

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
FEBRUARY 22, 2023

The Town Board of the Town of Ramapo convened in on Wednesday, February 22, 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 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	
Maureen Pehush	Deputy Town Clerk	Present	

Public Participation:

No one wished to address the Town Board this evening.

Close Open Period for Public Participation

RESOLUTION NO. 2023-122

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, February 22, 2023, be hereby **closed at 7:02 P.M.**

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

Public Hearing:

Cancel Public Hearing/Set Public Hearing: Local Law Establishing Regulations and Licensing of Taxis in the Town of Ramapo

RESOLUTION NO. 2023-123

WHEREAS, the Town Board by Resolution No. 2023-51 determined to conduct a Public Hearing on the issue of establishing regulations and licensing of taxis in the Town of Ramapo, and

WHEREAS, the Town Board has subsequently considered this matter and determined to cancel this Public Hearing, as the Town Board awaits further information and input from the Town’s Taxi Advisory Committee, and

WHEREAS, the Town Board desires to so cancel the Public Hearing scheduled for this evening, February 22, 2023, and schedule a public hearing at a later date

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the aforesaid Public Hearing scheduled for February 22, 2023, at 7:00 PM is hereby **CANCELED**, and

BE IT FURTHER RESOLVED a Public Hearing for the purpose of soliciting public comment on a **LOCAL LAW ESTABLISHING REGULATIONS AND LICENSING OF TAXIS IN THE TOWN OF RAMAPO** be hereby held on March 22, 2023, at 7:00 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, NY with all lawful notice provided pursuant to all applicable law.

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

Set Public Hearing: Community Development Block Grants Program -2023

RESOLUTION NO. 2023-124

WHEREAS, the County of Rockland administers the Community Development Block Grant program, and will make funding available to eligible local governments for housing, economic development, public facilities, public infrastructure and planning activities, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that a Public Hearing be held on March 13, 2023 at 7:00 P.M., at Ramapo Town Hall, 237 Route 59, Suffern, NY, pursuant to section 570.486, subpart 1 of the CFR and in compliance with the requirements of the Housing and Community Development Act of 1974 for the purpose of soliciting public comments on the **TOWN OF RAMAPO’S COMMUNITY DEVELOPMENT NEEDS, AND TO DISCUSS THE POSSIBLE SUBMISSION OF ONE OR MORE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATIONS FOR THE 2023 PROGRAM YEAR.**

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

Acceptance of Minutes:

Minutes of February 8, 2023

RESOLUTION NO. 2023-125

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:

FEBRUARY 8, 2023 - REGULAR

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

Town Attorney:

Resolution and Notice: Town of Ramapo Town Board Intent To Be SEQR Lead Agency:
Millers Pond PUD

RESOLUTION NO. 2023-126

WHEREAS, the Town Board of the Town of Ramapo has received a petition from Mount Ivy LLC and Lindifrim (Pomona) LP (petitioner) for the rezoning of specific parcels of land for a planned mixed-use multi-family development, to be known as, Millers Pond PUD, composed of 637 residential units (of mixed types) and approximately 103,000 square feet of non-residential, mixed-use commercial space, and

WHEREAS, the project site consists of 143.6 acres located within the Town of Ramapo which encompasses tax parcels 33.13-2-6, 33.09-2-31 and 33.09-2-37, and to construct the proposed development, petitioner requests the rezoning of those three (3) tax parcels from a RR-80 zoning district to a Planned Unit Development zoning district (“PUD”) and PUD Plan approval, which is a Type I action under the NYS Environmental Quality Review Act Regulations, 6 NYCRR Part 617 (SEQR), and

WHEREAS, in addition to the Town Board’s consideration of the requested rezoning and PUD Plan approval of the project site, there are numerous other approvals required from other SEQR involved agencies. The Town Board is a SEQR involved agency and desires to be the lead agency with coordinated SEQR review.

NOW THEREFORE, BE IT RESOLVED and **PLEASE TAKE NOTICE** that at its meeting held on February 22, 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:	Millers Pond PUD.
Description of Action:	Rezoning and PUD Plan approval for a planned mixed-use multi-family development, to be known as Millers Pond PUD, composed of 637 residential units (of mixed types) and approximately 103,000 square feet of non-residential, mixed-use commercial space.
Type of SEQRA Action:	Type I.
Site Location:	110 Pomona Road, Pomona, NY; Tax Parcels: 33.13-2-6, 33.09-2-31, and 33.09-2-37
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 PUD Plan approval and because any impacts will be primarily local.
Contact Person:	Michael B. Specht Town Supervisor Town of Ramapo Town Hall 237 Route 59 Suffern, New York 10901 (845) 357-5100 spechtm@ramapo-ny.gov < mailto:spechtm@ramapo-ny.gov >

Enclosures: Zone Change Petition and attachments, including Full Environmental Assessment Form, Part 1. Supplemental information can be reviewed here, <https://www.ramapo.org/page/millers-pond-165.html>

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

Dated: February 22, 2023

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

Settlement of Tax Certiorari: Rockland Hebrew Educational Center, Inc.

RESOLUTION NO. 2023-127

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

ROCKLAND HEBREW EDUCATIONAL CENTER, INC.

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2017/18	50.45-1-3	\$61,000.00	\$61,000.00
2018/19	50.45-1-3	\$61,000.00	\$61,000.00,* and

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

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

*Property shall be 100% exempt

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

Settlement of Action: Solis v. Town of Ramapo

RESOLUTION NO. 2023-128

CORRECTED RESOLUTION

WHEREAS, Alexandra Solis commenced a lawsuit against the Town of Ramapo for injuries sustained in a motor vehicle accident, and

WHEREAS, the Town Attorney’s Office has recommended the matter be settled in the amount of \$45,000,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the personal injury claim of ALEXANDRA SOLIS is hereby settled in the amount of \$45,000, said settlement to be charged to 1930AB.341931, and

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

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

Partial Recovery of Claim: Town of Ramapo v. Przemyslaw Pokigo

RESOLUTION NO. 2023-129

WHEREAS, on October 24, 2022, a vehicle owned and driven by Przemyslaw Pokigo struck a Town of Ramapo Parks and Recreation vehicle, causing damage, and,

WHEREAS, the Town is in receipt of a check from Allstate Insurance Company in the amount of \$4,820.10 for the partial cost of repair of the above Parks and Recreation vehicle, and

WHEREAS, the Town Attorney’s Office has recommended that the Town accept the payment from Allstate Insurance Company in partial recovery of the above claim,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the partial recovery payment of \$4,820.10 from *ALLSTATE INSURANCE COMPANY* in partial settlement of the above claim.

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

Amendment of Resolution 2021-530: Licensing Agreement with Friends of Harmony Hall

RESOLUTION NO. 2023-130

WHEREAS, the Town by Resolution No. 2019-147 entered into a License Agreement with Friends of Harmony Hall for the use and occupancy of Harmony Hall, 15 Liberty Rock Road, Sloatsburg, New York 10974, in return for preserving and publicizing this historical site for the Town, and

WHEREAS, the Town by Resolution No. 2021-530 authorized the extension of the License Agreement with Friends of Harmony, and

WHEREAS, the Town Board wishes to amend said Resolution

NOW THEREFORE BE IT RESOLVED by the Town Board of the Town of Ramapo that *RESOLUTION NO. 2021-530 BE HEREBY AMENDED* to read as follows:

“**WHEREAS**, the Town by Resolution No. 2019-147 entered into a License Agreement with Friends of Harmony Hall for the use and occupancy of Harmony Hall, 15 Liberty Rock Road, Sloatsburg, New York 10974, in return for preserving and publicizing this historical site for the Town, subject to the following terms:

- 1) Term: Two (2) years, with an option to extend for three (3) additional two (2)-year terms, with any and all extensions subject to further approval by the Town Board upon the expiration of each two (2) year term;
- 2) Fee: \$750.00 per month;
- 3) Utilities and Maintenance: Payable by the Town
- 4) Town to be named as an additional insured, with insurance as primary to the Town;
- 5) Commencement Date: March 1, 2019

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes further approval to extend said License Agreement with *FRIENDS OF HARMONY HALL* for the use and occupancy of Harmony Hall for the following two (2) additional terms, as set forth below:

- Term 1: retroactive from March 1, 2021-February 28, 2023
- Term 2: March 1, 2023-February 28, 2031

BE IT FURTHER RESOLVED that the Town of Ramapo can terminate the extension upon sixty (60) days’ notice for any reason, and

BE IT FURTHER RESOLVED that the Town of Ramapo has the authority to re-examine and negotiate the monthly fee on an annual basis, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an extended License Agreement with Friends of Harmony Hall in a form approved by the Town Attorney’s Office.”

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

Purchasing:

Acceptance of Proposal: Atlantic Tomorrow Office.Com for Print/Copy/Fax Service

RESOLUTION NO. 2023-131

WHEREAS, Mona Montal, Director of Purchasing, is in receipt of a proposal from Atlantic TomorrowOffice.Com, 520 White Plains Road, Tarrytown, New York 10591, to lease copy equipment to the Town of Ramapo at a monthly cost of \$ 4,944.90 per month for a term of sixty three (63) months, and

WHEREAS, Mona Montal has recommended that the above proposal be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above proposal of *ATLANTICTOMORROWOFFICE. COM* for the lease of copy equipment at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a lease agreement with AtlanticTomorrowOffice.Com in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: Various

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

Acceptance of Proposal: Third Party Administrator – L.G. Boucher - 2023

RESOLUTION NO. 2023-132

WHEREAS, the Town is in receipt of a proposal from L.G. Boucher, dated February 6, 2023, to provide third party administration of the Town’s Insurance Coverage for the period of March 1, 2023 to February 28, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Town of Ramapo that the Board does hereby accept the proposal of *L.G. BOUCHER*, P.O. Box 570, Galway, New York 12074, to provide third party administration of the Town’s Insurance Coverage at the terms set forth below:

1. General Services:
- a. Investigate all tort claims made against the Town.

b. Provide periodic written reviews and reports on all claims to the Town or any required or designated agencies of the Town.

c. Provide any administrative and clerical work in connection with managing and tracking all claims.

d. Vigorously pursue any subrogation and loss recoveries.

- e. Establish and maintain individual files for each claim, which files shall be the sole and exclusive property of the Town.
 - f. Make recommendations regarding the payment/adjustment of claims or settlement of claims, losses and other loss adjustment expenses related to claims.
 - g. Retain and store, at the Town's request, any closed claims files for a period of one (1) year, after which such files shall be transferred to the custody of the designated record keeper for the Town.
 - h. Transfer open files for handling from prior claims administrator at no additional expense.
 - i. Provide Errors and Omissions Professional Liability insurance with the Town, named as an additional insured.
 - j. Provide field investigation and appraisal, as needed.
 - k. Provide New York State license adjuster for all files and claims handling;
2. Make recommendations and retain defense counsel to represent the Town in any proceedings related to such claims;
 3. Be prepared to retain counsel chosen from the Town's panel of lawyers/firms;
 4. Monitor and document the status of all Town tort claims so as to be able to provide the Town with a current status report upon request;
 5. Provide detailed and cumulative claims analysis reports to the Town in electronic form as needed, or minimally, on an annual basis, select item and summary reports from Consultant's Standard Report Guide, as may be selected by the Town, which indicate cumulative claims, loss and expense payment; quarterly basis provided upon request;
 6. Annual Fee: \$40,320.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute all documents approved by the Town Attorney's Office necessary to accept the above proposal for third party administration of insurance coverage from L.G. Boucher.

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

Personnel:

Appoint Part-Time Court Attendant - Justice Court

RESOLUTION NO. 2023-133

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

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint **SCOTT GOLDMAN** as **Part-Time Court Attendant**, effective February 27, 2023, at the hourly pay rate of \$25.00.

SOURCE OF FUNDS: 1110A.3100

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

Appointment of Police Officer

RESOLUTION NO. 2023-134

WHEREAS, there is a vacancy in the position of Police Officer within the Town of Ramapo Police Department, and

WHEREAS, Police Chief, 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 **VINCENT GISONNO** from Civil Service List #67540 to the position of probationary **POLICE OFFICER - GRADE 5 NON-CERTIFIED**, effective March 9, 2023 with an annual salary of \$54,552, according to the current PBA contract.

SOURCE OF FUNDS: 3120AB.3100

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

General Matters:

Authorization to Install Traffic Control Signs: Walter Dr., Maple Leaf Rd., Roman Blvd., Edwin La.

RESOLUTION NO. 2023-135

WHEREAS, parking restrictions are being considered to address safety for vehicular and pedestrian traffic using Walter Drive, Maple Leaf Road, Roman Boulevard, and Edwin Lane roadways, and

WHEREAS, Joel Bianchi, P.E., of MJ Engineering, the Town’s Traffic Consultant, has analyzed said roadways’ existing parameters and conditions, existing parking, and AASHTO guidelines and has determined the width of each roadway is insufficient to support parking on both sides of the road while maintaining two-way vehicular travel and allowing for pedestrians to safely walk on the roadway where no sidewalks exist, and

WHEREAS, MJ Engineering recommends that parking be restricted on one side of Walter Drive, Maple Leaf Road, Roman Boulevard, and Edwin Lane roadways, and parking regulation signs be installed as per the requirements established in the Manual on Uniform Traffic Control Devices and NYS Supplement, as indicated on the attached *Proposed Illustrative Plans*, dated February 8, 2023,

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 Walter Drive, Maple Leaf Road, Roman Boulevard, and Edwin Lane at the locations set forth on the above- mentioned Illustrative Plans.

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

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

Acceptance of Proposal: Property Coverage - Lebaum Company, Inc. 2023

RESOLUTION NO. 2023-139

WHEREAS, the Town is in receipt of a proposal from Lebaum Company, Inc., dated February 21, 2023, to provide insurance coverage for the period of March 1, 2023 to March 1, 2024,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it does hereby accept the proposal of *LEBAUM COMPANY, INC.* of 17 Monsey Boulevard, Monsey, New York, for the insurance coverage for the above stated period for the following coverage:

Annual Package Premium:	\$829,293.00
Limited Terrorism per Proposal:	\$3,331.00
OCP (Inc. limited Terrorism):	\$757.00
New York Fire Insurance Fee:	
\$495.86	
Motor Vehicle fee:	<u>\$1,290.00</u>
TOTAL ANNUAL PREMIUM:	\$835,166.86
BROKER FEE:	\$49,500.00
TOTAL	\$884,666.86

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute all documents approved by the Town Attorney’s Office necessary to accept the above proposal for insurance coverage.

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

Adjournment:

Adjournment

RESOLUTION NO. 2023-140

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, February 22, 2023, be hereby adjourned at 7:28 P.M.

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