

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
FEBRUARY 28, 2024

The Town Board of the Town of Ramapo convened in on Wednesday, February 28, 2024 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	
Amy Mele	Assistant Town Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

Presentation:

Supervisor Specht and the Town Board recognized a special group of young people this evening, honoring the **12U RAMAPO-SPRING VALLEY FOOTBALL TEAM** who won the *Division III National League American Football Championship* in Naples, Florida, December 6, 2023. They are the first 12U Rockland County youth team to ever win the Football National Championship.

Public Participation:

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

- Bonnie Oblines** - 124 6th Street, Hillburn - spoke on houses in Hillburn that are tax exempt.
- Robert Ball** -123 Pomona Rd, New Hempstead - re: agenda item IV.E. advised lives 70ft from development and never received any Notice in regard to this project; questioned plan on how to protect his home and neighbor’s, wants to be able to participate.
- SUPERVISOR** asked Ben Gailey, Town’s outside council to address Mr. Ball’s comments.
- BEN GAILEY** advised Notice was provided as required by Town Code & State Statue. The September 13, 2023, Millers Pond Public Hearing was Noticed as required. Said public hearing was closed and there are no Notice requirements for Millers Pond tonight. Construction concerns will be addressed by the Planning Board.
- Jordan Most** - 4 Meadowbrook Lane, Monsey, - announced there is a shortage of housing in Rockland County, more specifically in Ramapo, and spoke in favor of Millers Pond as a project that will address this issue.
- Rabbi Sruly Kahan** - 103 W Maple Avenue, Monsey - stated commercial trucks and construction vehicles on local streets are an issue of safety and requested Town-wide ban; expressed his respect for the Ramapo Police Department.

Alan Gru - 229, Rt 202, Pomona - expressed he feels he is being “pushed out”, homes are needed for “all”; asked what is being done to preserve undeveloped land.

Deborah Munitz - 5 Rose Hill Road, Montebello - submitted written comments via email; addressed Mr, Gailey’s comments- stated local law is not in final form; requested balancing act for inclusive participation; re: agenda item IV.D. stated Kaser is not doing subdivision and nothing matches the lots and pictures, not happy with the Town’s process and offered her help

Written Comments were submitted by the following:

- **Anna Friedberg** - 1 Dogwood Place, Pomona
- **Nana Koch** - 45-47 So. Mountain Rd, New City
- **Bruce Levine** - 9 Robin Hood Rd., Montebello
- **Paula Markowitz** - 22 Westminster Way, Pomona
- **Deborah Munitz** - 5 Rose Hill Rd, Montebello
- **ROSA** - PO Box 712, Pomona, NY 10970

Close Open Period For Public Participation

RESOLUTION NO. 2024-95

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, February 28, 2024, be hereby **closed at 7:24 P.M.**

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

Public Hearings:

Public Hearing: Amending Local Law No. 5-2023 Taxicabs and Vehicles for Hire Licensing Law

RESOLUTION NO. 2024-96

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, February 28, 2024, to solicit public comment on **A PROPOSED LOCAL LAW AMENDING LOCAL LAW NO. 5-2023 ENTITLED TAXICABS AND VEHICLES FOR HIRE LICENSING LAW OF THE TOWN OF RAMAPO** be hereby **closed at 7:28 P.M.**

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

**Adopt Local Law: Amending Local Law No. 5-2023 Taxicabs and Vehicles for Hire
Licensing**

RESOLUTION NO. 2024-97

RESOLVED by the Town Board of the Town of Ramapo on a *ROLL CALL VOTE* that the **PROPOSED LOCAL LAW AMENDING LOCAL LAW 5-2023 “TAXICABS AND VEHICLES FOR HIRE LICENSING LAW OF THE TOWN OF RAMAPO” OF THE TOWN CODE OF THE TOWN OF RAMAPO**, and which was the subject of a Public Hearing held this evening, February 28, 2024, 7:01 P.M., be hereby **adopted as advertised and shall be known as Local Law No. 1 of 2024.**

LOCAL LAW NO. 1-2024

**A LOCAL LAW AMENDING LOCAL LAW 5-2023 “TAXICABS AND VEHICLES FOR
HIRE LICENSING LAW OF THE TOWN OF RAMAPO”
OF THE TOWN CODE OF THE TOWN OF RAMAPO**

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

Section 1. Legislative Intent

Amendments to Local Law 5-2023 “Taxicabs and Vehicles for Hire Licensing Law of the Town of Ramapo” of the Town Code of the Town of Ramapo are being proposed to provide clarity with respect to required equipment, violations and appearances before the Taxi Commission.

Section 2. Amend Section 5. Taxicab Operating License Fees is amended to read as follows:

A. The fee for each taxicab license and the fee for the annual renewal thereof shall be in accordance with the Standard Schedule of Fees of the Town of Ramapo. The Town Clerk reserves the right to require fees, including fees for background checks, to be paid by certified check or money order.

Section 3. Amend Section 9. Inspection and Reinspection of Vehicles: Inspection Stickers is amended to read as follows:

A. A taxicab or vehicle for hire exterior and interior shall be kept in a clean and good condition, and all parts of the taxicab and vehicle for hire shall be in good working order and safe condition as evidenced by the display of a duly issued and valid New York State inspection Certificate.

B. The taxicab or vehicle for hire shall be inspected as to its exterior and interior condition prior to issuance and renewal.

C. The taxicab or vehicle for hire shall have a valid New York State Inspection Sticker displayed in accordance with the New York State Vehicle and Traffic Law.

D. The following items on each vehicle shall be inspected prior to the issuance of a license or renewal license:

- (1) Condition of paint on the vehicle.
- (2) Body of the vehicle, including rust conditions.
- (3) Lettering of said vehicle.
- (4) Interior lights.
- (5) Illuminated dome light which shall illuminate the word “taxi”.
- (6) Cleanliness and transparency of windows and glass. Windows shall not have any after-market or non-factory installed tinting.

- (7) All vehicles shall have a solid material (ex: Plexiglass) divider between the front and back seats spanning the entire width of the divide.
- (8) any other items that the inspector shall deem necessary and proper.

E. The requirements of this Section 9 shall remain in effect for the entire term of the License. The Town reserves the right to reinspect any licensed vehicle during the term of the License to ensure continued compliance with the requirements of this section. Violations of this Section 9 will subject the Owner and/or Operator to fines and penalties as set forth in Section 27 (B).

Section 4. Amend Section 27. Penalties for Offenses; Enforcement is amended to read as follows:

A. An appearance ticket shall be issued for a violation of any section of this chapter and shall be returnable before a Justice of the Town of Ramapo Justice Court. In person appearances shall be required. Any person issued an appearance ticket shall also appear before the Taxi Commission at the next scheduled Taxi Commission meeting following the return date.

B. A taxicab owner operator or taxicab driver, while licensed hereunder, who violates any provision of this chapter shall, upon a guilty plea or a conviction, be punished by a fine of not more than five hundred dollars (\$500) or imprisonment not exceeding fifteen (15) days, or by both for the first violation, and by a fine of not more than one thousand dollars (\$1,000) or imprisonment not exceeding fifteen (15) days or both for a second or any subsequent violation. Each and every day such violation exists constitutes a separate and distinct violation.

C. Any person who violates Section 4-15-3 shall upon a guilty plea or conviction be punished by a fine of up to twenty-five hundred dollars (\$2,500) or imprisonment not exceeding (15) days or by both.

Section 5. Effective Date

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

Dated: February 28, 2024

SHARON M. OSHEROVITZ
Town Clerk
Town of Ramapo
237 Route 59
Suffern, New York 10901

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 10, 2024

RESOLUTION NO. 2024-98

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 10, 2024 - REGULAR

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

Regular Meeting of January 24, 2024

RESOLUTION NO. 2024-99

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 24, 2024 - REGULAR

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

Town Attorney:

Settlement of Tax Certiorari: Verizon New York Inc.

RESOLUTION NO. 2024-100

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

VERIZON NEW YORK INC.

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2022/23	33.18-1-8	\$400,000	\$400,000
2023/24	33.18-1-8	\$400,000	\$355,720
2022/23	57.46-2-21	\$41,880	\$41,880
2023/24	57.46-2-21	\$41,880	\$41,880
2022/23	57.46-2-22	\$700,000	\$412,000
2023/24	57.46-2-22	\$700,000	\$331,890, and

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 is hereby authorized to settle the above matters, 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, Wanounou
ABSENT:	Weissmandl

Approval of Agreement- Village of Spring Valley- 2024 Summer Camp

RESOLUTION NO. 2024-101

WHEREAS, the Village of Spring Valley has requested that the Town of Ramapo provide 100 spaces in the Town’s 2024 Create and Explore Summer Camp Program 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 17, 2024, the Town take on additional twenty (20) 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 **2024 Create and Explore Summer Camp Program** for six (6) weeks at the following rates:

- \$700 per camper from the hours of 8:30 A.M. to 3:30 P.M. to be billed to the Village of Spring Valley
- \$200 per camper for extended care from 3:30 P.M. to 5:30 P.M. to be paid to the Town upon registration for camp by the families wishing to use this extended care option

BE IT FURTHER RESOLVED, additional twenty (20) campers will be accepted after May 17, 2024, 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.

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

Findings and Order of the Town Board Approving Annexation from the Town of Ramapo to the Village of Kaser with Respect to a portion of Tax Map Nos. 49.15-2-29 and 45.15-2-26

RESOLUTION NO. 2024-102

WHEREAS, on October 4, 2021, the Town entered into a Stipulation of Settlement in connection with litigation entitled Goldfarb v. Town of Ramapo, et. al., whereby the Town agreed to restrict the use of certain vacant land designated on the Town of Ramapo tax map as 49.15-2-29 (the “Property”) to certain municipal uses; and

WHEREAS, the Town has not identified a need for the Property; and

WHEREAS, the Village of Kaser has expressed a desire to locate a municipal building on the property; and

WHEREAS, on September 28, 2023, the Town entered into an Amended Stipulation of Settlement (the “Amended Settlement”) which provided that the Village of Kaser may utilize the Property for municipal offices, which Stipulation was approved by this Board by Resolution No. 2021-245; and

WHEREAS, by Resolution 2023-491, adopted on November 20, 2023, the Town Board, based upon the testimony of the Director of Parks and Recreation and the Director of Purchasing, declared the Property surplus; and

WHEREAS, upon reconsideration, the Town determined that it did not wish to surplus the entire parcel, but only a portion of said parcel, along with a small strip of adjoining property, as indicated on the map attached hereto as Exhibit A; and

WHEREAS, on December 13, 2023, by Resolution No. 2023-510, the Town Board amended Resolution No. 2023-491 to include a portion of the Property along with an adjacent strip of land, as indicated on Exhibit A as surplus property; and

WHEREAS, the property described in Exhibit A is referred to as the “Annexation Parcels”; and

WHEREAS, by Resolution No. 2023-511, adopted by the Town Board on December 13, 2023, the Town Board authorized the transfer of the Annexation Property to the Village of Kaser to be used for municipal offices; and

WHEREAS, said transfer was for no consideration pursuant to General Municipal Law §72-h; and

WHEREAS, the Town Board further determined that: a) the transfer of the Surplus Property, in and of itself, will have no significant adverse impact on the environment thus requiring no further review pursuant to the N.Y. State Environmental Review Act ("SEQRA"); and b) the planned construction of municipal offices by the transferee will be subjected to the required environmental review by the Village of Kaser; and

WHEREAS, the Town Board further indicated that said transfer shall be subject to permissive referendum; and

WHEREAS, notice of the permissive referendum was duly noticed and published, and thirty (30) days elapsed during which no individual filed a petition to place the matter on the ballot for a referendum; and

WHEREAS, on or about January 23, 2024, the Town transferred the Annexation Parcels to the Village of Kaser and the appropriate deed and transfer documents were filed in the Office of the Rockland County Clerk; and

WHEREAS, the Village of Kaser wished to annex the Annexation Parcels to the Village for the purpose of constructing municipal offices as contemplated by the Amended Settlement; and

WHEREAS, the Village of Kaser, at a meeting duly noticed and held on February 28, 2024 voted unanimously to annex the Annexation Parcels and issued an order, Pursuant to N.Y. General Municipal Law §706 (the “Order”); and

WHEREAS, the Village of Kaser, prepared a supporting Short Environmental Assessment Form (SEAF) and determined that the action was a Type II action under SEQRA, as the proposed municipal building will be less than 4,000 square feet as set forth in NYCCRR 617.5(c)(9); and

WHEREAS, no persons reside in the area proposed to be annexed, therefore no public hearing is required by either the Town of Ramapo or the Village of Kaser (See N.Y. General Municipal Law §706); and

WHEREAS, meetings of the Village Board of Trustees of the Village of Kaser and the Town Board of the Town of Ramapo were duly scheduled and held on February 28, 2024, at 6:45 and 7:00 p.m., respectively; and

NOW, THEREFORE, BE IT RESOLVED, on a **ROLL CALL VOTE**, that the Town Board of the Town of Ramapo finds as follows:

1. That the proposed annexation of certain territory in the Town of Ramapo to the Village of Kaser as described in the Order is in the over-all public interest and will provide for more efficient delivering of municipal services of the subject property for the following reasons: (i) the area being transferred to the Village of Kaser is currently vacant; (ii) the Annexation Parcels are adjacent to parcels generally developed for commercial uses located in the Village; (iii) the Annexation Parcels will allow the Village of Kaser to construct a much needed Village Hall within the boundaries of the Village without using taxpayer funds to acquire property; (iv) annexation will have no fiscal impacts to the Town or Village, since the Annexation Parcels, as municipally owned, are exempt from taxation (both before and after the Annexation); and

BE IT FURTHER RESOLVED, these Findings are based on the provisions of General Municipal Law §706; and be it

BE IT FURTHER RESOLVED, that a copy of this resolution containing the Findings of Fact and determination of the Town Board of the Town of Ramapo be forwarded by the Ramapo Town Clerk and to the Village Clerk of the Village of Kaser, and

BE IT FURTHER RESOLVED, that the determination be made part of the record of this proceeding on file in the office of the Town Clerk of the Town of Ramapo upon its adoption, and be it

NOW, THEREFORE, IT IS ORDERED, that the consent and approval of the Town Board of the Town of Ramapo is hereby given to the annexation of the uninhabited territory now situated in the Town of Ramapo and owned the Village of Kaser, as described on Schedule B (survey map and metes and bounds description) attached hereto.

Dated: February 28, 2024

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

Millers Pond

Agenda Item IV.E. “ Approval for the Millers Pond Planned Unit Development (“MP-PUD”), the adoption of the MP-PUD Local Law, Rezoning of Certain Lands MP-PUD, and the Creation of an Open Development Area for the MP-PUD” was removed from tonight’s meeting agenda and will be re-scheduled for March 13, 2024.

Amendment of Resolution No. 2024-29: Rockland & Orange Reporting: Stenography Services (2024)

RESOLUTION NO. 2024-103

WHEREAS, the Town Board by Resolution No. 2024-29 entered into an agreement with Rockland & Orange Reporting for stenography services for year 2024 subject to the terms set forth in the resolution, 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. 2024-29 BE HEREBY AMENDED** to read as follows:

“WHEREAS, the Town of Ramapo is in need of a stenographer for the transcribing of the Zoning Board of Appeal and Planning Board meetings, and any other transcription services the Town requires, including depositions

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **ROCKLAND & ORANGE REPORTING** of 2 Congers Road, New City, New York, be hereby retained for the year 2024 to perform stenography services for Zoning Board of Appeals and Planning meetings at a fee of \$450.00 per meeting, and

BE IT FURTHER RESOLVED that when a deposition is required by the Town of Ramapo, the compensation to be paid to Rockland & Orange Reporting shall be \$4.60 per page, and

BE IT FURTHER RESOLVED that when a transcript is required by the Town of Ramapo, the compensation to be paid Rockland & Orange Reporting shall be \$5.50 per page for an original and, if said transcript was requested by a private party, the cost to the Town will be \$2.75 per page, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Rockland & Orange Reporting in a form approved by the Town Attorney's office, subject to the terms set forth above and that said agreement can be terminated upon thirty (30) days written notice.”

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

Approval of Terms of PILOT for 59 Owner LLC/ 25 Route 59 LLC and Authority for Signing of the Proposed PILOT Agreement

RESOLUTION NO. 2024-104

WHEREAS, 59 Owner LLC and 25 Route 59 LLC (collectively the “Developer” or “Owner”) are the owners of a parcel of property in the Town of Ramapo, located at 33 Route 59, SBL # 56.16-1-13.1 (the “Property”), which the Developer intends to construct an office building on an underdeveloped parcel of land; and

WHEREAS, 59 Owner LLC was induced by the Rockland County IDA on or about May 20, 2021; and

WHEREAS, as part of the inducement, 59 Owner LLC has requested that it enter a Payment in Lieu of Tax Agreement (“PILOT”) with the Town of Ramapo and East Ramapo Central School District to set a reduced assessment for a period of time to benefit the new development in the Town of Ramapo; and

WHEREAS, respective Counsel for the Town of Ramapo and East Ramapo Central School District (the “Taxing Jurisdictions”) have negotiated with the Developer to agree to terms in principle, requiring approval of each respective Board; and

WHEREAS, the PILOT Agreement will utilize “PILOT Assessments” for the computation of annual payments, which will be based upon the chart annexed as Exhibit “A”, over a fifteen (15) year term; and

WHEREAS, the first year after entering into this agreement will involve partial construction of the project with no Certificate of Occupancy, wherein the Certificate of Occupancy will trigger the PILOT start date, and the value under this agreement for the 2024 year will be \$644,000 and where the following year, beginning with the 2025 assessment roll, the PILOT term shall begin and be 15 years; and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into a PILOT Agreement for the project located at 33 Route 59 and owned by 59 Owner LLC and 25 Route 59 LLC; and

BE IT FURTHER RESOLVED, that said approval is conditioned upon approval by the other Taxing Jurisdictions and parties to the PILOT Agreement; and

BE IT FURTHER RESOLVED, that the Supervisor is hereby authorized to execute a PILOT Agreement that is in a form approved by Whiteman Osterman & Hanna LLP.

EXHIBIT “A”

Dev. Yr.	AV	PILOT Red.
1	\$ 1,625,000.00	35%
2	\$ 2,437,500.00	35%
3	\$ 3,250,000.00	35%
4	\$ 3,250,000.00	35%
5	\$ 3,250,000.00	35%
6	\$ 3,250,000.00	30%
7	\$ 3,250,000.00	30%
8	\$ 3,250,000.00	30%
9	\$ 3,250,000.00	30%
10	\$ 3,250,000.00	30%
11	\$ 3,250,000.00	25%
12	\$ 3,250,000.00	25%
13	\$ 3,250,000.00	20%
14	\$ 3,250,000.00	20%
15	\$ 3,250,000.00	15%

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

Approval of Terms of PILOT for Montebello Gateway LLC (34 N. Airmont Road, Montebello, New York, SBL # 55.07-1-3) and Authority for Signing of the Proposed PILOT Agreement

RESOLUTION NO. 2024-105

WHEREAS, Montebello Gateway LLC (“Montebello Gateway”) has obtained the assistance of the Rockland County Industrial Development Agency (the “County IDA”) for the purpose of acquiring and redeveloping property located at 34 N. Airmont Road, Montebello, New York, which is identified on the Tax Map of the Town of Ramapo as SBL 55.07-1-3 (the “Subject Parcel”); and

WHEREAS, the Subject Property is owned by Montebello Gateway and will be improved by an office building;

WHEREAS, the Project was induced by the County IDA on or about February 17, 2022; and

WHEREAS, Montebello Gateway filed an amended application on April 3, 2023 seeking additional sales tax and mortgage tax benefits, wherein the County IDA reapproved and readopted the provisions of the February 17, 2022 inducement with the updated terms on or about April 20, 2023; and

WHEREAS, the Subject Parcel is situated within the Town of Ramapo (“Town”); and

WHEREAS, by virtue of the County IDA’s assistance in the proposed Montebello Gateway project, the Subject Parcel will be rendered exempt from real property taxation over a period of five (5) years; and

WHEREAS, as a condition of the County IDA’s involvement and the tax-exempt status to be afforded the Subject Parcel, Montebello Gateway is prepared to enter into an agreement providing for the payment of monies in lieu of taxes that would otherwise be levied against the Subject Parcel during the period it is rendered tax exempt on account of the County IDA’s participation (the “PILOT Agreement”); and

WHEREAS, the PILOT Agreement will provide for the payment of monies on an annual basis to affected taxing jurisdictions, including the Town, over a period of five (5) years after project completion; and

WHEREAS, the PILOT Agreement shall provide that, during the period it is in effect, annual PILOT payments will be made by Montebello Gateway to the affected taxing jurisdictions (including the Town) based upon an application of each jurisdiction’s then prevailing tax rate; and

WHEREAS, the PILOT Agreement will utilize “PILOT Assessments” for the computation of annual payments, following project completion, based on a PILOT assessed value of \$1,030,000 subject to an annual abatement of 90% (Year 1), 80% (Year 2), 70% (Year 3), 40% (Year 4) and 20% (Year 5); and

WHEREAS, the PILOT agreement terms begin upon the issuance of a certificate of occupancy, where the first year after entering into the agreement will involve partial construction of the project with no Certificate of Occupancy and the assessment under this agreement for the 2024 year will be \$515,000 and if construction is not completed and no Certificate of Occupancy is issued by the 2025 year, then the assessed value for that year will be \$775,000; and

WHEREAS, the Town has obtained the advice and assistance of the Town’s special counsel concerning the PILOT Agreement and its terms; and

WHEREAS, the Village of Montebello (the Village within which the Subject Parcel is located) agreed to the PILOT Agreement’s terms on or about May 17, 2023; and

WHEREAS, the Suffern Central School District (the school district within which the Subject Parcel is located) agreed to the PILOT Agreement’s terms on or about December 19, 2023; and

WHEREAS, the Town of Ramapo Town Board deems it advisable to consent to, and approve, the PILOT Agreement’s proposed terms, now, therefore be it

RESOLVED, that the Town of Ramapo Town Board authorizes the Town Supervisor to take those steps necessary to implement the PILOT Agreement, consistent with the terms referenced above, including execution of all documents associated therewith in a form deemed acceptable to the Town’s special counsel; and

BE IT FURTHER RESOLVED, that said approval is conditioned upon approval by the other Taxing Jurisdictions and parties to the PILOT Agreement; and

BE IT FURTHER RESOLVED, that the Supervisor is hereby authorized to execute a PILOT Agreement that is in a form approved by Whiteman Osterman and Hanna, LLP.

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

Approval of Terms of PILOT for UNEEDA Holding LLC (640 Chestnut Ridge Road, Chestnut Ridge, NY 10977, SBL #Section 63.09, Block 1, Lot 1) and Authority for Signing of the Proposed PILOT Agreement

RESOLUTION NO. 2024-106

WHEREAS, UNEEDA Holding LLC (“UNEEDA”) has obtained the assistance of the Rockland County Industrial Development Agency (the “County IDA”) for the purpose of renovating and expanding the existing building and acquiring and installing certain machinery and equipment for the manufacturing, distribution and warehouse facility and administrative offices at the property located at **640 Chestnut Ridge Road, Chestnut Ridge, NY 10977**, which is identified on the Tax Map of the Town of Ramapo as SBL 63.09, Block 1, Lot 1 (the “Subject Parcel”); and

WHEREAS, the Subject Property is owned by UNEEDA and will be improved by an office building;

WHEREAS, the Project was induced by the County IDA on or about May 20, 2021; and

WHEREAS, the Subject Parcel is situated within the Town of Ramapo (“Town”); and

WHEREAS, by virtue of the County IDA’s assistance in the proposed UNEEDA project, the Subject Parcel will be rendered exempt from real property taxation over a period of seven (7) years; and

WHEREAS, as a condition of the County IDA’s involvement and the tax-exempt status to be afforded the Subject Parcel, UNEEDA is prepared to enter into an agreement providing for the payment of monies in lieu of taxes that would otherwise be levied against the Subject Parcel during the period it is rendered tax exempt on account of the County IDA’s participation (the “PILOT Agreement”); and

WHEREAS, the PILOT Agreement will provide for the payment of monies on an annual basis to affected taxing jurisdictions, including the Town, over a period of seven (7) years after project completion; and

WHEREAS, the PILOT Agreement shall provide that, during the period it is in effect, annual PILOT payments will be made by UNEEDA to the affected taxing jurisdictions (including the Town) based upon an application of each jurisdiction’s then prevailing tax rate; and

WHEREAS, the PILOT Agreement will utilize “PILOT Assessments” for the computation of annual payments, following project completion, based on a PILOT assessed value of \$1,147,800, accounting for only new construction for a value of \$510,600 subject to an annual abatement of only the new construction of 70% (Year 1), 66% (Year 2), 62% (Year 3), 58% (Year 4), 54% (Year 5); 50% (Year 6) and 45% (Year 7); and

WHEREAS, the Town has obtained the advice and assistance of the Town’s special counsel concerning the PILOT Agreement and its terms; and

WHEREAS, the Village of Chestnut Ridge (the Village within which the Subject Parcel is located) will not be taking part in the PILOT agreement; and

WHEREAS, the East Ramapo Central School District (the school district within which the Subject Parcel is located) approved and signed the PILOT agreement on or about February 15, 2024; and

WHEREAS, the Town of Ramapo Town Board deems it advisable to consent to, and approve, the PILOT Agreement’s proposed terms, now, therefore be it

RESOLVED, that the Town of Ramapo Town Board authorizes the Town Supervisor to take those steps necessary to implement the PILOT Agreement, consistent with the terms referenced above, including execution of all documents associated therewith in a form deemed acceptable to the Town’s special counsel; and

BE IT FURTHER RESOLVED, that said approval is conditioned upon approval by the other Taxing Jurisdictions and parties to the PILOT Agreement; and

BE IT FURTHER RESOLVED, that the Supervisor is hereby authorized to execute a PILOT Agreement that is in a form approved by Whiteman Osterman and Hanna, LLP.

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

Acceptance of Proposal - Sokoloff & Stern - Legal Counsel

RESOLUTION NO. 2024-107

WHEREAS, the Town of Ramapo requires the services of a law firm to serve as outside counsel for genera legal matters, and

WHEREAS, the Town Attorney’s Office is in receipt of a proposal from Sokoloff Stern LLP, dated February 24, 2024, to serve as outside counsel, and

WHEREAS, the Town Attorney’s Office has reviewed the above proposal and recommends its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***SOKOLOFF STERN LLP*** to serve as outside counsel, at the following hourly rates:

Partners:	\$250
Associates:	\$225
Paralegal:	\$110

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a letter agreement with Sokoloff Stern LLP in a form approved by the Town Attorney’s Office.

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

Authorization to Reimburse Tokio Marine HCC Public Risk Group for Legal Services

RESOLUTION NO. 2024-108

WHEREAS, pursuant to an agreement with Tokio Marine HCC Public Risk Group, the Town’s insurer, the law firm of Hall, Booth & Smith PC, 191 Peachtree Street, NE, Suite 2900, Atlanta, Georgia 30303, is representing the Town of Ramapo with respect to the Claim of Helene Beck, Administratrix of the Estate of Yisroel Beck, and

WHEREAS, according to the terms of the agreement, the Town must reimburse Tokio Marine for the above legal services,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to reimburse Tokio Marine HCC Public Risk Group for the services of Hall, Booth & Smith PC, at a total fee not to exceed \$15,000.

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

Purchasing:

Acceptance of Proposal: Sport Tech Acrylics- Repair of Pickle Ball Courts at Welder Park

RESOLUTION NO. 2024-109

WHEREAS, Michelle Antosca, Director of Parks & Recreation, is in receipt of a proposal from Sport Tech Acrylics, 410 Route 22, Brewster, NY 10509, for the conversion and full color coating of six (6) pickleball courts located at Manny Welder Park at a fee of \$44,000.00, and

WHEREAS, Michelle Antosca has reviewed the above proposal and recommends its acceptance, under the Cooperative Sourcewell Contract #060518-AST, and

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *SPORT TECH ACRYLICS*, for the conversion and full color coating of six (6) pickleball courts located at Manny Welder Park at a fee of \$44,000.00, under the Cooperative Sourcewell Contract #060518-AST, and

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

SOURCE OF FUNDS: 7110A.34460

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

Extension of Agreements- Safety and Crime Prevention Programs- 2024

RESOLUTION NO. 2024-110

WHEREAS, the Town Board, by Resolution No. 2023-17, entered into agreements to provide funding towards safety and crime prevention along with various training programs for the year 2023, with the following organizations,

- Chaverim of Rockland, Inc.
- Village of New Square Emergency Services
- Village of Kaser

WHEREAS, pursuant to said agreements, the yearly funding paid to the above organizations for the programs 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 to continue said programs, which were approved by the 2024 Town Budget:

Chaverim of Rockland, Inc.	\$10,000.00
Village of New Square Emergency Services	\$20,000.00
Village of Kaser	\$50,000.00

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.

SOURCE OF FUNDS: 3125AB.3452 - \$10,000
SOURCE OF FUNDS: 3120AB.3452 - \$20,000
SOURCE OF FUNDS: 3125AB.3452- \$50,000

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

Acceptance of Bid: Gwen Lane Drainage Improvement

RESOLUTION NO. 2024-111

WHEREAS, the Department of Public Works solicited bids for Gwen Lane Drainage Improvement , and

WHEREAS, said bids were opened by the Town Clerk on December 20th, 2024, in accordance with the provisions of the law, and

WHEREAS, Frederic Brinn, Superindant of Highway, recommends the acceptance of Legacy Supply, LLC, 14 Railroad Avenue, Valhalla, NY 10595, in the amount of \$ 188,111.00, 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 the lowest responsible bid of *LEGACY SUPPLY LLC* be hereby approved and accepted.

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

Extension of Agreement: Interstate Waste Services

RESOLUTION NO. 2024-112

WHEREAS, the Town Board, by Resolution No. 2020-417, entered into an agreement with Interstate Waste Services, Inc., 89 Black Meadow Road, Chester, New York 10918, for Garbage, Trash & Recyclable Collection Services, and

WHEREAS, the agreement provided provisions to extend said agreement with Interstate Waste Services, Inc., and

WHEREAS, the Town wishes to extend the agreement with Interstate Waste Services, Inc., through December 31 ,2024

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby extends the above agreement with *INTERSTATE WASTE SERVICES, INC.*,

THEREFORE BE IT RESOLVED that the Supervisor is hereby authorized to execute an amendment to the agreement in a form approved by the Town Attorney's Office.

Source of Funds: Operating 8160B.3402G (Garbage) and 8160B.3402R (Recycling)

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

Approval of Change Order #12 to the Route 306 Sidewalk Project - Collier Engineering

RESOLUTION NO. 2024-113

WHEREAS, the Town Board, by Resolution No. 2015-314, entered into an agreement with Maser Consulting, P.A., 331 Newman Springs Road, Suite 203, Red Bank, New Jersey, to provide design services with respect to the Route 306 Sidewalk Project, in the amount of \$332,871, funded by the New York State Department of Transportation TAP funding, and

WHEREAS, the Town Board, by Resolution No. 2016-409, approved Change Order No. 1 and increased the contract amount to \$359,892, and

WHEREAS, the Town Board, by Resolution No. 2017-125, approved Change Orders Nos. 2, 3, and 4, and increased the contract amount to \$567,364, and

WHEREAS, the Town Board, by Resolution No. 2018-365, approved Change Order Nos. 5, 6, and 7, and increased the contract amount to \$612,253.42, and

WHEREAS, the Town Board, by Resolution No. 2019-425, approved Change Order No. 8 and increased the contract amount to \$619,753.42, and

WHEREAS, Maser Consulting changed its name to Collier Engineering & Design, CT, P.C., with its new address at 18 Computer Drive E, Suite 203, Albany, New York 12205, and

WHEREAS, the Town Board, by Resolution No. 2021-434, noted the above name change and approved Change Order Nos. 9, 10, and 11, to be entirely funded by Orange and Rockland Utilities , and increased the contract amount to \$715,166.42, and

WHEREAS, Michael Sadowski, Deputy Director of Public Works, is in receipt of a proposal from Colliers Engineering & Design, CT, P.C., for a supplemental to the contract for adjustments to wage schedules and extra services that are required to be completed as part of the referenced project, and

WHEREAS, said supplemental primarily addresses changes to the project due to 1.) continual delay by NYSDOT for review and redundant revisions; and 2.) a supplemental request from subconsultant R.K. Hite for right of way services related to the final EDPL process, and

WHEREAS, Michael Sadowski, Deputy Director of Public Works, has recommended that the following Change Order be approved:

Change Order No. 12

Accounting for Comments and Regulatory Review Delays.....\$24,158.62

Additional Right of Way Services\$17,342.00

Total Increase Fee\$41,500.62

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **Change Order No. 12** is hereby approved and the contract amount for the design and construction services with respect to the **ROUTE 306 SIDEWALK PROJECT** is hereby increased from \$715,166.42, to \$756,667.04, and

BE IT FURTHER RESOLVED, that the Director of Finance is hereby authorized to increase and decrease the appropriate budget lines to effectuate the intent of this resolution.

SOURCE OF FUNDS: 5197h.363470

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

Acceptance of Proposal: Architectural Services: Joshua Levitin Design Group

RESOLUTION NO. 2024-114

WHEREAS, the Town wishes to enlarge and renovate the existing one-story Town Hall and Police Department, located at 237 Route 59, Suffern, NY, 10901 (SBL 55.12-1-53), and

WHEREAS, the Town is in receipt of a proposal from Joshua Levitin Design Group, 777 Chestnut Ridge Road #305, Spring Valley, New York, 10977, for basic architectural services for the proposed enlargement and interior renovations, and

WHEREAS, based on the project understanding, scope of services, and qualifications, Joshua Levitin Design Group proposes to bill an hourly rate of \$300.00 per hour with a retainer in the amount of \$10,000.00 due before commencement of work, and

WHEREAS, Yitzchok Ullman, Supervisor of Facilities, recommends acceptance of the proposal from Joshua Levitin Design Group, at the terms set forth in said proposal, 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 proposal submitted by ***JOSHUA LEVITIN DESIGN GROUP***, for basic architectural services for the proposed enlargement and interior renovations of Ramapo Town Hall and Ramapo Police Department is hereby approved and accepted, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an Agreement with Joshua Levitin Design Group, in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS:

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

Acceptance of Bid: Purchase of Police Uniforms and Supplies

RESOLUTION NO. 2024-115

WHEREAS, the Purchasing Department solicited bids for the Purchase of Police Uniforms and Supplies, and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on January 11, 2024, in accordance with the provisions of the law, and

WHEREAS, the Police Department recommends the acceptance of the bids for Purchase of Police Uniforms and Supplies submitted by Galls, LLC, 1340 Russell Cave Road, Lexington, Kentucky, 40505, and Harriman Army Navy, 186 Route 17m, Suite 3, Harriman, New York, 10926, and

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that the bids submitted by ***GALLS, LLC.*** and ***HARRIMAN ARMY NAVY*** be hereby approved and accepted.

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

Extension of Agreement: Purchase of Screen Printed Embroidered Clothing

RESOLUTION NO. 2024-116

WHEREAS, the Town, by Resolution No. 2023-108, entered into an agreement with Impressive Promotional Products, 645 North Rochester Road, Clawson, Michigan 48017, and Triangle Sports Inc., 209 South Avenue, La Puente, California, 91746, for the Purchase of Screen Printed and Embroidered Clothing, and

WHEREAS, the agreement with ***IMPRESSIVE PROMOTIONAL PRODUCTS*** and ***TRIANGLE SPORTS, INC.*** 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 it hereby extends the above agreement with **IMPRESSIVE PROMOTIONAL PRODUCTS** and **TRIANGLE SPORTS INC.**, for the Purchase of Screen Printed and Embroidered Clothing, for an additional one (1) year period, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Impressive Promotional Products and Triangle Sports, Inc., in a form approved by the Town Attorney’s office.

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

Acceptance of Proposal: Third Party Administrator – L.G. Boucher - 2024

RESOLUTION NO. 2024-117

WHEREAS, the Town is in receipt of a proposal from L.G. Boucher, dated February 9, 2024, to provide third party administration of the Town’s Insurance Coverage for the period of March 1, 2024 to February 28, 2025.

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

Acceptance of Proposal: Property Coverage - Lebaum Company, Inc. 2024

RESOLUTION NO. 2024-118

WHEREAS, the Town is in receipt of a proposal from Lebaum Company, Inc., dated February 23, 2024, to provide insurance coverage for the period of March 1, 2024 to March 1, 2025,

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 w/o POL:	\$846,660.00
Limited Terrorism per Proposal:	\$3,588.00
OCP (Inc. limited Terrorism):	\$757.00
New York Fire Insurance Fee:	\$537.80
Motor Vehicle fee:	<u>\$1,350.00</u>
TOTAL ANNUAL PREMIUM:	\$852,892.80
 BROKER FEE:	 \$49,500.00
 RSUI \$5,000,000 POL \$250,000 SIR	 \$100,230.00
Ironshore \$6,000,000 Excess of the RSUI \$5,000,000	<u>\$74,848.73</u>
TOTAL	\$175,078.73
 GRAND TOTAL	 \$1,077,471.53

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
ABSENT:	Weissmandl

Personnel:

Accept Resignation of Police Officer

RESOLUTION NO. 2024-119

WHEREAS, Vincent Eichner has submitted a letter of resignation from his position of Police Officer in the Ramapo Police Department, effective March 16, 2024,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the resignation, as submitted by VINCENT EICHNER, is hereby accepted.

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

Appointment of Two Police Radio Dispatchers (CAD)

RESOLUTION NO. 2024-120

WHEREAS, there are vacancies in the position of Police Radio Dispatcher (CAD) within 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 *JENNIFER ERPS and AMANDA NIEDELMAN* from Civil Service List #23031 (OC), as Probationary Police Radio Dispatchers (CAD), effective March 14, 2024, at an annual salary of \$67,690, in accordance with the CSEA contract.

SOURCE OF FUNDS: 3125AB.3100

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

Appoint Provisional Assistant Superintendent of Public Works

RESOLUTION NO. 2024-121

WHEREAS, there is a vacancy in the position of Assistant Superintendent of Public Works in the Department of Public Works within the Town of Ramapo, 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 **MICHAEL LEPORI**, as Assistant Superintendent of Public Works, on a provisional basis, effective March 4, 2024. The annual salary will be \$116,171.

SOURCE OF FUNDS: 8130SS.3100

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

Finance:

Amendment to 2024 Budget- Sneden Place DARE Donation

RESOLUTION NO. 2024-122

WHEREAS, the Town of Ramapo received a donation from Sneden Place towards the Town’s DARE program, and

WHEREAS, receipt of said funds is not reflected in the 2024 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that John Lynch, Director of Finance, is hereby authorized to amend the 2024 TOWN BUDGET as follows:

- Increase Revenues AB.227053 (DARE donations) by \$14,229.54,and
 - Increase Expenditures 3120AB.3414 (DARE supplies) by \$14,229.54,

to reflect receipt of the above donation for 2024.

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

Boards and Commissions:

Appoint Zoning Board of Appeals Member

RESOLUTION NO. 2024-123

WHEREAS, there is a vacancy on the Zoning Board of Appeals,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo, that DEVORAH GUTMAN, of Monsey, NY, be hereby appointed as a Member of the Zoning Board of Appeals, effective immediately, said term to expire February 28, 2029.

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

General Matters:

Authorization for 2 K9 Handlers to attend K9 Law and Order- Handler Training

RESOLUTION NO. 2024-124

WHEREAS, Chief Martin Reilly has requested authorization for 2 K9 Handlers to attend the K9 Law and Order Training for Handlers to be held in Berlin, Maryland, April 18th thru April 21st, 2024, and

WHEREAS, attendance at said Training involves the following: application fee \$50.00, estimated gas & tolls \$300.00, lodging \$850.00, per diem meal reimbursement \$207.00, emergency and/or incidental costs \$293.00

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that authorization is hereby granted for 2 K9 HANDLERS to attend the K9 Law and Order Training for Handlers to be held in Berlin, Maryland, April 18th thru April 21st, 2024, at a cost not to exceed \$1700.00.

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

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

Authorization for 2 K9 Handlers to attend Explosive Detection Canine Handlers Conference

RESOLUTION NO. 2024-125

WHEREAS, Chief Martin Reilly has requested authorization for 2 K9 Handlers to attend the 2024 NYS Explosive Detection Canine Handlers Conference which is being held March 4th thru March 6th, 2024, in Saratoga Springs, New York, and

WHEREAS, conference registration is free, all lodging is covered by the Department of Homeland Security, estimated expenditures for attendance as follows: fuel and tolls at \$100.00, per diem meal reimbursement of \$320.00, and emergency and/or incidental costs \$180.00.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that authorization is hereby granted for **2 K9 HANDLERS** to attend the *2024 NYS Explosive Detection Canine Handlers Conference* which is being held March 4th thru March 6th, 2024, in Saratoga Springs, New York, **at a cost not to exceed \$600.00**, 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

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

Authorization for Retired Police Officer to Purchase Service Weapon

RESOLUTION NO. 2024-126

WHEREAS, a retired Police Officer has requested to purchase their department issued firearm, a Sig Sauer P-320, Serial #58C371282, and

WHEREAS, said firearm can be sold to a licensed firearms dealer who in turn can transfer the firearm to the retired Police Officer, and

WHEREAS, the retired Police Officer has the necessary pistol permit, and the Police Department has no objection to the above sale and transfer, and

WHEREAS, said sale and transfer will be facilitated by Ramapo Police Department Lead Firearms Instructor Officer Sgt. Robert Bassett through Rockland Indoor Shooting & Education (RISE) Gun Shop , located at 1 Wayne Avenue, Suffern, NY

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby declares the above firearm previously issued to the Police Officer as surplus, and

BE IT FURTHER RESOLVED Ramapo Police Department Firearms Officer Sgt. Robert Bassett is hereby authorized to facilitate said sale and transfer through said licensed firearms dealer.

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

Amend Resolution No. 2023-222: Update Schedule of Fees: Taxicabs and Vehicles for Hire Licensing Application Fees

RESOLUTION NO. 2024-127

WHEREAS, the Town Board wishes to amend Resolution No. 2023-222 updating the Schedule of Fees in included a specific fee for background screening
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Resolution No. 2023-222 be hereby AMENDED to read as follows:

“WHEREAS, the Town Board by Resolution No. 2023 - 174, adopted Local Law 5 of 2023 entitled “Taxicabs and Vehicles for Hire Licensing Law of the Town of Ramapo”, and
WHEREAS, the Town of Ramapo Taxi and Limousine Commission has prepared and made available application packages for taxicab and vehicle for hire operating license and application packages for a taxicab or vehicle for hire driver’s license, and
WHEREAS, the Town wishes to enact specific fees for said applications
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby update the STANDARD SCHEDULE OF FEES to include background screening fee, taxicab or vehicle for hire operating license fees, and driver’s license application fees, and s follows:

Background Screening
\$130.00 annual

Taxicab Operating License:
\$200.00 for each taxicab licensed
\$100.00 for annual renewal thereof

Taxicab Driver’s License:
\$50.00
\$50.00 for annual renewal thereof

Vehicle For Hire Operating License:
\$200.00 for each vehicle for hire licensed
\$100.00 for annual renewal thereof

Vehicle For Hire Driver’s License:
\$50.00
\$50.00 for annual renewal thereof”

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

Adoption of New York State Climate Smart Communities Pledge

RESOLUTION NO. 2024-128

WHEREAS, the Town of Ramapo (hereinafter “local government”) believes that climate change poses a real and increasing threat to our local and global environments and is primarily due to the burning of fossil fuels; and

WHEREAS, the effects of climate change will endanger our infrastructure, economy and livelihoods; harm our farms, orchards, and ecological communities, including native fish and wildlife populations; spread invasive species and exotic diseases; reduce drinking water supplies and recreational opportunities; and pose health threats to our citizens; and

WHEREAS, we believe that our response to climate change provides us with an unprecedented opportunity to save money, and to build livable, energy-independent and secure communities, vibrant innovation economies, healthy and safe schools, and resilient infrastructures; and

WHEREAS, we believe the scale of greenhouse gas (GHG) emissions reductions required for climate stabilization will require sustained and substantial efforts; and

WHEREAS, we believe that even if emissions were dramatically reduced today, communities would still be required to adapt to the effects of climate change for decades to come,

IT IS HEREBY RESOLVED that Town of Ramapo, in order to reduce greenhouse gas emissions and adapt to a changing climate, *adopts* the *New York State Climate Smart Communities pledge, which comprises the following ten elements:*

- 1) **Build a climate-smart community.**
- 2) **Inventory emissions, set goals, a plan for climate action.**
- 3) **Decrease energy use.**
- 4) **Shift to clean, renewable energy.**
- 5) **Use climate-smart materials management.**
- 6) **Implement climate-smart land use.**
- 7) **Enhance community resilience to climate change.**
- 8) **Support a green innovation economy.**
- 9) **Inform and inspire the public.**
- 10) **Engage in an evolving process of climate action.**

WHEREAS, renewable energy represents an enormous economic opportunity for the Town of Ramapo to create jobs in an emerging industry, increase economic security and expand prosperity for local residents, reduce air pollution and associated public health risks, reduce the strain on water resources, and save consumers money; and

WHEREAS, cities across the nation have made commitments to transition to 100 percent clean, renewable energy; and

WHEREAS, Town of Ramapo strives to remain a leader among its peer cities.

NOW BE IT RESOLVED that the Town Board of Ramapo calls for the Town to commit to transition to 100 percent clean, renewable energy and energy efficiency measures for all energy-use sectors by 2050.

Adopted February 28, 2024

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

Statement

Supervisor Specht recused himself from voting on the following agenda item IX.F. due to a having represented the applicant as a prior client. The Supervisor turned the meeting over to Deputy Supervisor Charles.

Rendering Unfavorable Opinion on Application for Liquor License: EZ Seoul Food LLC

RESOLUTION NO. 2024-129

WHEREAS, pursuant to the requirements of the New York State Alcoholic Beverage Control Law, an applicant for a license to sell alcoholic beverages at retail, for on-premises consumption, must notify the Town Clerk of the municipality wherein the premises are located, and

WHEREAS, this notice is given in order that the municipality, if it so desires, may express an opinion for or against the granting of said license or renewal, to the ABC Board,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that with respect to the application submitted by *EZ SEOUL FOOD LLC*, 1621 Route 202, Unit 11 & 12, Pomona, NY 10970, for on premises consumption, the Ramapo Town Board does hereby express an **UNFAVORABLE OPINION**.

RESULT:	ADOPTED [3 TO 0]
MOVER:	David Wanounou, Councilman
SECONDER:	Michael Rossman, Councilman
AYES:	Charles, Rossman, Wanounou
ABSENT:	Weissmandl
RECUSED:	Specht

Statement

Deputy Supervisor Charles turned the Meeting back over to Supervisor Specht.

Rendering Favorable Opinion on Application for Liquor License: Primavera Kosher LLC

RESOLUTION NO. 2024-130

WHEREAS, pursuant to the requirements of the New York State Alcoholic Beverage Control Law, an applicant for a license to sell alcoholic beverages at retail, for on-premises consumption, must notify the Town Clerk of the municipality wherein the premises are located, and

WHEREAS, this notice is given in order that the municipality, if it so desires, may express an opinion for or against the granting of said license or renewal, to the ABC Board,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that with respect to the application submitted by *PRIMAVERA KOSHER LLC d/b/a PRIMAVERA CAFÉ & RESTAURANT*, 106 Route 59, Monsey, NY 10952, for on premises consumption, the Ramapo Town Board does hereby express a **FAVORABLE OPINION**.

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

Councilmembers Comments

COUNCILMAN WANOUNOU expressed concerns for school bus safety in-light-of the most recent tragic accidents involving school buses and children. *SUPERVISOR SPECHT* stated he will be attending a meeting with the Chief of Police and community leaders to discuss school bus safety education for students, families, and bus drivers. *CHIEF OF STAFF MONA MONTAL* expressed she had discussions with the County regarding school bus driver education, bus equipment and school bus safety measures.

CHIEF MARTIN REILLY touched on both education and enforcement for compliance.

Adjournment:

Adjournment

RESOLUTION NO. 2024-131

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, February 28, 2024, be hereby **adjourned at 8:30 P.M.**

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