

MINUTES OF THE SPECIAL TOWN BOARD MEETING OF THE RAMAPO TOWN
BOARD HELD ON MARCH 15, 2022

The Town Board of the Town of Ramapo convened in on Tuesday, March 15, 2022 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

Supervisor Michael B. Specht called the meeting to order and **Town Clerk, Sharon Osherovitz** called the roll. The following Board members were present and answered to their names:

Call to Order

Attendee Name	Title	Status	Arrived
Michael B. Specht	Supervisor	Present	
Brendel Charles	Councilwoman	Present	7:35 PM
Michael Rossman	Councilman	Present	
David Wanounou	Councilman	Present	
Yehuda Weissmandl	Councilman	Present	
Dennis Lynch	Assistant Town Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

Public Hearing:

REMARKS BY THE SUPERVISOR AT THE START OF THE PUBLIC HEARING

“Thanks to all of you who are participating in this Public Hearing by either just watching or also making public comments. As you know before from the previous Public Hearing held on our Northeast Corridor Plan and proposed Zoning Amendments (that I will collectively call the “Plan”), this Public Hearing IS FOR all in the public to provide comments on the Plan. To the extent the Public Hearing becomes a debate about issues needing to be substantively addressed during the Public Hearing, my concern is that will delay further public comment. All questions will be duly recorded as we have a Court Reporter present to memorialize any issues or questions raised by the public that will be addressed when the Public Hearing and Written Comment period is concluded. To the extent that time allows during the Public Hearing tonight, I will respond briefly to questions in a manner not to delay others who wish to make public comments. For answers that need to be addressed by Town Professionals, I will defer to them and ask our Town Professionals to do so after close of all public comment.

Everyone should know that from the initial DGEIS and draft of proposed Local Laws, myself as Supervisor and the Town Board have carefully and closely listened to the public and planning professional comments. I have asked our Professional Planner Jackie Hakes to be present tonight to address changes made in the proposed Plan as a result of public and professional comments. I would like to note one such change, however, that based on public comments the FGEIS now caps density in the FOPUD by eliminating the highest density permitted in the Town such as in the R-15-C and MR-16 Zones. In a few moments you will hear from the Town Professional Planner Jackie Hakes on that and other changes.

Additionally, I have asked our Town Planning Counsel, Ben Gailey also to be present to give an overview of the proposed Zoning Amendments. Regarding one part of the proposed Zoning Amendments, I have been asked by many if the planning concept of a Flexible Overlay Planned Unit Development (what we call the “FOPUD”) in the current Northeast Corridor Plan proposal is something that is new and untested in New York State land use practice. As Attorney Gailey will advise, the FOPUD is not new to the Town of Ramapo as it was expressly made a part of the 2004 Town Comprehensive Plan as a potential planning option. In fact, the availability of a FOPUD planning approach was enacted into Town Law at Section 261-c nearly two decades ago. It is a well- established planning tool used successfully throughout New York State. The FOPUD Local Law under consideration, if adopted, would allow a FOPUD Development only within the Northeast Corridor. Furthermore, the FOPUD Local Law if enacted into law permits only applications to be made for qualified development and any such application will be the subject of Public Hearings and Public Comments as well as full compliance with New York State SEQRA laws, rules and regulations. Finally, about the FOPUD, the FOPUD also allows for market rate housing as well as nearby commercial shopping amenities so that traffic can stay within this specific area and not necessarily burden other roads in the Town.

I now call upon the Town’s Professional Planner Jackie Hakes to provide her remarks to be followed by the Town’s Planning Counsel Ben Gailey.”

Present this evening from MJ Engineering were Sarah Starke Hesse and Jacklyn Hakes.

DENNIS LYNCH, Town Attorney - stated the Public Hearing was properly noticed.

JACKIE HAKES, Town’s Professional Planner, discussed amendments made to the FGEIS: proposed "C" area has been eliminated; caps density in R-15C, MR15 zones, two additional intersections at exits 12 & 13 on the PIP to address traffic impact.

BEN GAILEY, Town’s outside council, discussed the zoning amendments

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

Anna Friedberg- 1 Dogwood Place, Pomona, NY - important to preserve Skyview Acres; requested creation of local laws protecting wetlands and tree cutting; stated Stryker, Laico, and Mowbray-Clarke properties should remain as open space

Jordan Most - 8 Meadowbrook Lane, Monsey, NY - spoke in favor

Malki Levine - 5 Orchard Hill Drive, Monsey, NY - spoke in favor; stated this infrastructure is needed

Nana Koch - 45-47 S. Mountain Road, New City, NY - Comprehensive Plan should be a complete Town wide Comprehensive Plan; specified the Villages are doing their own planning; requested reducing golf course density

Robert Trostle - 45-47 S. Mountain Road, New City, NY - suggested PUD local law should be revised; asked the Board to extend the written comment period to April 1st

Avinvam Maor - 20 Dogwood Place, Pomona, NY - believed Plan is a temporary solution and advise against destroying natural space

Stuart England - 7 Tauber Terrace, Monsey, NY - spoke in- favor

Deborah Munitz - 5 Rosehill Road, Montebello, NY - stated FGEIS is not complete; a lot of topics are being addressed and more time is needed; need for local laws to address wetlands; believes this is “developer driven”

Shosaha Bernstein - 44 Pilgram Lane, Monsey, NY - spoke in-favor; appreciates what Ramapo has to offer

Julie Hirshfeld - 6 S. Mountain Road, New City, NY- does not see Laico property as dedicated land in plan; need to develop cleaner guidelines for Flex-overlay

William Hochhausen - 14 Dogwood Place, Pomona, NY - spoke on spirituality

Alan Friedberg - 1 Dogwood Place, Pomona, NY - requested extending written comment period to April 1st; affordable housing already exists here; questioned the need for two hotels; density is too intense; need to address wetlands concerns

Moshe Rutbard - 5 Sam Law Drive, Monsey, NY - spoke in-favor; stated options are needed

Matthew Shook - Palisades Interstate Parkway Commission - requested collaborative workshop; stated Flex-overlay will affect the scenic gain of PIP (viewshed)

Margaret Francke Olano - 86 Pomona Road, Suffern, NY - “don’t just drop things in this neighborhood”, e.g. the stadium and fireworks; Pomona Road is now a super highway; planning is not being managed properly

Shloime Brisk - 2 Cottage Lane, Pomona, NY - stated 202 is too narrow and the extra traffic will make it more dangerous; imperative to make roads safer

Suzanne Locicero - 16 Dogwood Place, Pomona, NY - stated people should move to where they can afford, not feasible to cater to everyone

Samuel Flegmann - 7 Trailside Place, New City, NY - spoke in-favor; lack of housing is forcing people out

Public Hearing: Northeast Ramapo FGEIS; Comprehensive Plan Amendments; and
Proposed Zoning Amendments

RESOLUTION NO. 2022-164

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, March 15, 2022, to solicit public comments on the ***FGEIS on the NORTHEAST RAMAPO DEVELOPMENT PLAN; COMPREHENSIVE PLAN AMENDMENTS and PROPOSED ZONING AMENDMENTS*** be hereby **Adjourned to March 23, 2022 at 7:00 P.M.**, and
BE IT FURTHER RESOLVED, the written comment period is hereby extended to March 28, 2022, written comments to be submitted to Sharon Osherovitz, Town Clerk, at [<mailto:Osherovitzs@ramapo.org>](mailto:Osherovitzs@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.

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

Adjournment:

Adjournment

RESOLUTION NO. 2022-165

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, March 15, 2022, be hereby **adjourned at 8:23 P.M.**

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