

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
FEBRUARY 26, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, February 26, 2025 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

Supervisor Michael B. Specht called the meeting to order and 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	Absent	
Yehuda Weissmandl	Councilman	Absent	
Alyssa Slater	First Assistant Town Attorney	Present	
Maureen Pehush	Deputy Town Clerk	Present	

Public Participation:

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

Robert Romanowski - 183 Maple Avenue, Monsey, NY - requested “ride-around Town” garbage on Herrick, Maple to Howard, Monsey Blvd to RT 306

Supervisor and Chief of Staff responded that the litter patrol will be sent out tomorrow (2.27.25)

Bonnie O’Blenis - 124 6th St., Hillburn, NY - - re: agenda item II.A. PUD zoning maps, questioned if PUD areas in Hillburn

Peter Warren - 4 Lake Road, Suffern, NY - re: agenda item II.A. PUD zoning maps, questioned distinction of yellow and Orange areas on map

Supervisor Specht responded stating both areas of color are PUD applicable, 10 and 20 acres.

Close Open Period For Public Participation

RESOLUTION NO. 2025-129

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, February 26, 2025 be hereby **closed at 7:05 P.M.**

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

Public Hearing:

A Continuation of Public Hearing was held this evening on an **INTRODUCTORY LOCAL LAW TITLED “PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS OUTSIDE OF THE NORTHEAST AREA OF THE TOWN”**.

SUPERVISOR SPECHT announced the Rockland County GML review was received today and the County’s review dated January 13, 2025, of a previous version of the local law remain applicable to the current proposal. He also stated the Town Planning Board recommendations were also received today. Both documents will be posted on the Town’s website.

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

Steve Brenner - 19 Astor Place, Wesley Hills, NY - lifelong county resident of 40+years; appreciates the County esthetics over the five (5) boroughs; housing crisis needs to be alleviated; is a proponent of PUD as an opportunity to tackle the housing shortage with responsible development and removal of roadblocks

Chief Dwaine Perry - Ramapo Munsee Lenape Nation - 13 Boulder Avenue, Hillburn, NY - asked formally for civil rights investigation into housing racism; stated you can’t build over communities and eliminate those people

Peter Warren - 4 Lake Road, Suffern, NY - Is the development of the Master Plan to be used as a guide for PUD?; project out numbers in population and housing numbers, what is the end game?; concerned for flood plains and wet lands along the river; including Patrick Farms is a run-around to opposition; growing concerned with segregation “by choice”

Kyle - Hillburn, NY - concerned for Hillburn’s infrastructure; spoke of traffic congestion in Sloatsburg between 4 P.M. and 5 P.M., questioned how that will be alleviated; commented on housing discrepancy and lawsuits on misuse of HUD funds; stated no affordable housing since 2018; discriminatory against Black and Latino; developers should be held accountable for affordability

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

RESOLUTION NO. 2025-130

WHEREAS, the Town Board noticed and held a public hearing on an introductory local law titled “Planned Unit Development District Regulations Outside of the Northeast Area of the Town” on November 20, 2024 , January 15, 2025, and February 26, 2025, and

WHEREAS, the Board will not close the public hearing tonight in order to allow time for the Board and the public to review the Ramapo Planning Board and Rockland County Planning Department recommendations on the introductory local law and allow additional opportunity for public comment.

THEREFORE, IT IS RESOLVED that the public hearing is continued to March 12, 2025, at 7:02 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, NY 10901., and

BE IT FURTHER RESOLVED, the written comment period is extended to March 12, 2025, written comments to be submitted to mailtoclerk@ramapo.org or hand delivered to the Town Clerk’s Office, Town Hall, 237 Route 59, Suffern, NY 10901 no later than 5:00 P.M.

On a motion by Councilperson Charles, seconded by Councilperson Rossman, the foregoing resolution was adopted on a vote of 3 Ayes, 0 Nays, 2 Absent
Dated: February 26, 2025

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

Set Public Hearing: Community Development Block Grants Program 2025

RESOLUTION NO. 2025-131

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,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that a Public Hearing be held on March 12, 2025 at 7:01 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 2025 PROGRAM YEAR.

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

Acceptance of Minutes:

Special Meeting of February 19, 2025

RESOLUTION NO. 2025-132

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 19, 2025 - SPECIAL

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

Town Attorney's Statement:

TOWN ATTORNEY ALYSSA SLATER announced to the Board the following:

- Millers Pond litigation was dismissed
- Correlle v Ramapo dismissal was affirmed by the Appellate Division
- Summary Judgement Motion successful on personal injury lawsuit

Town Attorney:

Extension of Agreement: ThyssenKrup Elevator Corp. Maintenance of Elevator 2025 – Clover Stadium

RESOLUTION NO. 2025-133

CORRECTED RESOLUTION

WHEREAS, the Town Board, by Resolution No. 2021-96, approved an agreement with ThyssenKrup Elevator Corporation, 500 Executive Boulevard, Elmsford, New York 10513, and by Resolution Nos. 2022-223 and 2023-438 extended the agreement with ThyssenKrup Elevator Corporation, for maintenance of elevators at the Palisades Credit Union Bank Park, now renamed Clover (Park) Stadium, at a fee of \$6,423.60 per year, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, has recommended that the contract be extended until February 28, 2026 at the same terms, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation, **NOW, THEREFORE, BE IT RESOLVED**, by the Town Board of the Town of Ramapo that it hereby extends the above agreement with **THYSSENKRUP ELEVATOR CORPORATION** (also known as TK Elevator) for maintenance of elevators at Clover Stadium to February 28, 2026 at the terms set forth above, and

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

SOURCE OF FUNDS: 7155A.3400

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

Extension of Agreement: Harmony Hall Restoration to Waive Monthly Payments:

RESOLUTION NO. 2025-134

WHEREAS, the Town is the owner of Harmony Hall in the Village of Sloatsburg, and **WHEREAS**, the Friends of Harmony Hall is a private non-profit educational corporation formed to assist the Town in the preservation of and use of Harmony Hall, and

WHEREAS, the Friends of Harmony Hall currently lease the facility for \$750 a month, and **WHEREAS**, pursuant to Resolution 2024-180, the Town agreed to waive the monthly payments for a period of twelve (12) months to assist Friends of Harmony Hall with their restoration and preservation efforts, and

WHEREAS, to further assist Friends of Harmony Hall with their restoration and preservation efforts, the Town has agreed to waive the monthly payments for an additional period of twelve (12) months, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the Friends of Harmony Hall's rent payments for the period of twelve months in consideration for the continued restoration of Harmony Hall.

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

Acquisition of Surplus Land From New York State for One Dollar

RESOLUTION NO. 2025-135

WHEREAS, the Town of Ramapo, New York (the “Town”) has been advised by the New York State Department of Transportation (the “State”) that certain lands owned by the State are surplus to the needs of the State and can be used by the Town for road widening and other lawful municipal purposes; and

WHEREAS, those surplus properties consist of two areas within the Town known as State Map 317-C, Parcel 365 and Map 316-C, Parcel 364 (collectively the “Property”) that the State is willing to convey to the Town by Quitclaim Deed for the nominal sum of \$1.00, payment of which is waived by the State and the Town Supervisor has been provided with two Agreements for the Sale of Surplus Property (collectively the “Agreement”) which has been approved by the Office of the Town Attorney as to form and was executed by the Town Supervisor and was presented to the State for execution by the State subject to Town Board approval of the foregoing; and

WHEREAS, the State has advised that upon the Town Board confirming this aforesaid acquisition by the Town of the Property by ratifying the aforesaid actions of the Town Supervisor that were undertaken subject to Town Board Approval; that the State will so execute said Agreement to allow the transfer of title from the State to the Town.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town Supervisor has been and remains authorized to execute said Agreement and any other documents required for the transfer of said Property upon forms approved by the Office of the Town Attorney. This Resolution shall take effective immediately upon Town Board approval.

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

Settlement of Tax Certiorari: 5 Monsey LLC

RESOLUTION NO. 2025-136

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

5 MONSEY LLC

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2023/24	56.08-4-20	\$204,600	\$170,000
2024/25	56.08-4-20	\$204,600	\$142,000, 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 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.

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

Settlement of Tax Certiorari: Twenty Seven Union Road LLC

RESOLUTION NO. 2025-137

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

TWENTY SEVEN UNION ROAD LLC

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
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2023/24	57.22-2-15	\$290,900	\$290,900
2024/25	57.22-2-15	\$290,900	\$268,600, and
2023/24	857.22-2-15	\$11,400	\$11,400
2024/25	857.22-2-15	\$11,400	\$11,400, 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 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.

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

Settlement of Claim: Claudio Vasquez

RESOLUTION NO. 2025-138

WHEREAS, Claudio Vasquez filed a Notice of Claim against the Town for damage to his vehicle which was struck by a Town of Ramapo Parks Maintenance vehicle, and

WHEREAS, the Town Attorney’s Office has reviewed the claim and recommends it be settled in the amount of \$3,675.54,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of ***CLAUDIO VASQUEZ*** in the amount of \$3,675.54, said settlement to be charged to 1930A.341931 (settlement) , and

BE IT FURTHER RESOLVED that said settlement is conditioned upon receipt of a general release executed by Claudio Vasquez.

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

Acceptance of Easement - 62 Hempstead Road

RESOLUTION NO. 2025-139

WHEREAS, the Town of Ramapo Planning Board has granted Subdivision approval for 62 Hempstead Road, and

WHEREAS, said approvals required the developer to provide a Road Widening Dedication along Hempstead Road, a Stormwater Access Easement, 15' wide Sanitary Sewer Easement, 5' Shade tree easement benefiting the Town, and

WHEREAS, MJ Engineering and the Town Attorney’s Office have reviewed the above easement and recommend its acceptance,

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

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

Acceptance of Easement - 221 Remsen Avenue

RESOLUTION NO. 2025-140

WHEREAS, the Town of Ramapo Planning Board has granted Subdivision approval for 221 Remsen Avenue, and

WHEREAS, said approvals required the developer to provide a Shade Tree Easement along Remsen Avenue benefiting the Town, and

WHEREAS, MJ Engineering and the Town Attorney’s Office have reviewed the above easement and recommend its acceptance,

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

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

Purchasing:

Acceptance of Quotation:Towing of Town of Ramapo Vehicles, Including Trucks

RESOLUTION NO. 2025-141

WHEREAS, the Purchasing Department of the Town of Ramapo solicited quotations for Towing of Ramapo Vehicles Including Trucks, and

WHEREAS, quotations were received by the Director of Purchasing and opened on February 18,2025, in accordance with the provisions of the law, and

WHEREAS, the Police Department and Mona Montal, Director of Purchasing, recommend that the following quotation submitted by Jan's Med-A-Car Service, 15 West Route 59, Hillburn, New York 10931, be accepted:

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that the above quotation of *JAN'S MED-A-CAR* for Towing of Ramapo Vehicles Including Trucks, be accepted, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign an agreement with Jan's Med-a-Car in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: Various Operating

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

Adjournment:

Adjournment

RESOLUTION NO. 2025-142

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, February 26, 2025, be hereby **adjourned at 7:32 P.M. IN MEMORY** of slain Israeli hostages ***SHIRI, KFIR AND ARIEL BIBAS.***

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