

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
MARCH 27, 2024

The Town Board of the Town of Ramapo convened in on Wednesday, March 27, 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	Absent	
Michael Rossman	Councilman	Present	
David Wanounou	Councilman	Present	
Yehuda Weissmandl	Councilman	Present	
Alyssa Slater	First Assistant Town Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

Moment of Silence:

Supervisor Specht asked for a *MOMENT OF SILENCE* in memory of **JOESPH LIEBERMAN**, Connecticut’s four-term US Senator and 2000 Vice President candidate who passed away today, March 28, 2024, at the age of 82.

Public Participation:

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

Susan Shapiro - 34 Scenic Drive, Suffern, NY - re: agenda item 5d. Harriman Meadows Final Scoping Document: requested that the Board adjourn their decision, stated documents submitted for consideration were not made available, implored the Board to avoid repeating Patrick Farm litigation, need to consider wetlands and pipeline, scoping does not go back to the beginning, as Court ordered, and supports of safe, sustainable development; submitted written comments by Deborah Munitz on behalf of ROSA.

Bruce Levine - 9 Robin Hood Road, Montebello, NY - Harriman Meadows proposed project: stated most projects require SEQRA, Board should consider other alternatives than just “build or no build”, should consider “something in the middle”.

Robert Romanowski - 183 Maple Avenue, Monsey, NY - re: defeated Bond resolutions at the March 13th Town Board meeting: would like Board members to give reason for voting “no”, happy the Bond issues will be discussed at the workshop tonight and spoke in support of the Bond Resolutions as the equipment is needed and should be replaced in order to best serve the residents

Close Open Period for Public Participation

RESOLUTION NO. 2024-153

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, March 27, 2024, be hereby **closed at 7:10 P.M.**

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

Public Hearing:

The Town Board held a Public Hearing this evening, March 27, 2024, at 7:00 P.M. to solicit public comment 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 2024 PROGRAM YEAR.**

TOWN ATTORNEY ALYSSA SLATER announced the Public Hearing requirements have been met as follows:

1. Public Hearing is being held before a quorum of the full legislative body.
2. Town provided a minimum seven (7) day period between publication of Hearing Notice and tonight’s Hearing.
3. Hearing Notice posted on Town Clerk Bulletin Board, Town website, and published in the Journal News.
4. Public Hearing is being held at Town Hall which is accessible to persons with disabilities.

Ms. Slater submitted the following exhibits into the record:

1. Legal Notice
2. Affidavit of Posting Legal Notice: Town Clerk dated March 15, 2024
3. Affidavit of Publication of Legal Notice: Journal News dated March 15, 2024
4. Minutes of the Citizens Advisory Committee (CAC) dated October 10, 2023
5. Minutes of Citizens Advisory Committee (CAC) dated October 12, 2023

CHIEF OF STAFF MONA MONTAL stated the Citizens Advisory Committee met twice to discuss the Town’s community development needs and through discussions and consideration of submitted ideas from the public the Committee focused its attention on Town parks. The Citizens Advisory Committee recommends the Town seek CDBG funding for the proposed **HARRY REISS PARK PROJECT** as this pocket park is in need of updating and innovative, creative revitalization. This park has not been updated in over five (5) years.

No one wished to address the Town Board this evening.

Close Public Hearing: CDBG 2024

RESOLUTION NO. 2024-154

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, March 27, 2024, at 7:00 P.M., at Ramapo Town Hall, in compliance with the requirements of the Housing and Community Development Act of 1974, as amended, to solicit public comment 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 2024 PROGRAM YEAR** be hereby **closed at 7:10 P.M.**

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

General Matters:

Authorization to Apply For & Receive Funding Community Development Block Grants
2024 Program Year

RESOLUTION NO. 2024-155

WHEREAS, the Rockland County Office of Community Development administers the Community Development Block Grant Program (CDBG), and will make funding available to eligible local governments for housing, economic development, public facilities, public infrastructure, and planning activities, for the 2024 program year, and

WHEREAS, the Town of Ramapo Citizen's Advisory Committee for Community Development met on October 10, 2023, and October 12, 2023, and reviewed various projects, and

WHEREAS, a Public Hearing was held on March 27, 2024, 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, as amended, with respect to the Town’s Community Development needs, priorities, and possible submission of one or more CDBG applications for the 2024 program year.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to execute and file an application on behalf of the Town of Ramapo with the *ROCKLAND COUNTY OFFICE OF COMMUNITY DEVELOPMENT FOR CDBG FUNDS* with respect to the following project:

1) HARRY REISS PARK PROJECT LOCATED AT 131 BLAUVELT ROAD.

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

Amendment of Resolution No. 2024-147: Approval of Policy-Making Positions Who Must
File a Financial Disclosure Statement for Tax Year 2023

RESOLUTION NO. 2024-156

WHEREAS, the Town Board by Resolution No. 2024-147 approved and adopted a list of policy-making positions who must file a Financial Disclosure Statement for tax year 2023, 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. 2024-147 BE HEREBY AMENDED to read as follows:

“WHEREAS, the Town Board of the Town of Ramapo adopted an Ethics Local Law, Local Law No. 11 of 1988, as amended by Local Law Nos. 3 of 1991, 5 of 1995, 3 of 1996, 2 of 2012, 3 of 2015, 6 of 2018, and 4 of 2020, which requires the filing of a Financial Disclosure Statement by various Town officials and employees, and

WHEREAS, pursuant to the Local Law, the Town is required to adopt an annual list of those policy-making positions who must file an annual statement of financial disclosure,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the attached list of ***POLICY-MAKING POSITIONS WHO MUST FILE A FINANCIAL DISCLOSURE STATEMENT FOR THE TAX YEAR 2023***, be hereby approved and adopted, and

BE IT FURTHER RESOLVED that the time to file a financial disclosure statement is May 15, 2024.

**POLICY-MAKING POSITIONS
WHO MUST FILE A FINANCIAL DISCLOSURE STATEMENT**

The Town Board of the Town of Ramapo hereby resolves that the policy-making individuals who must file an annual Statement of Financial Disclosure for the Tax Year 2023 are:

All local elected officials of the Town of Ramapo (except Judges or Justices of the Unified Court System).

All local political party officials who earn \$30,000 or more from political party committee funds.

All candidates for local elected offices who file petitions for nomination at the primary election or who receive the nomination of a party other than a primary election.

Local officers and employees who hold policy-making positions as annually determined by the Town Board. These officers and employees include:

1. Persons holding the following job titles:
- a) Assessor

b) Building Inspector II

c) Chief of Police

d) Confidential Assistant to Supervisor

e) Constituent Services Assistants

f) Deputy Director of Public Works

g) Deputy Town Clerk

h) Director of Automated Systems

i) Director of Building & Grounds

j) Director of Finance

k) Director of Parks and Recreation

l) Director of Purchasing

m) Intergovernmental Relations Coordinators

n) Justice Court Clerk

o) Land Acquisition Agent

p) Personnel Administrator

q) Planning Assistant

r) Police Captains

s) Program Coordinator Challenger Center

t) Program Coordinator Cultural Arts Center

u) Program Coordinator Emergency Preparedness

v) Receiver of Taxes

w) Safety Manager

x) Secretary to Planning Board

y) Secretary to Zoning Board

z) Superintendent of Public Works

aa) Town Clerk
2. All members of the legal professional staff of the Town Attorney’s Office.
3.

a) All members of the Planning Board of the Town of Ramapo

b) All members of the Zoning Board of Appeals of the Town of Ramapo

c) All members of the Assessment Board of Review of the Town of Ramapo

4. Notwithstanding the above, this list shall not include any employee of the Town of Ramapo covered under the CSEA and PBA Bargaining Units.

The statements to be filed herein are required to be filed by May 15, 2024.

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

Acceptance of Minutes:

Regular Meeting of March 13, 2024

RESOLUTION NO. 2024-157

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:

MARCH 13, 2024 - REGULAR

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

Town Attorney:

Approval of Agreement: Rockland Conservation and Service Corps Workers - 2024

RESOLUTION NO. 2024-158

WHEREAS, the Town is eligible to be assigned workers from Rockland County Conservation and Service Corps for the summer, and

WHEREAS, Michael Sadowski, Engineer III of the Department of Public Works, has requested the assignment of two (2) workers for his Department, and

WHEREAS, the cost of said Conservation and Service Corps workers will be \$2,500.00 per worker,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to utilize two (2) **ROCKLAND COUNTY CONSERVATION AND SERVICE CORPS WORKERS** for the Department of Public Works at a cost of \$2,500 per worker for a total cost of \$5,000, and

BE IT FURTHER RESOLVED that Supervisor Michael B. Specht is hereby authorized to execute an agreement with the County of Rockland with respect to the use of two Conservation and Service Corps workers in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 5110DB.3452

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

Authorization for Independent Medical Exam: Andrew Rickens

RESOLUTION NO. 2024-159

WHEREAS, Andrew Rickens commenced an action against the Town for personal injuries sustained as a result of a motor vehicle accident involving a Town of Ramapo Police vehicle, and

WHEREAS, the Town Attorney’s Office recommended that, in order to properly defend the case, an Independent Neurological and Orthopedic Medical Examination (“IME”) be performed, and

WHEREAS, the Town Attorney’s Office has retained Exam Works, 70 Charles Lindbergh Boulevard, Suite 205, Uniondale, NY 11553, to conduct the IME at a fee not to exceed \$10,000,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town Attorney’s Office is hereby authorized to pay *EXAM WORKS* for the IME of Andrew Rickens at a fee not to exceed \$10,000.

SOURCE OF FUNDS: 1420A.3450

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

Town Board Approval of Final Scoping Document for Harriman Meadows Proposed Project

RESOLUTION NO. 2024-160

WHEREAS: PF RE Holdings LLC proposes the construction of a residential project consisting of 479 dwellings on 196.4 acres with primary access from US Route 202 and NYS Route 306. The proposal includes a zoning map amendment of 61.3 acres from the R-40 zoning district to the MR-8 zoning district. The Town Board previously approved a draft Scoping Document for preparation of a Supplemental Environmental Impact Statement (SEIS) for the purpose of identifying potentially significant adverse environmental impacts to be studied and addressed in the SEIS. Pursuant to the SEQR Regulations §617.8, the Board invited written comments from involved and interested agencies and from the public, and twice extended the written comment period to facilitate complete agency and public participation. Based on comments received, the Board has received from its consultants and reviewed the Final Scoping Document.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby approves the Final Scoping Document for the Harriman Meadows proposed project, with the addition of the following items:

1. In Description of the Proposed Action (page 1) 4th line: The proposal includes AN AMENDMENT OF THE TOWN COMPREHENSIVE PLAN and a map change ...
2. Under D - Land Use and Zoning (pages 5-6): on page 6, add a new 4. The SEIS will include an evaluation of the development of the property under existing zoning.

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

Purchasing:

Extending Term for Provisions of Services: Elevated Computing - Ramapo Police Department 2024

RESOLUTION NO. 2024-161

CORRECTED RESOLUTION

WHEREAS, the Town Board by Resolution No. 2022-444 accepted the proposal of Elevated Computing, 2537 Route 52, Building 3, Suite 1, Hopewell Junction, New York 12533, to provide the Town of Ramapo with a Network Engineer/Systems Administrator resource for eighty hours of remote support for the Ramapo Police Department each month between the hours of 9 A.M. and 5 P.M., including 32 hours of onsite support at a fee of \$7,040.00 per month for fifteen (15) months, and

WHEREAS, Harry Grossman, Director of Automated Services, has recommended the Town extend the term for the provisions of said services by Elevated Computing for an additional twelve (12) months for a fee of \$7,040.00 per month,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby extends the term of service by *ELEVATED COMPUTING* to provide the Ramapo Police Department with a Network Engineer/Systems Administrator resource for eighty hours of remote support each month between the hours of 9 A.M. and 5 P.M., including 32 hours of onsite support at a fee of \$7,040.00 per month for twelve (12) months of 2024, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Elevated Computing in a form approved by the Town Attorney’s Office; said agreement may be terminated upon thirty (30) days’ prior written notice.

SOURCE OF FUNDS: 3120AB.3452 (Consultant)

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

Acceptance of Agreement: Thyssen Krupp for JTS Elevator Maintenance

RESOLUTION NO. 2024-162

WHEREAS, the Joseph T. St. Lawrence Community, Health and Sports Center contains several elevators, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, is in receipt of a proposed maintenance agreement with ThyssenKrupp Elevator Corporation, 500 Executive Boulevard, Elmsford, New York 10523, at a fee of \$6,423.60 per year,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into a maintenance agreement with *THYSSENKRUPP ELEVATOR CORPORATION* with respect to the elevators at the Joseph T. St. Lawrence Community, Health and Sports Center for a sixty (60) month period at a fee of \$6,423.60 per year, with the Town having the option to renew for two (2) consecutive one year terms and the option to cancel upon thirty (30) days’ written notice, and

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

SOURCE OF FUNDS: 7150A.3400

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

Acceptance of Proposal: EMS Systems Assessment

RESOLUTION NO. 2024-163

WHEREAS, the Town is in receipt of a proposed draft contract dated March 1, 2024 from Washko & Associates, LLC, 16 Pocket Court, Northport, New York 11768, to provide the Town of Ramapo with consulting services related to EMS systems optimization, and

WHEREAS, the Director of Purchasing, 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 proposal of *WASHKO & ASSOCIATES, LLC* to provide the Town with consulting services related to EMS systems optimization, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Washko & Associates, LLC in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: SMEMS1.3452

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

Personnel:

Reclassify Laborer to Motor Equipment Operator I

RESOLUTION NO. 2024-164

WHEREAS, the Town Supervisor, Michael B. Specht, has recommended the re-classification of a Laborer position to the title of Motor Equipment Operator I in the Department of Public Works, and

WHEREAS, the Rockland County Personnel Office has classified the position of Motor Equipment Operator I,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of the position of **MOTOR EQUIPMENT OPERATOR I** in the Department of Public Works.

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

Appoint Motor Equipment Operator I

RESOLUTION NO. 2024-165

WHEREAS, there is a vacancy in the position of Motor Equipment Operator I in the Department of Public Works within the Town of Ramapo, and

WHEREAS, the 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 *NICHOLAS GOLEMIS.*, as probationary *Motor Equipment Operator I* effective April 1, 2024 at an annual salary of \$55,688.

SOURCE OF FUNDS: 8130SS.3100

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

Appoint Maintenance Helper

RESOLUTION NO. 2024-166

WHEREAS, there is a vacancy in the position of Maintenance Helper in the Department of Public Works within the Town of Ramapo, 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 *TJ MANN* to the position of probationary Maintenance Helper, effective April 1, 2024. The annual salary will remain the same.

SOURCE OF FUNDS: 8130SS.3100

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

Appoint Provisional Superintendent of Public Works

RESOLUTION NO. 2024-167

WHEREAS, there is a vacancy in the position of 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 SADOWSKI**, as Superintendent of Public Works, on a provisional basis, effective April 1, 2024. The annual salary will remain the same.

SOURCE OF FUNDS: 8130SS.3100

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

Adjournment:

Adjournment

RESOLUTION NO. 2024-168

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, March 27, 2024, be hereby **adjourned at 7:30 P.M.**

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