

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
APRIL 09, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, April 09, 2025 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

Supervisor Michael B. Specht called the meeting to order and called the roll. The following Board members were present and answered to their names:

Call to Order

Attendee Name	Title	Status	Arrived
Michael B. Specht	Supervisor	Present	
Brendel Charles	Councilwoman	Present	
Michael Rossman	Councilman	Present	
David Wanounou	Councilman	Absent	
Yehuda Weissmandl	Councilman	Absent	
Alyssa Slater	First Assistant Town Attorney	Present	
Maureen Pehush	Deputy Town Clerk	Present	

Public Participation

No one wished to address the Town Board this evening.

Close Open Period for Public Participation

RESOLUTION NO. 2025-178

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, April 9, 2025 be hereby **closed at 7:01 P.M.**

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

Public Hearing:

A Public Hearing continued this evening, April 9, 2025 to solicit public comments on an **INTRODUCTORY LOCAL LAW TITLED “PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS OUTSIDE OF THE NORTHEAST AREA OF THE TOWN”.**

All requirements were met to proceed with the Public Hearing.

- Public Notice dated 3.28.2025
- Affidavit of Posting (Clerk) dated 3.28.2025
- Affidavit of Circulation (Jurnal News) dated 3.28.2025

No one wished to address the Town Board this evening.

Close Public Hearing : PUD Regulations

RESOLUTION NO. 2025-179

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, April 9, 2025 to solicit public comments on an **INTRODUCTORY LOCAL LAW TITLED “PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS OUTSIDE OF THE NORTHEAST AREA OF THE TOWN”**, at which all person were given the opportunity to be heard, be hereby **closed at 7:02 P.M.**

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

Statement

Agenda Items II. B. "SEQR Negative Declaration Local Law - Planned Unit Development District Regulations Outside of the Northeast Area of the Town" , and II.C. " Adoption of Local No. 3 of 2025Planned Unit Development District Regulations Outside of The Northeast Area of The Town" were removed from the agenda to be rescheduled on April 23, 2025.

Acceptance of Minutes:

Regular Meeting of March 26, 2025

RESOLUTION NO. 2025-180

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 26, 2025 - REGULAR

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

Town Attorney:

Appointment of Town Clerk/Registrar of Vital Statistics

RESOLUTION NO. 2025-181

WHEREAS, there is a vacancy in the positions of Town Clerk and Registrar of Vital Statistics due to the retirement of Sharon M. Osherovitz , 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 it hereby appoints **JEFFREY POSNER**, Suffern, NY, to fill the above vacancies effective April 10, 2025, for the duration of the current term expiring December 31, 2025. Annual salary of \$141,000.00
SOURCE OF FUNDS: 1410A.3100

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

Rescission of Resolution No. 2025-96 Appointment of Registrar of Vital Statistics

RESOLUTION NO. 2025-182

WHEREAS, the Town Board by Resolution No. 2025-96 appointed *MONA MONTAL*, of Montebello, New York, to serve as **REGISTRAR OF VITAL STATISTICS** of the Town of Ramapo, and

WHEREAS, the Town Board wishes to rescind said resolution

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby **RESCINDS RESOLUTION NO. 2025-96**

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

Appointment of Marriage Officer

RESOLUTION NO. 2025-183

WHEREAS, Chapter 49 of the Laws of 1988 amended the New York State Domestic Relations Law to permit the government body of a Town, commencing January 1, 1989, to appoint one (1) or more Marriage Officers, who would have the authority to solemnize marriages within the territory of the Town which makes the appointment,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint and designate *JEFFREY POSNER* as a **MARRIAGE OFFICER** of the Town of Ramapo for the remainder of year **2025**.

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

Approval of Agreement: Community Development Block Grant - County of Rockland

RESOLUTION NO. 2025-184

WHEREAS, the Town of Ramapo was awarded a 2024 Community Development Grant in the amount of \$350,000, for the following project:

HARRY REISS PARK PROJECT LOCATED AT 131 BLAUVELT ROAD

,and

WHEREAS, the Town must enter into an agreement with the County of Rockland in order to receive the above funds,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into a **SUBRECIPIENT AGREEMENT WITH THE COUNTY OF ROCKLAND** with respect to receipt of the above **2024 Community Block Grant**, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute the above agreement with the County of Rockland 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
ABSENT:	Wanounou, Weissmandl

Settlement of Tax Certiorari: Colonial Apartments of Spring Valley

RESOLUTION NO. 2025-185

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

COLONIAL APARTMENTS OF SPRING VALLEY

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2024/25	57.63-1-10	\$215,500	\$194,000, and
2024/25	57.63-1-11	\$179,400	\$165,000, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town Attorney is hereby authorized to settle the above 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
ABSENT:	Wanounou, Weissmandl

Settlement of Tax Certiorari: Zumzum LLC

RESOLUTION NO. 2025-186

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

ZUMZUM LLC

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2024/25	54.27-1-16	\$124,160	\$92,250, and

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

BE IT FURTHER RESOLVED that settlement is subject to approval by the Suffern 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:	Michael Rossman, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman
ABSENT:	Wanounou, Weissmandl

Personnel:

Establish Grants Specialist Position

RESOLUTION NO. 2025-187

WHEREAS, the classification of a full-time Grants Specialist position in the Supervisor's Office within the Town of Ramapo has been recommended by Town Supervisor, Michael Specht, and,

WHEREAS, the Rockland County Personnel Office has classified the position of Grants Specialist,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of a full-time position of **GRANTS SPECIALIST** in the Town Supervisor's Office effective April 9, 2025.

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

Reclassify Assistant Maintenance Mechanic to Maintenance Mechanic

RESOLUTION NO. 2025-188

WHEREAS, Supervisor Michael B. Specht has recommended the re-classification of a Assistant Maintenance Mechanic position to the title of Maintenance Mechanic in the Buildings and Grounds Department, and

WHEREAS, the Rockland County Personnel Office has classified the position of Maintenance Mechanic,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of the position of **MAINTENANCE MECHANIC** in the Buildings and Grounds Department.

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

Appoint Maintenance Mechanic

RESOLUTION NO. 2025-189

WHEREAS, there is a vacancy in the position of Maintenance Mechanic in the Buildings and Grounds Department 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 **JOSHUA ADAMS**, as probationary *Maintenance Mechanic* effective April 12, 2025 at an annual salary of \$73,967.

SOURCE OF FUNDS: 1620A.3100

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

Reclassify Assistant Building Maintenance Mechanic to Assistant Maintenance Mechanic

RESOLUTION NO. 2025-190

WHEREAS, Supervisor Michael B. Specht has recommended the re-classification of an Assistant Building Maintenance Mechanic position to the title of Assistant Maintenance Mechanic in the Buildings and Grounds Department, and

WHEREAS, the Rockland County Personnel Office has classified the position of Assistant Maintenance Mechanic,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of the position of ASSISTANT MAINTENANCE MECHANIC in the Buildings and Grounds Department.

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

Appoint Assistant Maintenance Mechanic

RESOLUTION NO. 2025-191

WHEREAS, there is a vacancy in the position of Assistant Maintenance Mechanic in the Buildings and Grounds Department 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 *CARLOS ESTRADA*, as probationary *Assistant Maintenance Mechanic* effective April 12, 2025 at an annual salary of \$103,365.

SOURCE OF FUNDS: 1620A.3100

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

Purchasing:

Authorization to Purchase an Electric All Terrain Litter Vacuum

RESOLUTION NO. 2025-192

WHEREAS, the Town wishes to purchase an electric all-terrain litter vacuum with robotic arm and accessories from Hudson Machinery LLC, 37 West Washington Avenue, Pearl River, NY 10965, in the amount of \$154,483.12, per quote 251- Sourcewell #093021 - EXP, and

WHEREAS, Michelle Antosca, Director of Parks & Recreation and Mona Montal, Director of Purchasing recommend said purchase to promote the Town’s broader clean energy goals, and

WHEREAS, the Town has been awarded an Energy Efficiency and Conservation Block Grant (EECBG) to cover the full cost of said purchase, and

WHEREAS, the EECBG is a reimbursement-based grant and the Town must provide evidence of full funding

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the purchase of an all-terrain litter vacuum with robotic arm and accessories, in the amount of \$154,483.12, and

BE IT FURTHER RESOLVED the Finance Department is hereby authorized to use \$154,483.12 from account 7110a.3260, pending reimbursement, and

BE IT FURTHER RESOLVED Mona Montal is hereby authorized to execute all documents as necessary, to facilitate receipt of grant reimbursement funds.

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

General Matters:

Authorization for Town Clerk to Attend the New York State Town Clerks Association
Annual Conference

RESOLUTION NO. 2025-193

WHEREAS, Jeffrey Posner, Ramapo Town Clerk, has requested authorization to attend the New York State Town Clerks Association Annual Conference to be held in Syracuse, New York, April 27th through April 30th, 2025, and

WHEREAS, arrangements for the Conference call for registration fees, hotel accommodations, meal allowance, mileage and toll reimbursement , which has been budgeted for in 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for **JEFFREY POSNER, TOWN CLERK** to attend the New York State Town Clerks Association Annual Conference to be held in Syracuse, New York, April 27th through April 30th, 2025, at a cost not to exceed \$1,200.00, and

BE IT FURTHER RESOLVED that said expense incurred by the above at this Conference is to be considered a proper Municipal Charge under Town Law, Section 116(12) and General Municipal Law, Section 77B.

SOURCE OF FUNDS: 1410A.3465 (Operating Budget - Schools & Seminars)

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

Acceptance of Resignation: Police Officer

RESOLUTION NO. 2025-194

WHEREAS, Theresa Trinidad has submitted a letter of resignation from her position of Police Officer with the Town of Ramapo Police Department, effective April 9, 2025, and

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

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

Authorization to Purchase Department Issued Firearms

RESOLUTION NO. 2025-195

WHEREAS, a retiring Police Officer has requested to purchase their department issued firearms, a Sig Sauer P-320, 9mm handgun, Serial #58C370182, and s Sig Sauer P-365 handgun, Serial # 66G470780

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

WHEREAS, the 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 Firearms Officer Sgt. Robert Bassett through a licensed firearms dealer

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 a licensed firearms dealer.

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

Authorization to Purchase Surplus Firearm

RESOLUTION NO. 2025-196

WHEREAS, a Ramapo Police Department Officer has requested to purchase a surplus firearm, a Sig Sauer P-226, Serial #47E008280, and

WHEREAS, said sale and transfer will be facilitated by Ramapo Police Department Firearms Officer Sgt. Robert Bassett through licensed firearms dealer RISE at 1 Wayne Avenue, Suffern, NY 10901

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Ramapo Police Department Officer to purchase the surplus firearm, a Sig Sauer P-226, Serial #47E008280, and

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

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

Adjournment:

Adjournment

RESOLUTION NO. 2025-197

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, April 9, 2025, be hereby adjourned at 7:20 P.M.
IN MEMORY OF JOSEPH MCDOLE, the beloved father of Town of Ramapo employee Jo-Ann Henderson.

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