

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON  
FEBRUARY 08, 2023

The Town Board of the Town of Ramapo convened in on Wednesday, February 08, 2023 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                    | Absent  |         |
| Alyssa Slater        | First Assistant Town Attorney | Present |         |
| Sharon M. Osherovitz | Town Clerk                    | Present |         |

**Presentation of Life Saving Awards**

*Supervisor Michael Specht and the Town Board* proudly recognized and honored the bravery and quick thinking of three individuals who saved a youth who fell through the ice and into the sub-zero water of Lake Suzanne in Monsey, while playing with a friend These individuals were **MARK SCHUSTER, USHER WEIDER, and SHLOMIE SPIRA**. The honorees received a certificate of appreciation for their selfless act and unwavering commitment to their community. The Town Board commends these heroes for their heroic actions and wishes to express its heartfelt gratitude for their selflessness and bravery.

**Public Participation:**

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

**Deborah Munitz** - 5 Rose Hill Road, Montebello, NY - Re: Harriman Meadows- submitted written comments, asked Town Board to ‘table” consideration of the application and follow thru with commitment the property would be considered in the context of the Comprehensive Plan update for Western Ramapo, Notice of Intent in reality commits the Town to take a path towards this

**Robert Romanowski** - 183 Maple Avenue, Monsey, NY - advised litter on Maple Avenue, Park Lane, Herrick Avenue, West Central Avenue and Decatur Avenue

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**Close Open Period For Public Participation**

**RESOLUTION NO. 2023-95**

**RESOLVED** by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, February 8, 2023, be hereby **closed at 7:22 P.M.**

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

Acceptance of Minutes:

Regular Meeting of January 25, 2023

RESOLUTION NO. 2023-96

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 25, 2023 - REGULAR

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

Town Attorney:

Local Law Establishing Filming Rights and Requirements in the Town of Ramapo

RESOLUTION NO. 2023-97

WHEREAS, an Introductory Local Law, titled “Establishing Filming Rights & Requirements in the Town of Ramapo” was introduced before the Town Board of the Town of Ramapo on December 14, 2022, and upon notice duly published and posted, a public hearing was held on January 25, 2023, and

WHEREAS, public discussion was heard at such hearing concerning the merits of said introductory local law

NOW, THEREFORE, BE IT RESOLVED, that the INTRODUCTORY LOCAL LAW TITLED “ESTABLISHING FILMING RIGHTS & REQUIREMENTS IN THE TOWN OF RAMAPO” be and hereby is adopted as Local Law No. 4 of 2023 of the Town of Ramapo on February 8, 2023.

On the motion of Councilperson Charles, seconded by Councilperson Wanounou the foregoing resolution was adopted on a Roll Call vote of 4 Ayes, 0 Nays, with 1 Absent.

Dated: February 8, 2023

TOWN OF RAMAPO  
INTRODUCTORY LOCAL LAW  
ESTABLISHING FILMING  
RIGHTS & REQUIREMENTS IN  
THE TOWN OF RAMAPO

Be It Enacted by the Town Board of the Town of Ramapo:

Section 1. Legislative Intent

- A. The Town Board of The Town of Ramapo recognizes that the Town’s natural beauty, geographical location and historical sites are attractive to individuals, organizations, corporations, groups and other entities involved in the businesses of still photography, motion pictures and television.

- B. It is hereby found by the Town Board of the Town of Ramapo that because such filming activities may create a threat to public safety, health or welfare due to the time, location or duration of the filming, or may unduly interfere with vehicular and/or pedestrian traffic, it is necessary to provide for the regulation of the taking of still or motion pictures within the Town through the issuance of permits and that said regulation is a matter affecting the public interest and therefore should be subject to supervision and administrative control for the purpose of safeguarding the public against the impact of such activities.

## **Section 2. Definitions**

As used in this chapter, the following terms shall have the following meanings indicated:

- A. FILMING -The taking of still or motion pictures, either on film, videotape or similar recording medium, for commercial or educational purposes intended for viewing on television or in theaters, through online platforms, including but not limited to video streaming, or for institutional use.
- B. PERSON- An owner of property or an applicant for a permit under this chapter.
- C. PRIVATE LANDS- Any land within the Town of Ramapo that is not public land, a public place, or a public building.
- D. PUBLIC LANDS - Any and every public street, highway, sidewalk or square, public park or playground or other public place within the town which is within the jurisdiction of the Town.
- E. HANDHELD DEVICE - Any device that is able to be operated by a single person without substantial supporting equipment and can be held in hand, to include smartphones, camcorders, cameras, and such similar devices, but excluding aerial drones.

## **Section 3. Exemptions:**

Notwithstanding the requirements of this chapter, the filming activities designated below do not require a permit to be obtained pursuant to this chapter, if such activity does not obstruct or interfere with the use of any public land. For purposes of this section the term “obstruct or interfere with the use of public lands” shall mean any filming activity which impedes or which involves the blockage, interruption or closure, in whole or in part, of any public lands.

- (1) Filming and coverage by news media.
- (2) Filming by and intended for the exclusive use of the owner and his her immediate family.
- (3) Filming occurring on public lands or on private property resulting in an incidental use of public lands, and involving the personal, not commercial use of a handheld device as defined herein.

## **Section 4. Permits:**

- A. No movie, documentary television program, commercial or similar presentation or any portion thereof shall be filmed videotaped, recorded or otherwise made on any private or public property within the town of Ramapo without first obtaining a permit therefor, which permit shall set forth the locations of such filming, the date or dates when filming shall take place, the name address and telephone number of the applicant, a brief description of the activities, the number of cameras on the shoot, identity if a feature commercial or industrial shoot, the name of the producer, the type of equipment and props to be used, the number of persons to be employed, specific locations where the work will be done and vehicles which are to be used, including the description therefor and their license numbers.
- B. Permits must be obtained from the Town Supervisor of the Town of Ramapo, or his/her designee, during normal business hours. Applications shall be in such form approved by the Town Board and accompanied by a permit fee in the amount established by the Town Board.
- C. In addition, all applicants for said permits:
  - (1) Must submit their permit applications to the Town Supervisor or his/her designee at least seven days in advance of any anticipated filming; application(s) received less than seven days in advance of anticipated filming will be accepted at the discretion of the Town Supervisor and, if approved, subject to an additional fee, to be set forth by Town Board resolution;
  - (2) Must submit with their application a parking plan map for all vehicles to be parked on all impacted roadways and public parking lots, as well as a traffic detour plan map; and
  - (3) Are to provide a form notification letter to be distributed by the applicant to all property owners who may be impacted by any filming.
- D. One Permit may permit filming at more than one location; however, each location shall be subject to a separate fee as designated by Town Board Resolution.
- E. If a permit is issued and due to inclement weather or other good cause, not within the control of the applicant, filming does not in fact take place on the date or dates specified, the Supervisor or his/her designee may, at the request of the applicant, issue an amended permit for filming on other dates subject to full compliance with all other provisions of this chapter. No additional fee shall be required for an amended permit under this section.

**Section 5. Rules and Regulations:**

- A. No Permit shall be issued for filming on public lands or for using public lands for filming on private property unless the applicant for such permit provides proof of insurance coverage for bodily injury for any person in the amount of \$1,000,000.00 and for any aggregate occurrence in the amount of \$3,000,000.00 and agrees in writing, to indemnify and hold harmless the Town of Ramapo from any and all liability or damages resulting from use of such public lands.
- B. The holder of the permit shall take all reasonable steps to minimize interference with the free passage of pedestrians and traffic and shall provide traffic control personnel and approved traffic control devices as per the New York State Manual of Uniform Traffic Control Devices. The holder of the permit shall also comply with all lawful directives of the Ramapo Police Department.

- C. The holder of the permit shall conduct filming in such a manner as to minimize the inconvenience or discomfort to adjoining property owners attributable to such filming and shall, to the extent practicable, abate noise. The holder shall avoid any interference with previously scheduled activities.
- D. The holder of a permit shall take all reasonable steps to minimize the creation and spread of debris and rubbish during filming and shall be responsible for removing all equipment, debris and other rubbish from the filming location upon the completion of filming or the expiration of the permit.
- E. Unless otherwise permitted pursuant to this chapter, filming in residential zones shall generally be permitted only Monday through Friday between the hours of 8:00 AM and 7:00 PM.
- F. The Supervisor or his/her designee may refuse to issue a permit whenever he/she determines on the basis of objective facts and after review of the application and a report from the Ramapo Police Department, Highway Superintendent, Superintendent of Parks and Recreation and/or any other Town Department Head, that filming at the location and/or time set forth in the application would violate any law or ordinance or would unreasonably interfere with the public's use of the public lands.
- G. The Supervisor or his/her designee may revoke a permit that has been issued due to permittee failure to comply with permit terms, but any permit fees paid or unpaid remain due.
- H. A permit may authorize "special effects" filming which includes, but is not limited to the following: simulated gunfire, explosions, fires, sirens, car chases/crashes and helicopter landing and/or takeoff. Such "special effects" filming may only take place in non-residential zones, unless otherwise approved by Town Board resolution. Notwithstanding the foregoing, when "special effects" filming is permitted as per this section, the landing area for helicopter landing and/or takeoff must be at least 900 feet from the nearest residential property line.
- I. It is requested that the holder of the permit consider adding a credit to the completed film noting that it was filmed in the Town of Ramapo, New York with the cooperation of the Supervisor of the Town of Ramapo and the Town Board of the Town of Ramapo.

**Section 6. Violations and Penalties:**

Any person violating this chapter or rules and regulations contained herein shall be subject to fine not to exceed \$5,000.00.

**Section 7. Fees:**

Each applicant shall pay to the Town of Ramapo a fee, as set in a fee schedule determined by the Town Board from time to time by resolution for filming, videotaping or recording, on private property, per day, and a fee as set in fee schedule determined by the Town Board, per day, for any filming, videotaping, parking, or recording on public property.

**Section 8. 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 |
| ABSENT:   | Weissmandl                         |

Settlement of Tax Certiorari: Congregation Tifereth Israel

RESOLUTION NO. 2023-98

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

CONGREGATION TIFERETH ISRAEL

| <u>Tax Year</u> | <u>Section/Lot</u> | <u>Original<br/>Assessment</u> | <u>Corrected<br/>Assessment</u> |
|-----------------|--------------------|--------------------------------|---------------------------------|
| 2017/18         | 56.07-2-20         | \$157,000.00                   | \$157,000.00*                   |
| 2018/19         | 56.07-2-20         | \$157,000.00                   | \$157,000.00                    |

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 |
| ABSENT:   | Weissmandl                         |

Settlement of Tax Certiorari: Congregation Beth Mayer-Chevra Shas, Inc.

RESOLUTION NO. 2023-99

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

CONGREGATION BETH MAYER - CHEVRA SHAS, INC

| <u>Tax Year</u> | <u>Section/Lot</u> | <u>Original<br/>Assessment</u> | <u>Corrected<br/>Assessment</u> |
|-----------------|--------------------|--------------------------------|---------------------------------|
| 2018/19         | 49.14-1-50         | \$92,000.00                    | \$92,000.00*                    |

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 |
| ABSENT:   | Weissmandl                         |

**Settlement of Tax Certiorari: Congregation Chasidei Gur of Monsey****RESOLUTION NO. 2023-100**

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

**CHASIDEI GUR OF MONSEY**

| <b><u>Tax Year</u></b> | <b><u>Section/Lot</u></b> | <b><u>Original<br/>Assessment</u></b> | <b><u>Corrected<br/>Assessment</u></b> |
|------------------------|---------------------------|---------------------------------------|----------------------------------------|
| 2014/15                | 56.11-1-33                | \$116,400.00                          | \$116,400.00                           |
| 2018/19                | 56.11-1-33                | \$116,400.00                          | \$116,400.00*                          |

**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

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

**Settlement of Tax Certiorari: Faigy Steinmetz****RESOLUTION NO. 2023-101****FAIGY STEINMETZ**

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

| <b><u>Tax Year</u></b> | <b><u>Section/Lot</u></b> | <b><u>Original<br/>Assessment</u></b> | <b><u>Corrected<br/>Assessment</u></b> |
|------------------------|---------------------------|---------------------------------------|----------------------------------------|
| 2019/20                | 50.53-1-25.-2             | \$66,300                              | \$48,000                               |
| 2020/21                | 50.53-1-25.-2             | \$61,300                              | \$48,000                               |
| 2021/22                | 50.53-1-25.-2             | \$61,300                              | \$48,000                               |
| 2020/21                | 50.53-1-25.-1             | \$61,300                              | \$48,000                               |
| 2021/22                | 50.53-1-25.-1             | \$61,300                              | \$48,000                               |

**WHEREAS**, Scott Shedler, the Town Assessor, concurs with the above recommendation,

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

**BE IT FURTHER RESOLVED** that settlement is subject to approval by the East Ramapo Central School District, and

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

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|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

Approval of Agreement: Emergency and Related Ambulance Services (2023)

RESOLUTION NO. 2023-102

WHEREAS, the Town Board, by Resolution No. 2021-532, 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 2023 Town Budget:

- |                         |                   |
|-------------------------|-------------------|
| • Hatzolah              | \$3,000,000.00    |
| • Spring Hill Ambulance | \$2,800,000.00    |
| • Faist Ambulance       | \$800,000.00      |
| • New Square Ambulance  | \$960,000.00, and |

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

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

Approval of Agreement: Village of Spring Valley - 2023 Summer Camp

RESOLUTION NO. 2023-103

WHEREAS, the Village of Spring Valley has requested that the Town of Ramapo provide 120 spaces in the Town’s 2023 Create and Explore Summer Camp Program at Camp Scuffy for Village of Spring Valley children, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, has recommended the Town agree to accommodate up to eighty (80) children to assure residents do not get blocked out from attending, and if there is space available as of May 19, 2023, the Town take on additional Village campers

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby approves an agreement with the *VILLAGE OF SPRING VALLEY*, to provide space for up to eighty (80) children, with priority given to Ramapo residents, entering grades one through eight in the Town’s **2023 Create and Explore Summer Camp Program** at Camp Scuffy for six (6) weeks at the following rates:

- \$700 per child from the hours of 8:30 A.M. to 3:30 P.M.
- \$200 for extended care from 3:30 P.M. to 5:30 P.M., and

BE IT FURTHER RESOLVED, additional campers will be accepted after May 19, 2023, if space permits, and

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

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

Acceptance of Proposal: Cornell Cooperative Extension Rockland County: Stormwater Regulations

RESOLUTION NO. 2023-104

WHEREAS, the Town Board, by Resolution No. 2020-211, Resolution No. 2021-295, and Resolution No. 2022-314 entered into agreements with Cornell Cooperative Extension Rockland County, 10 Patriot Hills Drive, Stony Point, New York 10980, to provide community-wide education with respect to Phase II Storm Water Regulations, and

WHEREAS, the current agreement expires March 31, 2023, and

WHEREAS, Michael Sadowski, Deputy Director of Public Works, has recommended that the Town accepts the proposal submitted by Cornell Cooperative Extension to provide the above community-wide education services, at a fee of \$8,427.27 for the term April 1, 2023, through March 31, 2024

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it does hereby accept the above proposal of *CORNELL COOPERATIVE EXTENSION ROCKLAND COUNTY* to provide community-wide education with respect to Phase II Storm Water Regulations at a fee of \$8,427.27 for the term April 1, 2023, through March 31, 2024, and

BE IT FURTHER RESOLVED that Supervisor Michael B. Specht is hereby authorized to execute an agreement with Cornell Cooperative Extension in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 8160B.3407S

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

Acceptance of Easements: 214-238 Old Nyack Turnpike

RESOLUTION NO. 2023-105

WHEREAS, the Town of Ramapo Planning Board has granted certain approvals for “214-238 Old Nyack Turnpike,” and

WHEREAS, said approvals required the granting of a stormwater control facility maintenance agreement, stormwater inspection easement, and a 15-foot wide sanitary easement, and

WHEREAS, MJ Engineering and the Town Attorney’s Office have reviewed the above agreement and easements and recommend their acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above agreement and easements, subject to recording.

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

**Resolution and Notice: Town of Ramapo Town Board Intent To Be SEQR Lead Agency - Harriman Meadows Residential Development**

**RESOLUTION NO. 2023-106**

**WHEREAS**, the Town Board has received a petition requesting the amendment of the Town zoning map and Comprehensive Plan by rezoning two areas of the petitioner’s property (approximately 61 acres of the total approximate tract size of 196 acres) from the R-40 zoning district to the MR-8 zoning district. The petitioner proposes that the remainder of the property remain in the R-40 zoning district. The petitioner proposes a planned residential community with housing options consisting of 85 single-family detached homes on lots consisting of 40,000 square feet or more, 298 market rate townhouses, 72 condominium flats with affordability provisions, and 24 rental apartments prioritized for emergency service workers. The petition requests the rezoning of a portion of the following Tax Map Parcels: Section 32.11, Block 1, Lots 2, 3, 4.1, 12, 13 and 14. Approvals granted by numerous other agencies will be required. The Town Board is a SEQR involved agency and desires to be the lead agency with coordinated SEQR review.

**THEREFORE, BE IT RESOLVED** and **PLEASE TAKE NOTICE** that at its meeting held on February 8, 2023, the Town of Ramapo Town Board declared its intent to act as SEQR lead agency for the coordinated environment review of this proposed Type I action.

This Notice is issued pursuant to §617.6 of the SEQR Regulations (6 NYCRR Part 617.6). This Resolution and Notice will be sent to all involved agencies reasonably identified at this time.

Failure by an involved agency to object to this lead agency designation within thirty (30) days of receipt shall be deemed acceptance of the Town of Ramapo Town Board as SEQR lead agency.

|                                        |                                                                                                                                                                                                                                |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Action:                        | Harriman Meadows Planned Residential Development                                                                                                                                                                               |
| Description of Action:                 | See Whereas clause above.                                                                                                                                                                                                      |
| Type of SEQR Action:                   | Type I.                                                                                                                                                                                                                        |
| Site Location:                         | Between US Route 202 and State Route 306. Town of Ramapo Tax Map Parcels Section 32.11, Block 1, Lots 2, 3, 4.1, 4.2, 12, 13, 14 and 16, and Section 32.14, Block 2, Lot 3.                                                    |
| Reasons Supporting This Determination: | The Town of Ramapo Town Board is the appropriate lead agency, because the Town Board is the only agency with jurisdiction to take action on the applicant’s rezoning petition and because any impacts will be primarily local. |
| Contact Person:                        | Michael B. Specht<br>Town Supervisor<br>Town of Ramapo Town Hall<br>237 Route 59<br>Suffern, New York 10901<br>(845) 357-5100<br>spechtm@ramapo-ny.gov                                                                         |

Enclosures: Zone Change Petition and attachments, including Full Environmental Assessment Form and site map.

This Notice shall be filed in accordance with the SEQR Regulations and sent to the agencies and entities on the attached list.

On a motion by Councilperson Charles, seconded by Councilperson Rossman, the foregoing Resolution was adopted on a vote of 4 Ayes, 0 Nays, with 1 absent.

Dated: February 8, 2023

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

Purchasing:

Extension of Agreement: Bituminous Concrete Furnished and Applied

RESOLUTION NO. 2023-107

WHEREAS, the Town of Ramapo, by Resolution No. 2021-123, approved an agreement with Tilcon New York Inc., 9 Etin Road, Parsippany, New Jersey 07054 for Bituminous Concrete Furnished and Applied, and

WHEREAS, the agreement with Tilcon New York, Inc. provided for an extension of said agreement, and

WHEREAS, Frederic Brinn, Superintendent of Highways, 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 *TILCON NEW YORK, INC.* for Bituminous Concrete Furnished and Applied, be extended for an additional year.

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

Acceptance of Bid: Purchase of Screen Printed and Embroidered Clothing

RESOLUTION NO. 2023-108

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for the Purchase of Screen Printed and Embroidered Clothing, and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on January 18th, 2023, in accordance with the provisions of the law, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends that the bids from Impressive Promotional Products and Star Print be accepted as the lowest responsible bids, 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 it hereby accepts the lowest responsible bids submitted by *IMPRESSIVE PROMOTIONAL PRODUCTS*, 645 North Rochester Road, Clawson, Michigan 48017 and *TRIANGLE SPORTS, INC.*, 209 South Avenue, La Puente, California 91746, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute agreements with Impressive Promotional Products and Star Print as set forth above.

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

Acceptance of Bid: Special Events

RESOLUTION NO. 2023-109

**WHEREAS**, the Purchasing Department has solicited bids for **Special Events** for the Town of Ramapo, and

**WHEREAS** said proposals were received by the Town Clerk of the Town of Ramapo and opened on January 19, 2023, in accordance with the provisions of the law, and

**WHEREAS**, Michelle Antosca, Director of Parks and Recreation, recommends the acceptance of the bid from Bobby K Entertainment, P.O. Box 937, Elmira, New York 14902, for a total fee of \$15,350.00, for five Town events, 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 it hereby accepts the bid from **BOBBY K ENTERTAINMENT**, and

**BE IT FURTHER RESOLVED** that the Supervisor is hereby authorized to execute an agreement with Bobby K Entertainment, in a form approved by the Attorney's Office.

SOURCE OF FUNDS: 7310.34809, 34802.34810

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

Acceptance of Bid: Submersible Grinder Pump Stations and Accessories

RESOLUTION NO. 2023-110

**WHEREAS**, the Purchasing Department of the Town of Ramapo has solicited bids for the Purchase of Submersible Grinder Pump Stations and Accessories, and

**WHEREAS**, bids were received by the Town Clerk of the Town of Ramapo and opened on January 12th, 2023 in accordance with the provisions of the law, and

**WHEREAS**, Michael Sadowski, PE, Deputy Director of Public Works, recommends the acceptance of the bids of the lowest responsible bidders: Rapid Pump and Meter Service Co., Inc., 285 Straight Street, P.O. Box AY, Paterson, New Jersey 07509, and Siewart Equipment, 10 Corporate Circle, Albany, NY 12203, 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 lowest responsible bid submitted by **RAPID PUMP AND METER SERVICE CO., INC.** and **SIEWART EQUIPMENT** be hereby approved and accepted, and

**BE IT FURTHER RESOLVED** that the Supervisor is hereby authorized to execute agreements with Rapid Pump and Meter Co., Inc., and Siewart Equipment in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: (OPERATING 8130SS/3448)

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|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

Acceptance of Bid: Buses for Various Trips Coach or Equivalent

RESOLUTION NO. 2023-111

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for Buses and Various Trips (Coach or Equivalent), and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on January 26, 2023, in accordance with the provisions of the law, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, and Mona Montal, Director of Purchasing, recommend the acceptance of the bid submitted by West Point Tours, Inc.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the lowest responsible bid submitted by **WEST POINT TOURS, INC.**, 1047-1049 Route 94, P.O. Box 125, Vails Gate, New York, 12584, for:  
be hereby approved and accepted, and

BE IT FURTHER RESOLVED by the Town Board of the Town of Ramapo that the Supervisor be hereby authorized to sign an agreement with West Point Tours, Inc., in a form approved by the Town Attorney’s Office.

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

Acceptance of Proposal: Continued Services GHD- Waverly Place Sewer Rehabilitation Project

RESOLUTION NO. 2023-112

WHEREAS, the Town entered into an agreement with GHD for professional services for construction administration and project representation related to Waverly Place Sewer Rehabilitation Project, and

WHEREAS, GHD’s original agreement for construction phase services was based on 270 days of construction with March 5, 2022 as the expected completion date, and

WHEREAS, construction delays on the project have included difficulties in obtaining material because of COVID, delays in obtaining variance and permit for asbestos pipe removal, poor soil and high groundwater levels, and utility conflicts caused by unmarked and unknown pipes in the work area, and

WHEREAS, construction continues and is anticipated to be completed by autumn of 2023, and

WHEREAS, said construction delays and revised plans have caused GHD to exceed the authorized budget for construction administration and resident project representative services, and

WHEREAS, to continue assisting the Town through an estimated completion date of September 1, 2023, GHD is requesting an additional budget as proposed below:

Construction Administration Services (Lump Sum): \$67,500  
Resident Project Representative (\$123/hour for 36 weeks, not to exceed): \$71,000

WHEREAS, the Department of Public Works has reviewed the proposal and has recommended its acceptance

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the **GHD** proposal as stated above for continued professional services for construction administration and project representation related to the Waverly Place Sewer Rehabilitation Project

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

SOURCE OF FUNDS: 8197H20.34460

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

**Approval of Change Order No. 1: Waverly Place Sewer Rehabilitation Project: Morano Brothers**

**RESOLUTION NO. 2023-113**

**WHEREAS**, the Town Board by Resolution No. 2021-193, entered into an agreement with Morano Brothers Corp., 2045 Albany Post Road, Croton on the Hudson, New York 10520, to perform planning, design, and construction of the Waverly Place Sewer Rehabilitation Project, at a total bid price of \$4,572,610.00, and

**WHEREAS**, based on design revisions to the sewer main installation on the Dover Terrace portion of the project, the installation process had to be revised, and

**WHEREAS**, Moran Brothers submitted a change order proposal reflecting the additional costs associated with the installation for the design revisions as follows:

**Change Order No. 1:**

- 1. Additional Work for Pipe Replacement: \$330,348.00
- 2. Saw-cutting for Trench: \$2,000.00
- 3. Asbestos Pipe Removal: \$150,000.00
- 4. Bypass Pumping: \$17,125.00

**Total Change Order: \$499,473.00**

and

**WHEREAS**, GHD, the Town’s project manager, has reviewed said change order proposal and finds the changes to be justified and the proposed pricing reasonable, and recommends the acceptance of the Contractors’ proposal, and

**WHEREAS**, Michael Sadowski, P.E., Deputy Director of Public Works concurs with said recommendation

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby accepts **MORANO BROTHERS CORP. Change Order No. 1** in the amount of \$499,473.00, and the aggregate contract amount for the above services with respect to the Waverly Place Sewer Rehabilitation Project is hereby increased to \$5,072,083.00.

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

**Acceptance of Proposal: Lease of Postage Meter Machine**

**RESOLUTION NO. 2023-114**

**WHEREAS**, the Town is in receipt of a proposed lease dated February 3,2022, from Quadient Leasing USA, Inc., PO Box 6813, Carol Stream, Illinois 60197 for lease of a postage meter machine, at the following terms:

- A. Term: Five Years**
- B. Cost: \$361.00 plus tax per month, billed quarterly, and**

**WHEREAS**, Mona Montal, Director of Purchasing, has reviewed the above lease and recommends its acceptance,

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby agrees to lease a postage meter machine from ***QUADIENT LEASING USA, INC.*** subject to the terms set forth above, and

**BE IT FURTHER RESOLVED** that Mona Montal, Director of Purchasing, is hereby authorized to execute a lease with Quadient Leasing USA, Inc., in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 6070A/3430 (Lease/Rental)

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|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

**Personnel:**

**Establish Senior Clerk Position - Town Clerk's Office**

**RESOLUTION NO. 2023-115**

**WHEREAS**, the classification of a full-time Senior Clerk position in the Town Clerk's Office within the Town of Ramapo has been recommended by Town Clerk Sharon Osherovitz, and,

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

**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 CLERK** in the Town Clerk's Office.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Michael Rossman, Councilman        |
| <b>SECONDER:</b> | Brendel Charles, Councilwoman      |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

**Appoint Senior Clerk - Town Clerk's Office**

**RESOLUTION NO. 2023-116**

**WHEREAS**, there is a vacancy in the position of Senior Clerk within the Town of Ramapo Town Clerk's Office, and

**WHEREAS**, Town Clerk, Sharon Osherovitz, 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 ***CHAYA MEISNER (ULLMAN)***, as probationary ***SENIOR CLERK***, from Civil Service List #22007 (PROM), effective February 13, 2023, at the annual salary of \$50,511, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1410A.3100

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | David Wanounou, Councilman         |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

Appoint Payroll Clerk - Finance Department

RESOLUTION NO. 2023-117

WHEREAS, there is a vacancy in the position of Payroll Clerk within the Town of Ramapo Finance Department, and

WHEREAS, Director of Finance, John Lynch, 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 **MARY BEAUDRY**, as probationary **PAYROLL CLERK**, from Civil Service List #21077, effective March 20, 2023, at the annual salary of \$55,688, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1310A.3100

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

General Matters:

Authorization for Two Officers to Attend K9 Explosive Detection Canine Handlers Conference

RESOLUTION NO. 2023-118

WHEREAS, Chief Martin Reilly has requested authorization for Sgt. Larry Cooperstein and P.O. Michael McRory to attend the *Explosive Detection Canine Handlers Conference* to be held in Saratoga, New York on February 27<sup>th</sup> through March 1<sup>st</sup>, 2023, and

WHEREAS, all lodging is covered by the Department of Homeland Security and Emergency Services, estimated expenditures for attendance would be fuel and tolls at \$100.00 and per diem meal reimbursement of \$320.00,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that authorization is hereby granted for **SGT. LARRY COOPERSTEIN and P.O. MICHAEL MCRORY** to attend the *Explosive Detection Canine Handlers Conference* to be held in Saratoga, New York, February 27<sup>th</sup> through March 1<sup>st</sup>, 2023, **at a cost not to exceed \$450.00**, and

BE IT FURTHER RESOLVED that said expenses incurred by the above are to be considered a proper municipal charge under Town Law, Section 116(12) and General Municipal Law, Section 77b.

SOURCE OF FUNDS: 3120AB.3465-Schools, Travel, Seminars

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

Authorization for Installation of Traffic Control Signs: Lenore Avenue Parking Restrictions

RESOLUTION NO. 2023-119

WHEREAS, additional parking restrictions are being considered to address vehicular and pedestrian safety and accessibility on the Lenore Avenue roadway, and

**WHEREAS**, Joel Bianchi, P.E., of MJ Engineering, the Town’s Traffic Consultant, has analyzed the existing roadway parameters and conditions and existing parking regulations and guidelines and has determined the existing roadway width is insufficient to support parking on both sides of the road, the existing roadway width is also insufficient to support parking on one side of the road while maintaining two-way vehicular travel and pedestrian space, and

**WHEREAS**, MJ Engineering recommends that parking be prohibited on both sides of Lenore Avenue, for the entire length of the road, and parking regulation signs be installed as indicated on the attached *Lenore Avenue Illustrative Plan for Proposed Sign Modifications and Placement*, dated November 30, 2022,

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby authorizes Frederic Brinn, the Superintendent of Highways, to install the above **TRAFFIC CONTROL SIGNS** on Lenore Avenue at the locations set forth on the above-mentioned Plan.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Michael Rossman, Councilman        |
| <b>SECONDER:</b> | Brendel Charles, Councilwoman      |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

**Authorization for Placement of Crosswalks: Intersection of West Maple Ave. and South Grandview Ave.**

**RESOLUTION NO. 2023-120**

**WHEREAS**, the addition of two marked crosswalks is being considered at the intersection of West Maple Avenue and South Grandview Avenue/Challenger Court to address safety concerns for pedestrian traffic crossing West Maple Avenue, and

**WHEREAS**, Joel Bianchi, P.E., of MJ Engineering, the Town’s Traffic Consultant, has analyzed the uncontrolled nature of the intersection, annual average daily traffic, stopping sight distance to further evaluate pedestrian safety, and the American Association of State Highway and Transportation Officials (AASHTO) guidelines, and

**WHEREAS**, MJ Engineering has determined the intersection of West Maple Avenue and South Grandview Avenue/Challenger Court is a viable location site for marked crosswalks, and recommends the addition of two marked crosswalks and traffic control devices as indicated on the attached *West Maple Avenue and South Grandview/Challenger Court Proposed Crosswalk Locations and Signage Plan*, dated November 30, 2022

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby authorizes Frederic Brinn, the Superintendent of Highways, to install two marked crosswalks and traffic control devices as set forth on the above- mentioned Plan.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Michael Rossman, Councilman        |
| <b>SECONDER:</b> | Brendel Charles, Councilwoman      |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

**Adjournment:**

**Adjournment**

**RESOLUTION NO. 2023-121**

**RESOLVED** by the Town Board of the Town of Ramapo that the Regular meeting of the Ramapo Town Board held this evening, February 8, 2023, be hereby **adjourned at 7:45 P.M.**

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