREAS, the Petitioner appeared before the Planning Board at its regularly scheduled meeting of November 9, 2021 at which time the Planning Board provided a positive recommendation without comment to the Town Board; and

WHEREAS, the Town Board by Town Board Resolution 2021-399 directed that the proposed Comprehensive Plan and zoning amendments before it be referred to the Rockland County Planning Department for GML 239-l and m review, and the Rockland County Planning Department provided a review on December 1, 2021 that recommended modifications; and

WHEREAS, by letter, dated January 11, 2022, in response to the Rockland County Department of Planning’s December 1, 2021 letter, the COC requested that the Town Board override comments 1, 2, 3 and 7 in that letter for the reasons set forth in the COC’s letter

NOW THEREFORE, BE IT FURTHER RESOLVED that the Community Outreach Inc petition for an amendment of the Zoning Map of the Town of Ramapo to change the designation of the parcel of land identified from the R-15A Zoning District to the CO Zoning District is hereby granted, and the Zoning Map is amended to rezone from the R-15A Zoning District to the CS Zoning District the parcel described in Exhibit A to the “Community Outreach Zoning Petition”, which parcel is shown on Exhibit B to the “Community Outreach Zoning Petition.” The Petition as annexed hereto as Appendix A is adopted; and

BE IT FURTHER RESOLVED that the Zoning Map amendment be adopted subject to the following conditions:

- 1) Apply for and obtain a Site Development Permit from the Ramapo Planning Board
- 2) Apply for and obtain any and all area variances from the Ramapo Zoning Board of Appeals
- 3) Apply for and obtain any and all regulatory permits and approvals related to the project, including but not limited to Rockland County Sewer District No 1, Rockland County Environmental Health,
- 4) Coordinate with the New York State Department of Transportation as appropriate regarding potential modifications to the signal timing at the signalized intersection of NYS Rt 59 and Remsen Avenue / South Remsen Street.
- 5) All land use actions shall be consistent with the representations of the Community Outreach Inc Petitioner that are set forth in the Petitioner’s submission and SEQR Findings of Non-Significance or further SEQRA review may be required by the board, agency or official with jurisdiction to approve such action; and

BE IT FURTHER RESOLVED that the Town Board does hereby override the review comments numbers 1, 2, 3 & 7 set forth in the Rockland County Planning Department General Municipal Law December 1, 2021 review letter, for the reasons and to the extent set forth in the COC’s January 11, 2022 Letter to the Town Board, which is annexed hereto as Appendix B as if fully set forth herein, and the Clerk is directed to file these Resolutions with the RCPD as the Board’s statement of its action; and

BE IT FURTHER RESOLVED by the Town Board of the Town of Ramapo , on a **ROLL CALL VOTE**, that the proposed local law entitled “**A LOCAL AMENDING LOCAL LAW NO. 10-2004 (ZONING LAW) TO CHANGE THE ZONING MAP OF THE TOWN OF RAMAPO** ”, and which was the subject of a Public Hearing held January 26, 2022, be hereby **adopted as advertised**, and shall be known as **Local Law No. 1 of 2022**; and

BE IT FURTHER RESOLVED that the Town Clerk is directed to file this Resolution in her Office, and to cause the adopted Local Law to be filed with the Secretary of State.

LOCAL LAW NO. 1-2022

A LOCAL LAW AMENDING LOCAL LAW NO. 10 -2004 (ZONING LAW) TO CHANGE THE ZONING MAP OF THE TOWN OF RAMAPO

BE IT ENACTED by the Town Board of the Town of Ramapo as follows:

Section 1. Amend Article II, Section 376-21, Zoning Map of the Town of Ramapo by:

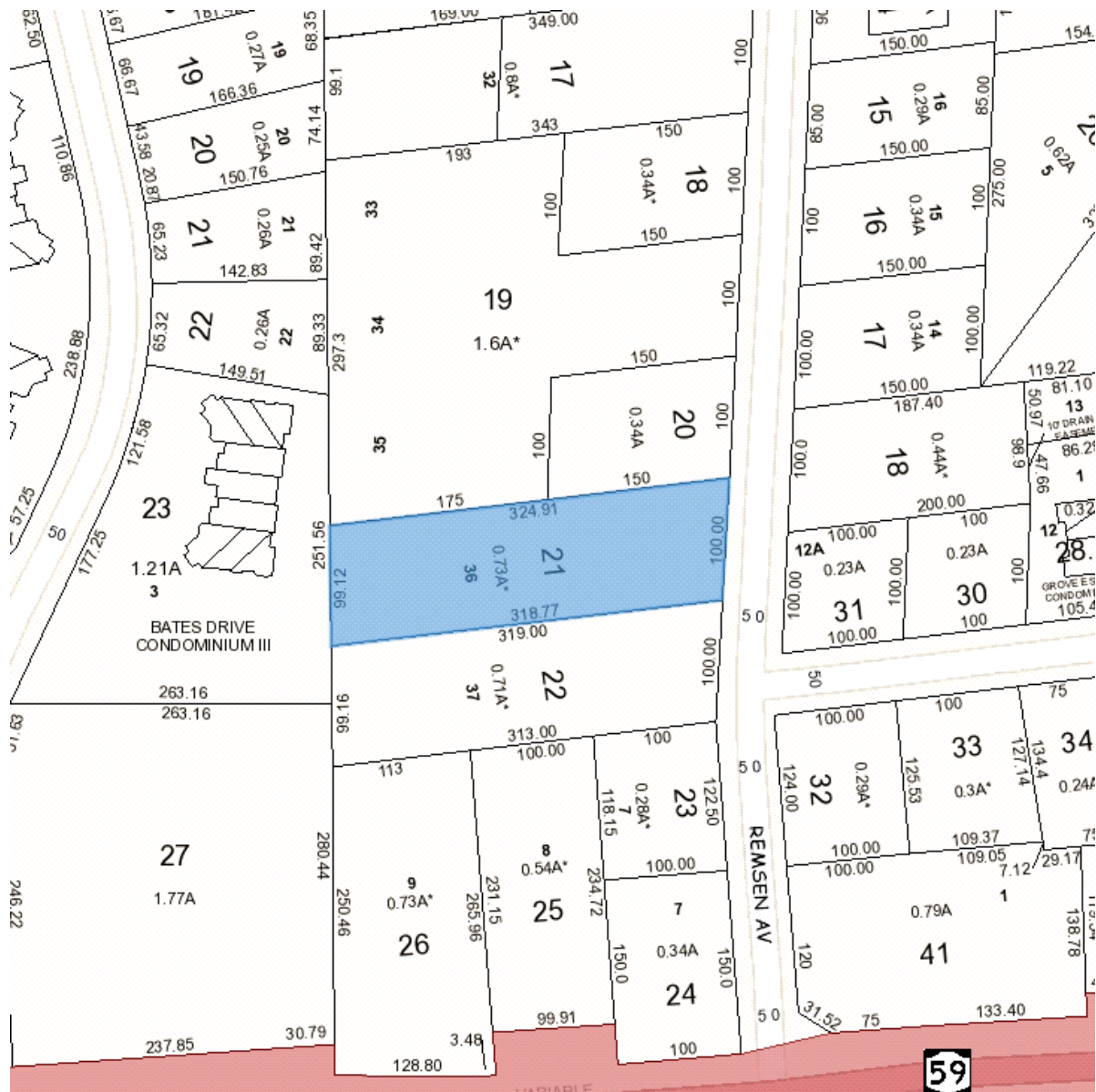
Changing the zoning designation of 31 Remsen Avenue, Monsey, New York, which is known and designated on the Town of Ramapo Tax Map as Section 56.10-2-21, from an R-15A zoning district to a Community Shopping (CS) zoning district.

Section 2. Effective Date

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

Exhibit A - Community Outreach Zoning Petition
On file in the Town Clerk’s Office.

Exhibit B - Parcel to be Rezoned



Appendix A - General Municipal Law Overrides

GML review and override
Having considered the Rockland County Planning GML review letter of December 1, 2021, the Town Board wishes to override certain comments set forth in the aforesaid letter for the following reasons:

GML Override of Comment 1: The County comment pertains to traffic and that the Town must assure that the local road network can accommodate the increased demands of the proposed rezoning. The comment further goes on to state that the applicant must provide a traffic impact analysis that demonstrates that the level of service along Route 59 will remain unchanged. The Town Board overrides this comment in an excess of caution as the applicant has provided a traffic impact assessment last revised January 24, 2022, which has been reviewed and deemed acceptable by the Town's consulting engineer. The analysis shows that the Project will not have an adverse impact relative to traffic, which includes impacting the operations of the adjacent signalized intersection of NYS Rt 59 and Remsen Avenue / South Remsen Street. Notwithstanding, the applicant is proposing signal timing mitigation to improve the LOS of the eastbound left turning movement during the weekday evening peak hour. This would include reallocation of one (1) second of green time from the northbound/southbound phase to the eastbound/westbound mainline and reallocation of one (1) second of green time from the northbound/southbound phase to the exclusive eastbound/westbound left-turn phase. These signal timing modifications would provide a 12.4 second decrease in delay at the eastbound left turning movement with minimal impacts to the other turning movements at the subject intersection during the weekday evening peak hour. These potential signal timing modifications would be subject to the review and approval of the New York State Department of Transportation during the Project's technical review completed under the Site Development Permit phase conducted by The Ramapo Planning Board.

GML Override of Comment 2: The County comment pertains to potential impacts to infrastructure capacities associated with water, sewer, electric, gas and/or water and that appropriate agency must review their infrastructure capacities that service the site. The Town Board overrides this comment for the following reasons:

- 1) The petitioner has obtained willingness to serve letter from Suez Water dated September 21, 2021 confirming that water service can be made available to the proposed building expansion.
- 2) The Ramapo Department of Public Works has reviewed the sanitary sewer analysis prepared by the Petitioner and found it to be acceptable as indicated in their correspondence dated January 25, 2022.
- 3) The Rockland County Sewer District No. 1 by correspondence dated September 1, 2021, there was no indication of limitations within their sewer system to accept additional sewage from the project and proposed expansion.
- 4) The Town is unaware of any capacity limitations limiting or prohibiting Orange and Rockland Utilities relative to providing electric or natural gas service to the project.

GML Override of Comment 3: The County is requiring that the application be provided to the New York State Department of Transportation and that their concerns be addressed. The Town Board overrides this comment since the New York State Department of Transportation was provided an opportunity to comment on the application as part of the SEQR coordination period which was distributed to involved agencies on October 15, 2021. The New York State Department of Transportation provided no response as part of the Town Board's Notice of Intent. The project does proposed signal timing modifications to the signalized intersection of NYS Rt 59 and Remsen Avenue / South Remsen Street. These modifications would be subject to the review and approval of the New York State Department of Transportation during the Project's technical review completed under the Site Development Permit phase conducted by The Ramapo Planning Board.

GML Override of Comment 7: The County’s position is that newly rezoned development must fully comply with the bulk regulations that were adopted to regulate the land use patterns envisioned for the neighborhood. The Town Board overrides this comment. The applicant will take the County’s comment under consideration, in conjunction with balancing the need for the building expansion and the public services the project provides to the community. Ultimately any variances that may be requested are subject to the review and approval by the Ramapo Zoning Board of Appeals.

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

Rescission of Resolution No. 2022-73: Adopt Local Law: Amending the Town of Ramapo Zoning Map To Change The Zoning Of 31 Remsen Avenue, Monsey, Tax ID 56.10-2-222 From R-15C to CS

RESOLUTION NO. 2022-74

WHEREAS, the Town Board by Resolution No. 2022-73 adopted Local Law No. 1-2022 Amending Local Law No. 10-2004 (Zoning Law) to amend the Zoning Map of the Town of Ramapo to change the zoning of 31 Remsen Avenue, Monsey, Tax ID 56.10-2-222 from R-15A to CS, and

WHEREAS the Town Board needed further clarification of Resolution No. 2022-73

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that **Resolution No. 2022-73 is hereby rescinded.**

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

Adopt Local Law: Amending the Town of Ramapo Zoning Map To Change The Zoning of 31 Remsen Avenue, Monsey, Tax ID 56.10-2-222 From R-15C to CS

RESOLUTION NO. 2022-75

WHEREAS, the Town Board of the Town of Ramapo received a petition from the Community Outreach Inc (applicant/owner, referenced herein as COC) for a zoning map amendment applicable to 31 Remsen Avenue, which property is identified on the Town Tax Map as Section 56.10 Block 2 Lot 21. The parcel consists of +/- 0.73 acres of land located on the west side of Remsen Avenue. The parcel is currently zoned R15A and the applicant is requesting that it be changed to Community Shopping (“CS”) District. COC provides critical social, housing, public health, educational and workforce development services for the community. Since 2017, the COC has operated from its existing building located at 21 Remsen Avenue. 21 Remsen Avenue is located in the CS zoning district and local offices where businesses are permitted as of right (see Town Zoning Code § 376 Attachment 4). To meet current community demands for their services, COC would like to expand its operations with the only feasible means to do so by expanding onto 31 Remsen Avenue, which is adjacent to the current operations located at 21 Remsen Avenue. 31 Remsen Avenue is located in the R15A zoning district which is necessitating the petition for the zoning map amendment. The project will be serviced by municipal water and sewer with stormwater managed on-site. The applicant will be seeking a site development permit from the Town of Ramapo Planning Board and area variances from the Town of Ramapo Zoning Board of Appeals; and

WHEREAS, the Town Board determined that it would consider the petition and whether the proposed zoning would be in the overall interests of the residents of the Town of Ramapo and consistent with the 2004 Comprehensive Plan of the Town of Ramapo; and

WHEREAS, the Town Board duly considered amending the Zoning Map of the Town of Ramapo to reclassify a specific parcel of land, referred to as “31 Remsen Avenue,” from the R-15A zoning district classification to the CO zoning district classification, which parcel is more particularly known and designated on the Tax Map of the Town of Ramapo as S/B/L 56.10-2-21; and

WHEREAS, the Town Board has, with the assistance of its professional staff, Town attorney’s office, and special outside counsel for land use and zoning matters, assumed SEQRA Lead Agency status and engaged in an environmental review of the proposed rezoning actions; and

WHEREAS, the Town Board in its review of Part 617 of ECL and by Town Board Resolution 2021-398 classified the application as an Unlisted Action pursuant to Part 617 of Environmental Conservation Law (ECL). The Town of Ramapo Town Board requested SEQRA Lead Agency and underwent a coordinated review that was initiated on October 15, 2021. No other involved agency indicated their desire to seek lead agency status; and

WHEREAS, the Town Board, as the SEQRA Lead Agency reviewed Part 2 of the EAF, which identifies potential project impacts. In its review of Part 2 of the EAF the Town Board has determined that the project impacts that may occur will be minimal in nature; and

WHEREAS, the Town Board found that the project would not have a significant impact on the environment and, therefore did not require the preparation of a Draft Environmental Impact Statement and issued a Negative Declaration pursuant to Article 8 of the Environmental Conservation Law; and

WHEREAS, the Town Board referred the proposed Comprehensive Plan and zoning amendments to the Town Planning Board for review and report of any recommendations they deemed appropriate; and

WHEREAS, the Petitioner appeared before the Planning Board at its regularly scheduled meeting of November 9, 2021 at which time the Planning Board provided a positive recommendation without comment to the Town Board; and

WHEREAS, the Town Board by Town Board Resolution 2021-399 directed that the proposed Comprehensive Plan and zoning amendments before it be referred to the Rockland County Planning Department for GML 239-l and m review, and the Rockland County Planning Department provided a review on December 1, 2021 that recommended modifications; and

WHEREAS, by letter, dated January 11, 2022, in response to the Rockland County Department of Planning’s December 1, 2021 letter, the COC requested that the Town Board override comments 1, 2, 3 and 7 in that letter for the reasons set forth in the COC’s letter

NOW THEREFORE, BE IT FURTHER RESOLVED that the Community Outreach Inc petition for an amendment of the Zoning Map of the Town of Ramapo to change the designation of the parcel of land identified from the R-15A Zoning District to the CO Zoning District is hereby granted, and the Zoning Map is amended to rezone from the R-15A Zoning District to the CS Zoning District the parcel described in Exhibit A to the “Community Outreach Zoning Petition”, which parcel is shown on Exhibit B to the “Community Outreach Zoning Petition.” The Petition as annexed hereto as Appendix A is adopted; and

BE IT FURTHER RESOLVED that the Zoning Map amendment be adopted subject to the following conditions:

- 1) Apply for and obtain a Site Development Permit from the Ramapo Planning Board
- 2) Apply for and obtain any and all area variances from the Ramapo Zoning Board of Appeals
- 3) Apply for and obtain any and all regulatory permits and approvals related to the project, including but not limited to Rockland County Sewer District No 1, Rockland County Environmental Health,
- 4) Coordinate with the New York State Department of Transportation as appropriate regarding potential modifications to the signal timing at the signalized intersection of NYS Rt 59 and Remsen Avenue / South Remsen Street.

- 5) All land use actions shall be consistent with the representations of the Community Outreach Inc Petitioner that are set forth in the Petitioner's submission and SEQR Findings of Non-Significance or further SEQRA review may be required by the board, agency or official with jurisdiction to approve such action; and

BE IT FURTHER RESOLVED that the Town Board does hereby override the review comments numbers 1, 2, 3 & 7 set forth in the Rockland County Planning Department General Municipal Law December 1, 2021 review letter, for the reasons and to the extent set forth in the COC's January 11, 2022 Letter to the Town Board, which is annexed hereto as Appendix B as if fully set forth herein, and the Clerk is directed to file these Resolutions with the RCPD as the Board's statement of its action; and

BE IT FURTHER RESOLVED by the Town Board of the Town of Ramapo , on a **ROLL CALL VOTE**, that the proposed local law entitled "A LOCAL AMENDING LOCAL LAW NO. 10-2004 (ZONING LAW) TO CHANGE THE ZONING MAP OF THE TOWN OF RAMAPO ", and which was the subject of a Public Hearing held January 26, 2022, be hereby **adopted as advertised**, and shall be known as **Local Law No. 1 of 2022**; and

BE IT FURTHER RESOLVED that the Town Clerk is directed to file this Resolution in her Office, and to cause the adopted Local Law to be filed with the Secretary of State.

LOCAL LAW NO. 1-2022

A LOCAL LAW AMENDING LOCAL LAW NO. 10 -2004 (ZONING LAW) TO CHANGE THE ZONING MAP OF THE TOWN OF RAMAPO

BE IT ENACTED by the Town Board of the Town of Ramapo as follows:

Section 1. Amend Article II, Section 376-21, Zoning Map of the Town of Ramapo by:

Changing the zoning designation of 31 Remsen Avenue, Monsey, New York, which is known and designated on the Town of Ramapo Tax Map as Section 56.10-2-21, from an R-15A zoning district to a Community Shopping (CS) zoning district.

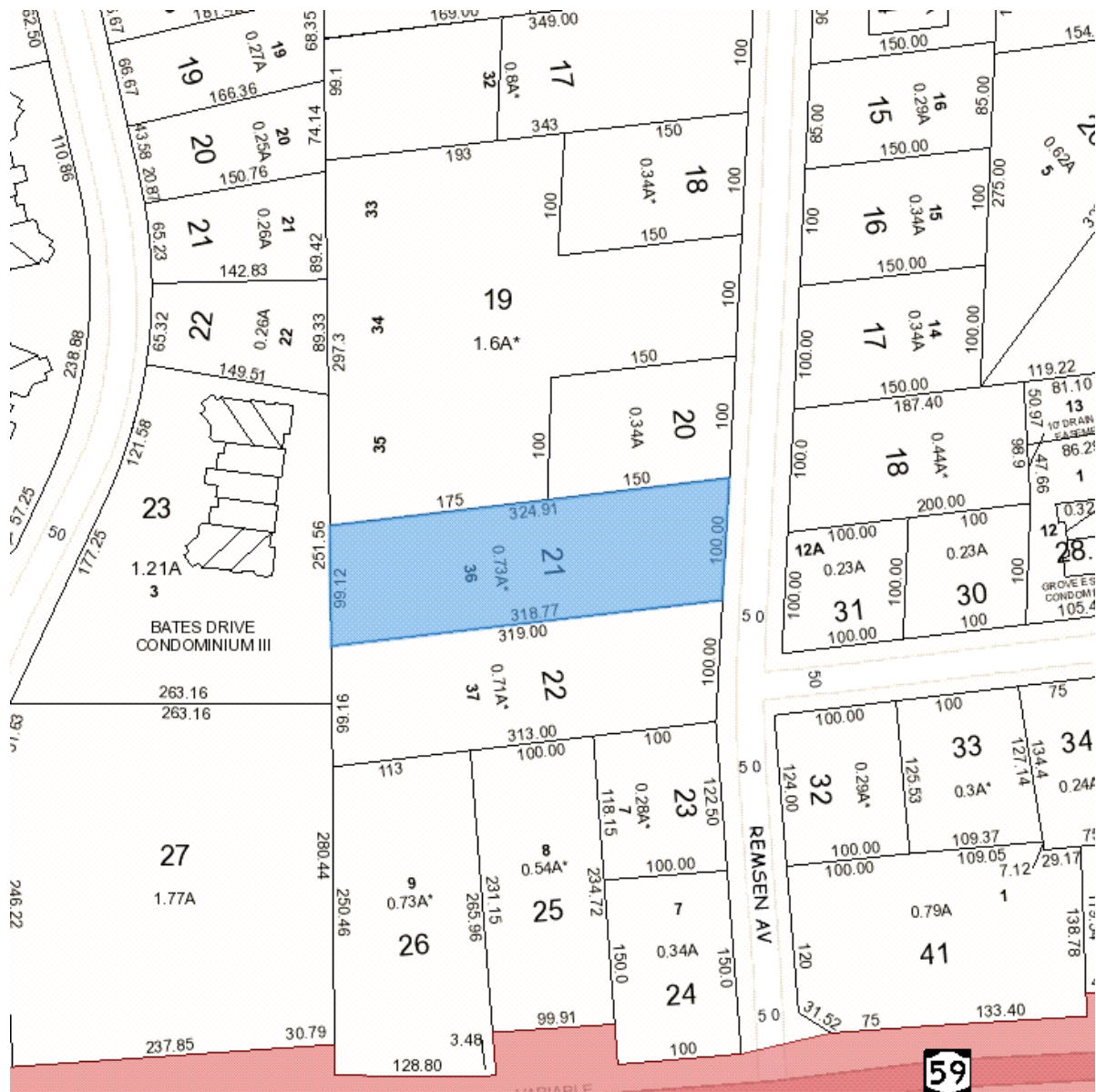
Section 2. Effective Date

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

Exhibit A - Community Outreach Zoning Petition

On file in the Town Clerk's Office.

Exhibit B - Parcel to be Rezoned



Appendix A - General Municipal Law Overrides

GML review and override
Having considered the Rockland County Planning GML review letter of December 1, 2021, the Town Board wishes to override certain comments set forth in the aforesaid letter for the following reasons:

GML Override of Comment 1: The County comment pertains to traffic and that the Town must assure that the local road network can accommodate the increased demands of the proposed rezoning. The comment further goes on to state that the applicant must provide a traffic impact analysis that demonstrates that the level of service along Route 59 will remain unchanged. The Town Board overrides this comment in an excess of caution as the applicant has provided a traffic impact assessment last revised January 24, 2022, which has been reviewed and deemed acceptable by the Town's consulting engineer. The analysis shows that the Project will not have an adverse impact relative to traffic, which includes impacting the operations of the adjacent signalized intersection of NYS Rt 59 and Remsen Avenue / South Remsen Street. Notwithstanding, the applicant is proposing signal timing mitigation to improve the LOS of the eastbound left turning movement during the weekday evening peak hour. This would include reallocation of one (1) second of green time from the northbound/southbound phase to the eastbound/westbound mainline and reallocation of one (1) second of green time from the northbound/southbound phase to the exclusive eastbound/westbound left-turn phase. These signal timing modifications would provide a 12.4 second decrease in delay at the eastbound left turning movement with minimal impacts to the other turning movements at the subject intersection during the weekday evening peak hour. These potential signal timing modifications would be subject to the review and approval of the New York State Department of Transportation during the Project's technical review completed under the Site Development Permit phase conducted by The Ramapo Planning Board.

GML Override of Comment 2: The County comment pertains to potential impacts to infrastructure capacities associated with water, sewer, electric, gas and/or water and that appropriate agency must review their infrastructure capacities that service the site. The Town Board overrides this comment for the following reasons:

- 1) The petitioner has obtained willingness to serve letter from Suez Water dated September 21, 2021 confirming that water service can be made available to the proposed building expansion.
- 2) The Ramapo Department of Public Works has reviewed the sanitary sewer analysis prepared by the Petitioner and found it to be acceptable as indicated in their correspondence dated January 25, 2022.
- 3) The Rockland County Sewer District No. 1 by correspondence dated September 1, 2021, there was no indication of limitations within their sewer system to accept additional sewage from the project and proposed expansion.
- 4) The Town is unaware of any capacity limitations limiting or prohibiting Orange and Rockland Utilities relative to providing electric or natural gas service to the project.

GML Override of Comment 3: The County is requiring that the application be provided to the New York State Department of Transportation and that their concerns be addressed. The Town Board overrides this comment since the New York State Department of Transportation was provided an opportunity to comment on the application as part of the SEQR coordination period which was distributed to involved agencies on October 15, 2021. The New York State Department of Transportation provided no response as part of the Town Board's Notice of Intent. The project does proposed signal timing modifications to the signalized intersection of NYS Rt 59 and Remsen Avenue / South Remsen Street. These modifications would be subject to the review and approval of the New York State Department of Transportation during the Project's technical review completed under the Site Development Permit phase conducted by The Ramapo Planning Board.

GML Override of Comment 7: The County’s position is that newly rezoned development must fully comply with the bulk regulations that were adopted to regulate the land use patterns envisioned for the neighborhood. The Town Board overrides this comment. The applicant will take the County’s comment under consideration, in conjunction with balancing the need for the building expansion and the public services the project provides to the community. Ultimately any variances that may be requested are subject to the review and approval by the Ramapo Zoning Board of Appeals.

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

Set Public Hearing:

Setting Public Hearing Date: Proposed Local Law- Opt Out of Exemption From Taxation

RESOLUTION NO. 2022-76

RESOLVED by the Town Board of the Town of Ramapo, that a Public Hearing be hereby held on February 9, 2022 at 7:00 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, New York, or via zoom, for the purpose of soliciting public comments on a **PROPOSED LOCAL LAW TO OPT OUT OF THE EXEMPTION FROM TAXATION FOR CERTAIN ENERGY SYSTEMS UNDER REAL PROPERTY TAX LAW §487, as most recently amended by Chapter 59 of the Session Law of 2021.**

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

Acceptance of Minutes:

Organization Meeting of January 12, 2022

RESOLUTION NO. 2022-77

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 12, 2022- ORGANIZATION

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

Regular Meeting of January 12, 2022

RESOLUTION NO. 2022-78

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 12, 2022- REGULAR

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

Town Attorney:

Settlement of Lawsuit: Rechy Stein

RESOLUTION NO. 2022-79

WHEREAS, Rechy Stein filed a lawsuit against the Town of Ramapo for personal injuries she sustained as a result of a fall, and

WHEREAS, the Town Attorney’s Office has recommended the personal injury claim be settled in the amount of \$3,000,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the personal injury claim of **RECHY STEIN** is hereby settled in the amount of \$3,000, said settlement to be charged to 5110DB.341931, and

BE IT FURTHER RESOLVED that said settlement is subject to receipt of a general release executed by Rechy Stein.

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

Amendment of Resolution No. 2021-532: Approval of Agreement: Emergency & Related Ambulance Services (2022)

RESOLUTION NO. 2022-80

WHEREAS, the Town Board by Resolution No. 2021-532 approved agreements for the provision of emergency and related ambulance services for the year 2022, and

WHEREAS, said resolution contained incorrect yearly fees for Spring Hill Ambulance and Faist Ambulance

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **Resolution No. 2021-532 is hereby amended** to read as follows:

“ WHEREAS, the Town Board, by Resolution No. 2020-508, 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 2022 Town Budget:

- | | |
|-------------------------|-----------------|
| • Hatzolah | \$ 2,500,000.00 |
| • Spring Hill Ambulance | \$ 2,200,000.00 |
| • Faist Ambulance | \$ 645,050.00 |
| • 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:	David Wanounou, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Personnel:

Appointment of Temporary Police Officers

RESOLUTION NO. 2022-81

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

WHEREAS, Chief of Police Martin Reilly 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 the following nominees from Civil Service List #67-540 as Temporary Police Officer Grade 5 (non-certified), effective February 1, 2022 at an annual salary of \$50,658, for the purpose of attending the Police Academy, pending final approval from the Rockland County Department of Personnel:

BRENDAN LENIHAN
MCANTOINE MORISSET
KRZYSZTOF ZALEWSKI
SEAN ARMSTRONG

SOURCE OF FUNDS: 3120AB.3100

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

Appoint Provisional Personnel Administrator

RESOLUTION NO. 2022-82

WHEREAS, there is a vacancy in the position of Personnel Administrator within the Town of Ramapo Personnel Department, and

WHEREAS, 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 SHARON HENDLER, as Personnel Administrator, on a provisional basis, effective January 27, 2022, at the annual salary of \$157,500, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an Employment Agreement with Sharon Hendler, in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 1430A.3100

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

Appoint Maintenance Helper - Sewer Department

RESOLUTION NO. 2022-83

WHEREAS, there is a vacancy in the position of Maintenance Helper within the Town of Ramapo Sewer 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 NICHOLAS GOLEMIS as Maintenance Helper effective February 7, 2022, at an annual salary of \$49,039, in accordance with the current CSEA contract, pending final clearance of pre-employment physical.

SOURCE OF FUNDS: 8130SS.3100

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

Establish Senior Records Clerk Typist Position - Justice Court

RESOLUTION NO. 2022-84

WHEREAS, the classification of a full-time Senior Records Clerk Typist position in the Justice Court within the Town of Ramapo has been recommended by Supervisor Michael B. Specht, and,

WHEREAS, the Rockland County Personnel Office has classified the position of Senior Records Clerk Typist,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of a full-time position of SENIOR RECORDS CLERK TYPIST in the Justice Court.

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

Waive Rules of Order

Waive Rules of Order

RESOLUTION NO. 2022-85

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

Purchasing:

Acceptance of Bid: Removal and Replacement of Boiler at the Senior Center

RESOLUTION NO. 2022-86

WHEREAS, the Purchasing Department has solicited bids, to provide the following services: Remove and Replace Boiler at the Senior Center, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends the acceptance of the bid from Hauser Brothers, PO Box 65, 17 Old Schoolhouse Road, Orangeburg, NY 10962, as follows:

- Disconnect, demo and remove the old cast iron boiler and remove from premises
- Supply and install three (3) 262k BTU Dunkirk boilers OR approved equal
- Boilers will be installed in a modular-type fashion and will be able to operate individually or in unison depending on the heating demand
- Each boiler will be connected to a common supply and return manifold
- Each boiler will have its own spark ignition, aquastat relay and required safety controls
- Each boiler will be vented to a 12" common spoke pipe that will tie into the existing chimney
- Coordinate electrician for 120 volt line to boiler and circulator pump
- Upon completion of the installation we will start, fire and test the sequence of operation
- Warranty included

WHEREAS, Mona Montal, Director of Purchasing, concurs with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above bid of HAUSER BROTHERS with respect to Removal and Replacement of Boiler at Senior Center at the terms set forth above, and

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

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

Acceptance of Extension of Bid: Buses for Various Trips Coach Bus or Equivalent

RESOLUTION NO. 2022-87

WHEREAS, the Town of Ramapo, by Resolution No. 2021-82, approved an agreement with Silver Star Transportation, 5 Nepperhan Avenue, Yonkers, NY 10703 for Buses for Various Trips Coach Bus or Equivalent , and

WHEREAS, the agreement with Silver Star Transportation provided for an extension of said agreement for an additional one (1) year period, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends that the above agreement be extended, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with said recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the agreement between the Town and SILVER STAR TRANSPORTATION for Buses for Various Trips Coach or Equivalent, be extended for an additional year.

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

New Business:

Purchase and Financing of Three Multi Use Vehicles

RESOLUTION NO. 2022-88

WHEREAS, Superintendent of Highways Frederic Brinn, has recommended the purchase of three multi use vehicles, which are smaller than full-sized snowplows and will provide safe and thorough snow removing and salting on narrow, high traffic parking areas, and will be a critical addition to the highway truck fleet, and

WHEREAS, Mona Montal, Director of Purchasing recommends that this purchase not exceed \$452,000, and

WHEREAS, John Lynch, Director of Finance, recommends financing the purchase with a five-year lease purchase finance arrangement, and

WHEREAS, CMA, the Town’s financial advisor, has recommended that the bid of Key Bank for a five-year fixed rate of 2.09% be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that approval is hereby given for the purchase of the above three multi use vehicles at a fee not to exceed \$452,000, with approval to finance the purchase with a 5-year lease purchase agreement at the terms set forth above.

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

Authorization to Retain Consultant: Alvarez & Marsal

RESOLUTION NO. 2022-89

WHEREAS, by Resolution No. 2018-84 the Town retained Alvarez & Marsal (“A&M”) to serve as an independent consultant subject to the terms set forth in said agreement, and

WHEREAS, the Supervisor is in receipt of a proposed engagement agreement from Alvarez & Marshal Public Sector Services, LLC, 600 Madison Avenue, 8th Floor, New York, NY 10022, with respect to serving as an independent financial consultant at a fee not to exceed \$142,000.00, billed based on actual hours worked on said engagement, fees to be billed based upon the hourly rates as follows:

Position Title	Hourly Rate
Managing Director	\$550.00
Senior Director	\$500.00
Director	\$450.00
Manager	\$400.00
Associate	\$325.00
Analyst	\$300.00

In addition, A&M will be reimbursed for its reasonable out-of-pocket expenses incurred in connection with this assignment, and all fees and expenses to be billed and payable monthly

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that it hereby retains Alvarez & Marsal to serve as an independent consultant subject to the terms set forth in the above agreement, and

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

SOURCE OF FUNDS: 1310A.3452 (Consultant)

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

General Matters:

Authorization for Sgt. Sanchez to Adopt Retiring K-9 Rookie

RESOLUTION NO. 2022-90

WHEREAS, Ramapo Police K-9 Rookie’s serviceability as a police K-9 makes it necessary for him to retire on January 31, 2022, and

WHEREAS, Sgt. Andres Sanchez has served as K-9 Rookie’s handler during the canine’s entire time of service to the Town of Ramapo, and

WHEREAS, Sgt. Sanchez has requested to adopt K-9 Rookie upon the K-9’s retirement, and

WHEREAS, Chief Reilly requests the Board approve said adoption

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes Sgt. Andres Sanchez to adopt K-9 Rookie upon his retirement from service to the Town of Ramapo on January 31, 2022, and

BE IT FURTHER RESOLVED that because of Rookie’s long dedicated service to the residents of Ramapo, the Town Board hereby agrees to pay all health expenses related to the care of Rookie during his lifetime, and

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

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

Adjournment:

Adjournment

RESOLUTION NO. 2022-91

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, January 26, 2022, be hereby adjourned at 9:05 P.M. IN MEMORY of slain NYPD officers, JASON RIVERA, 22, and WILBERT MORA, 27, who were ambushed “suddenly, and without warning” during a domestic disturbance Friday evening in Harlem.

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