Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10034

ADOPTED

2025-1

Appointment of Deputy Receiver of Taxes: Sharon M. Osherovitz- 2025

RESOLVED by the Town Board of the Town of Ramapo that ***SHARON M. OSHEROVITZ,*** of Montebello, New York be hereby appointed to serve as **DEPUTY RECEIVER OF TAXES** of the Town of Ramapo for the year 2025.

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

Jeffrey A. Posner, Town Clerk

Appointment of Sub-Registrar: Sandy Howells -2025

WHEREAS, Town of Ramapo Registrar of Vital Statistics, Sharon M. Osherovitz, has appointed **SANDRA HOWELLS** to serve as Sub- Registrar of Vital Statistics in the absence of the Registrar and Deputy Registrar for a one year term effective January 1, 2025,

RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies the appointment of **SANDRA HOWELLS** of Suffern, New York, to serve as **SUB-REGISTRAR OF VITAL STATISTICS** of the Town of Ramapo for a period of one (1) year, effective January 1, 2025 and terminating on December 31, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10047

ADOPTED

2025-3

Appointment of Town Attorney:Itamar Yeger, Esq.-2025

RESOLVED by the Town Board of the Town of Ramapo that ***ITAMAR YEGER, ESQ*** of New Hempstead, New York, be hereby appointed to serve as **TOWN ATTORNEY** of the Town of Ramapo and serves at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10049

ADOPTED

2025-4

Appointment of First Assistant Town Attorney: Alyssa Slater, Esq. -2025

RESOLVED by the Town Board of the Town of Ramapo that ***ALYSSA SLATER, ESQ.*** of Cornwall, New York be hereby appointed to serve as **FIRST ASSISTANT TOWN ATTORNEY** of the Town of Ramapo and serves at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10050

ADOPTED

2025-5

Appointment of Assistant Town Attorney: Dennis Lynch, Esq. - 2025

RESOLVED by the Town Board of the Town of Ramapo that the following named person be hereby appointed to serve as **ASSISTANT TOWN ATTORNEY** of the Town of Ramapo and who shall serve at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

DENNIS LYNCH, ESQ.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10051

ADOPTED

2025-6

Appointment of Assistant Town Attorney: Beth Finkelstein, Esq. -2025

RESOLVED by the Town Board of the Town of Ramapo that the following named person be hereby appointed to serve as **ASSISTANT TOWN ATTORNEY** of the Town of Ramapo and who shall serve at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

BETH FINKELSTEIN, ESQ.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10053

ADOPTED

2025-7

Appointment of Assistant Town Attorney: Amy Wagner-Mele, Esq. -2025

RESOLVED by the Town Board of the Town of Ramapo that the following named person be hereby appointed to serve as **ASSISTANT TOWN ATTORNEY** of the Town of Ramapo and who shall serve at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

AMY WAGNER-MELE, ESQ.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10054

ADOPTED

2025-8

Appointment of Assistant Town Attorney: Abigail Shvartsman, Esq. -2025

RESOLVED by the Town Board of the Town of Ramapo that the following named person be hereby appointed to serve as **ASSISTANT TOWN ATTORNEY** of the Town of Ramapo and who shall serve at the pleasure of the Town Board, subject to a thirty (30) day notice of termination.

ABIGAIL SHVARTSMAN, ESQ.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10055

ADOPTED

2025-9

Appointment of Director of Emergency Services -2025

RESOLVED by the Town Board of the Town of Ramapo that ***MICHAEL B. SPECHT***, Supervisor of the Town of Ramapo, be hereby appointed to serve as **DIRECTOR OF EMERGENCY SERVICES** of the Town of Ramapo for the year 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10057

ADOPTED

2025-10

Appointment of Deputy Directors of Emergency Services - 2025

RESOLVED by the Town Board of the Town of Ramapo that approval be hereby granted for ***CHIEF DANIEL HYMAN***; ***IAN SMITH*** Building Inspector; ***MONA MONTAL*** Chief of Staff; ***JOSHUA HANS*** Program Coordinator Emergency Preparedness; ***FREDRIC BRINN*** Superintendent of Highways**;** and ***JOSEPH MARGARETTEN*** Constituent Services Assistant, to be hereby designated as **DEPUTY DIRECTORS OF EMERGENCY SERVICES** of the Town of Ramapo for the year 2025.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-11

MJ Engineering and Land Surveying, PC - Municipal Engineering Services (2025)

WHEREAS, the Town is in receipt of a proposal dated December 27, 2024 from MJ Engineering and Land Surveying, P, 1533 Crescent Road, Clifton Park, New York 12065, to perform municipal engineering, planning and other professional services,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the proposal of ***MJ ENGINEERING AND LAND SURVEYING, PC*** for municipal engineering, planning and other professional services for the **year 2025** is hereby accepted, subject to the terms set forth in the proposal dated December 27, 2024, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with MJ Engineering and Land Surveying, PC in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-12

Greenwald Doherty - Legal Counsel Subscription Renewal - 2025

WHEREAS, the Town previously entered into an agreement with Greenwald Doherty, LLP for the Premium Level Monthly Subscription for legal services related to employment matters, and

WHEREAS, Chief of Staff, Mona Montal, has reviewed the proposal and recommends the Town renew the subscription for the year 2025, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***GREENWALD DOHERTY, LLP*** for the Premium Level Monthly Subscription effective January 1, 2025 for a fee of $7,250 per month, which includes unlimited hours of legal counsel on employment matters, live training, suite of customized legal documents, and employment law updates

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Greenwald Doherty, LLP in a form approved by the Town Attorney's Office.

Source of Funds: 1420A.3452

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-13

J&G Law, LLP - Special Counsel (2025)

WHEREAS, by Resolution 2024-13, the Town retained J&G Law, LLP to serve as outside counsel, and

WHEREAS, the Town Attorney's Office recommends the continued retainment of J&G Law, LLP ,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***J&G LAW, LLP*** to serve as outside counsel at the following rates:

- $245/hour - Review of land use applications and petitions; annexation, incorporation and similar matters; eminent domain; personnel and labor; capital projects; and non-routine real estate matters.
- $265/hour - All litigation and other major dispute resolution.
- $225/hour - All other matters.

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a letter agreement with Jacobowitz and Gubits, LLP in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1420A.3452 (Consultant)

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-14

Harley Valencia McNally - Assessment Services (2025)

WHEREAS, the Town of Ramapo Assessor's Office, has requested that the Town retain additional staff to assist with respect to assessment services, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains Harley Valencia McNally at the following terms:

a) Term: 2025, retroactive to January 1st ;
b) Compensation - no more than $100.00 per hour;
c) Total fee: Not to exceed $25,000 for assessment services;
d) Agreement can be terminated upon thirty days' written notice, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Harley Valencia McNally in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1355A.3452 (Consultant)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10090

ADOPTED

2025-15

Feerick Nugent MacCartney, PLLC – Special Counsel: Police Department Labor Relations - 2025

WHEREAS, the Town is in receipt of a proposal, dated December 30, 2024, from Feerick Nugent MacCartney, PLLC, to serve as special counsel to the Town Attorney's Office, for labor relations matters with respect to the Police Department, and other legal matters as may be requested by the Town Board

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***FEERICK NUGENT MACCARTNEY, PLLC***, to serve as special counsel to the Town Attorney's Office, on an as needed basis, for labor relations matters with respect to the Police Department, and other legal matters as may be requested by the Town Board for the **year 2025**, subject to the terms set forth above for an amount not to exceed $40,000, and

BE IT FURTHER RESOLVED that the Supervisor by hereby authorized to execute an agreement with Feerick Nugent MacCartney, PLLC, in a form approved by the Town Attorney's Office; said agreement can be terminated upon thirty (30) days written notice.

SOURCE OF FUNDS: 3120AB.3452

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10091

ADOPTED

2025-16

Valuation Plus, Inc.: Preparation of Appraisals (2025)

WHEREAS, the Town Attorney's Office requires the retaining of an appraiser for the preparation of preliminary and trial appraisals to assist in the defense of certiorari actions brought against the Town, and

WHEREAS, the Town Attorney's Office has received a proposal dated December 13, 2024 from Valuation Plus, Inc., 875 Mamaroneck Avenue, Suite 302, Mamaroneck, New York 10543, to provide appraisals pursuant to a schedule of fees, a copy of which is on file in the Town Clerk's Office, and

WHEREAS, Scott Shedler, Town Assessor, and the Town Attorney's Office have recommended that said proposal be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***VALUATION PLUS, INC.*** to provide tax appraisals for the **year 2025** subject to the terms set forth above with a maximum total cost not to exceed $50,000, and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a letter agreement with Valuation Plus, Inc., in a form approved by the Town Attorney's Office subject to the terms set forth above and that the agreement can be terminated upon thirty (30) days' written notice.

SOURCE OF FUNDS: 1420A.3452

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-17

Westervelt & Rea, LLP: Special Counsel Environmental Issues (2025)

WHEREAS, the Town Board, by Resolution No. 2024-17, retained Kimberlea Rea, Esq., to serve as special counsel to the Town, with respect to environmental issues including matters relating to the Town Landfill, land purchases and development, on an as-needed basis at a fee of $300.00 per hour,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***KIMBERLEA REA, ESQ.,*** of Westervelt and Rea, LLP, P.O. Box 633, 50 North Ferry Road, Shelter Island, New York 11964, to serve as special environmental counsel to the Town on an as needed basis at the terms set forth above for the **year 2025**,

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a letter agreement with Kimberlea Rea, Esq., in a form approved by the Town Attorney's Office, and that said agreement can be terminated upon thirty (30) days' written notice.

SOURCE OF FUNDS: 1420A.3452

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-18

Whiteman Osterman & Hanna LLP - Special Counsel: Assessment Litigation Matters (2025)

WHEREAS, the Town Board, by Resolution 2024-18, retained Whiteman Osterman & Hanna LLP, 510 Haight Avenue, Suite 202, Poughkeepsie, New York 12603, to serve as special counsel to the Town Attorney's Office with respect to assessment litigation matters, and

WHEREAS, the Town is in receipt of a proposal dated December 12, 2024, from Whiteman Osterman & Hanna LLP to serve as special counsel with respect to assessment litigation and other legal matters at a fee of $215.00 per hour,

NOW, THEREFORE BE IT RESOLVED by the Town Board of the Town of Ramapo, that it hereby retains ***WHITEMAN OSTERMAN & HANNA LLP*** to serve as special counsel to the Town Attorney's Office with respect to assessment litigation and other legal matters at a fee of $215.00 per hour, total fee not to exceed $70,000.00, and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Whiteman Osterman & Hanna LLP, in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1420A.3452

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10082

ADOPTED

2025-19

William White – Assessment Services- (2025)

WHEREAS, the Town of Ramapo Assessor's Office, has requested that the Town retain additional staff to assist with respect to assessment services, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains William White at the following terms:

a) Term: 2025;
b) Compensation - no more than $30.00 per hour;
c) Total fee: Not to exceed $25,000 for assessment services;
d) Agreement can be terminated upon thirty days' written notice, and

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

SOURCE OF FUNDS: 1355A.3452 (Consultant)

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-20

Coordination of Public Affairs-AXLE PR (2025)

WHEREAS, the Town Board, by Resolution No**.** 2024-21 entered into an Agreement with Axle PR, Inc., 55 Old Nyack Turnpike, #610, Nanuet, New York 10954, to help coordinate Town-related public affairs through consultancy, strategy, earned/paid media opportunities, and social media postings, and

WHEREAS, both parties wish to renew the Agreement for the year 2025, and

WHEREAS, the terms for the above media coordination are as follows:

a) Consultancy and strategy on community/media affairs. A representative of AxlePR will attend one meeting and one event/incident per week of up to 1.5 hours each, in addition to short strategy phone calls. This service is up to, but not necessarily and not limited, to 16 hours per month at a fee of $4,800.
b) Earned media opportunities such as getting Town-related photos, videos, and news published periodically in local press/media and coordinating press conferences, at a fee of $3,000 per month.
c) Posting items on selective social media platforms, such as Whats/App/Instagram, at a fee of $2,200 per month.
d) Oversee the writing and production of print ads, digital content, billboards, photos, and videos, which will be billed on a case-by-case basis at an additional fee, which will be paid by a standing monthly purchase order.
e) The total monthly fee not including the services described in section “d” will be $10,000, and
f) Fee not to exceed $60,000 for the 2025 year, and

WHEREAS, the Town and AxlePR, Inc. reserve the right to discontinue the agreement upon one month’s notice on the first day of the month, and

WHEREAS, the term of this agreement will commence January 1, 2025 through December 31, 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***AXLE PR, INC.***, for the above coordination of public affairs, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Axle PR, 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10094

ADOPTED

2025-21

Value & Analysis- Preparation of Appraisals (2025)

WHEREAS, the Town Attorney's Office is in receipt of a proposal dated December 12, 2024, from **Value & Analysis**, P.O. Box 434, North Salem, New York 10560, for the preparation of appraisals; and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***VALUE & ANALYSIS*** to prepare appraisals at the fee listed in the attached proposal; and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Value & Analysis in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1420A.3452

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10081

ADOPTED

2025-22

Gar Associates, Inc. - Assessment Services (2025)

WHEREAS, the Assessor's Office of the Town of Ramapo, is in receipt of a proposal dated December 31, 2024, from Gar Associates, Inc., 5500 Main Street, Suite 347, Williamsville, New York 14221, to provide assessment support services related to building permit processing data collection and valuation consulting, as well as other Assessment projects, at a fee not to exceed $50,000, and

WHEREAS, the Assessor's Office has recommended the acceptance of the above proposal,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***GAR ASSOCIATES, INC***. to perform the above services, at a fee not to exceed $50,000,

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Gar Associates, Inc., in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1355.3452

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-23

F.J. Rella and Company, LLC - SCAR Consultant (2025)

WHEREAS, every year the Town is served with hundreds of Small Claim Assessment Review Actions (SCAR), challenging the Town's assessment roll, and

WHEREAS, the Town Board, by Resolution No. 2024-23, retained F.J. Rella and Company, LLC to assist the Town Attorney's Office in the defense of SCAR Proceedings, and

WHEREAS, the Town Attorney's Office and Assessor's Office, are recommending that the Town retain F.J. Rella and Company, LLC, 15 Chestnut Street, #436, Suffern, New York 10901, to assist the Town Attorney's Office in defense of SCAR proceedings for the year 2025 at a fee of $50.00 per hour, total fee not to exceed $40,000.00,

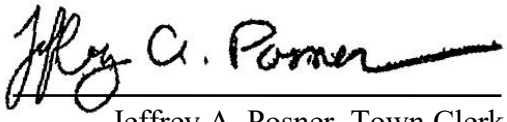
NOW, THEREFORE BE IT RESOLVED by the Town Board of the Town of Ramapo, that it hereby retains ***F.J. RELLA AND COMPANY, LLC*** to assist the Town Attorney's Office in defense of SCAR proceedings challenging the Town Assessment rolls, at a fee of $50.00 per hour, total fee not to exceed $40,000.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with F.J. Rella and Company, LLC, in a form approved by the Town Attorney's Office, and

BE IT FURTHER RESOLVED that the prior agreement is hereby terminated.

SOURCE OF FUNDS: 1420A.3452

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



Jeffrey A. Posner, Town Clerk

ADOPTED

2025-24

Alliance Appraisal Services (2025)

WHEREAS, the Assessor's Office requires the services of a New York State Certified Real Estate Appraiser to assist in the appraisal of properties, and

WHEREAS, the Assessor's Office is in receipt of a proposal from Alliance Appraisal Services, 15 Lansdale Road, New City, New York 10956, to provide the above appraisal services at the terms set forth in the proposal dated December 12, 2024, a copy of which is available at the Town Clerk's Office, and

WHEREAS, the Assessor's Office and the Town Attorney's Office have reviewed the above proposal and recommends its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby retain ***ALLIANCE APPRAISAL SERVICES*** to provide appraisal services of properties at a total fee not to exceed $10,000, and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Alliance Appraisal Services in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1420A.3450

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-25

Michael Murphy - Assessment Services

WHEREAS, the Town of Ramapo Assessor's Office, has requested that the Town retain additional staff to assist with respect to assessment services, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains Michael Murphy as a senior consultant at the following terms:

a) Term: 2025;
b) Compensation - no more than $45.00 per hour;
c) Total fee: Not to exceed $60,000 for assessment services;
d) Agreement can be terminated upon thirty days' written notice, and

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

SOURCE OF FUNDS: 1355A.3452 (Consultant)

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

Jeffrey A. Posner, Town Clerk

Goldman Attorneys, PLLC: Special Counsel to the Board of Assessment Review (2025)

WHEREAS, the Assessor's Office requires the services of a special counsel to provide legal services, and

WHEREAS, the Town is in receipt of a proposal, dated December 16, 2024, from Paul Goldman, Esq., of Goldman Attorneys, PLLC, 255 Washington Avenue Extension, Suite 108, Albany, New York 12205, to serve as special counsel at a fee of $270.00 per hour for Paul Goldman, Esq., $210 per hour for an associate attorney, and $165 per hour for a paralegal, and

WHEREAS, the Assessor and Town Attorney's Office have reviewed the proposal and recommend its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***GOLDMAN ATTORNEYS, PLLC***, to serve as special counsel to the Board of Assessment Review and assist the Assessor in any subsequent tax assessment review matters relating to said grievances, as well as other matters, as needed, at the rates specified above, with the total cost not to exceed $20,000 for the **year 2025**, and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a Letter Agreement with Goldman Attorneys, PLLC 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 days' written notice.

SOURCE OF FUNDS: 1358A.3452

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

_____

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10098

ADOPTED

2025-27

Lawrence Brown & Co. - Tax Certiorari Audits (2025)

WHEREAS, the Assessor's Office of the Town of Ramapo, is in receipt of a proposal dated December 11, 2024 from Lawrence Brown & Co. to perform audits of financial statements submitted in connection with certiorari proceedings at a fee of $130.00 per hour, and

WHEREAS, the Assessor's Office has recommended the acceptance of the above proposal,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***LAWRENCE BROWN & CO.,*** 180 Phillips Hill Road, Unit 3A, New City, New York 10956, to provide audits with respect to tax certiorari proceedings at an hourly rate of One Hundred Thirty ($130.00) per hour for the **year 2025**, total fee not to exceed Thirty Thousand ($30,000.00) Dollars, and

BE IT FURTHER RESOLVED that no work shall be performed without the Supervisor's prior authorization; and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a letter agreement with Lawrence Brown & Co., in a form approved by the Town Attorney's Office subject to the terms set forth above and that the agreement can be terminated upon thirty days' written notice.

SOURCE OF FUNDS: 1420A.3452

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-28

Capital Markets Advisors, LLC- Financial Advisory Services - (2025)

WHEREAS, the Town is in receipt of a proposal from Capital Markets Advisors, LLC, 11 Grace Avenue, Suite 308, Great Neck, New York 11021, to provide financial advisory services with respect to bond, note, and lease financing by the Town, a copy of which is on file in the Town Clerk's Office, and

WHEREAS, John Lynch, Director of Finance, has reviewed the 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 ***CAPITAL MARKETS ADVISORS, LLC***, to provide financial advisory services to the Town for **year 2025,** at the terms set forth in the above proposal**,** and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Capital Markets Advisors, LLC in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1310A.3452

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-29

Rockland & Orange Reporting: Stenography Services (2025)

WHEREAS, the Town of Ramapo is in need of a stenographer for the transcribing of the Zoning Board of Appeals and Planning Board meetings,

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 2025** to perform stenography services for Zoning Board of Appeals and Planning meetings at a fee of $475.00 per meeting, 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 $5.75 per page for an original and, if said transcript was requested by a private party, the cost to the Town will be $3.00 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10087

ADOPTED

2025-30

Empire Strategic Planning - Lobbying Assistance- 2025

WHEREAS, the Town, by Resolution No. 2024-87 entered into an agreement with Empire Strategic Planning, 111 Washington Avenue Ste. 103, Albany, New York 12210, to provide governmental/lobbying assistance and represent the Town before the executive, legislative and administrative branches of government in New York State, for year 2024, and

WHEREAS, the Town continues its need for governmental/lobbying assistance and representation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***EMPIRE STRATEGIC PLANNING*** to provide governmental/lobbying assistance and representation for the Town for the **year 2025** at the following terms:

1) Term: January 1, 2025 - December 31, 2025
2) Fee: $72,000 payable at the rate of $6,000 per month
3) Reimbursement for reasonable and actual expenses incurred, disbursements and other related fees

, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Empire Strategic Planning, in a form approved by the Town Attorney's office.

SOURCE OF FUNDS: 1420A.3452

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10058

ADOPTED

2025-31

Appointment of Zoning Board of Appeals Chairperson -2025

RESOLVED by the Town Board of the Town of Ramapo that ***CHARLENE WEAVER*** of Spring Valley, New York be hereby appointed to serve as **CHAIRPERSON** of the Town of Ramapo **ZONING BOARD OF APPEALS** for the year 2025, said term to expire December 31, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10059

ADOPTED

2025-32

Appointment of Commission on Ethics Co-Chairpersons - 2025

RESOLVED by the Town Board of the Town of Ramapo that ***RICHARD WEINBERGER, ESQ.*** and ***CHRISTIAN G. SAMPSON***, be hereby appointed to serve as **CO-CHAIRPERSONS** of the Town of Ramapo **COMMISSION ON ETHICS** for the year 2025, said term expiring December 31, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10061

ADOPTED

2025-33

Adoption of Salary Schedule - 2025

WHEREAS, it is required that the Ramapo Town Board adopt the Salary Schedule for all Town Personnel for the year 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the **2025 SALARY SCHEDULE** for the Town of Ramapo CSEA Employees, Town of Ramapo Non-Union Employees, Town of Ramapo Highway CSEA Employees, Town of Ramapo PBA, Ramapo Police Superior Officers Association, Code Enforcement Officers and Boards and Commissions, a copy of which is on file at the Town Clerk's office, be hereby approved and adopted for the year **2025**. Salaries are to be paid on a bi-weekly basis.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10062

ADOPTED

2025-34

Re-Adoption of Various Town Policies -2025

WHEREAS, the Town Board annually reviews various Town policies and procedures, to guide the operations of the Town, and

WHEREAS, Mona Montal, Director of Purchasing, has reviewed the current *Procurement and Disposition Policies and Procedures Manual* on file in the Office of the Town Clerk and recommends its re-adoption without changes, and

WHEREAS, John Lynch, Director of Finance, has reviewed the current *Comprehensive Financial Policy & Procedures Manual,* on file in the Office of the Town Clerk and recommends its re-adoption without changes.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby re-adopts the following Town Policies without changes:

- ***TOWN OF RAMAPO PROCUREMENT AND DISPOSITION POLICIES AND PROCEDURES MANUAL*- 2025**
- ***TOWN OF RAMAPO COMPREHENSIVE FINANCIAL POLICY AND PROCEDURES MANUAL* - 2025**

copies of which are on file in the Office of the Town Clerk.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-35

Authorization to Execute Employment Agreements: Various Non-Union Employees

WHEREAS, the Town Board of the Town of Ramapo wishes to enter into agreements with various classifications of Non-Union employees, and

WHEREAS, said agreements will be negotiated with the Supervisor, and will be substantially similar to and consistent with existing agreements, including the CSEA, PBA Contracts/Agreements, as well as, the command staff agreements, and

WHEREAS, many municipalities have agreements with this type of classification of employees, and

WHEREAS, the Town Board places value on professionalism, and wants to recognize longevity and continuity of said classification of employees as permitted by law,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo, that the Supervisor is hereby authorized and may negotiate and execute said agreements with the following:

Assessor
Building Inspector
Chief of Police
Constituent Services Assistants
Confidential Assistant
Deputy Town Clerk/Deputy Registrar
Director of Automated Services
Director of Parks & Recreation
Director of Purchasing/Chief of Staff
Engineer III
First Assistant Town Attorney
Intergovernmental Relations Coordinator
Justice Court Clerk
Personnel Administrator
Planning Assistant
Police Captains
Program Coordinators
Receiver of Taxes
Safety Manager
Secretary to Planning Board
Secretary to Zoning Board of Appeals
Town Attorney
Town Clerk/Registrar

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10063

ADOPTED

2025-36

Setting Mileage Rates, Meal Rates, Attending Schools, Seminars & Other Related Business -2025

RESOLVED by the Town Board of the Town of Ramapo that employees and officials of the Town of Ramapo, when authorized or directed to travel in connection with their work, be hereby compensated as follows for the year 2025:

For travel using their personal vehicle, the Internal Revenue (IRS) Standard Mileage Rate in effect at the time of such travel, plus tolls and parking fees,
For meals, reimbursement shall be the IRS per diem meal rates in effect for the area in which traveled, except when in attendance at the **Annual Association of Towns Meeting**, where reimbursement shall be as follows:

- **Maximum amount of reimbursement shall be U.S. General Services Administration 2025 Per Diem Rate for New York with submission of receipts,**
- **Without receipts, the maximum reimbursement shall be $60.00,** and

BE IT FURTHER RESOLVED that the Town Board be hereby authorized to approve, at their discretion, all expenses and any other requests by employees and officials of the Town of Ramapo to attend schools, educational seminars and other Town of Ramapo related business.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10065

ADOPTED

2025-37

Setting of Town Board Meeting Schedule -2025

RESOLVED by the Town Board of the Town of Ramapo that the ***REGULAR SCHEDULED MEETINGS*** of the Ramapo Town Board for the year **2025** be hereby designated as the **2nd and 4th Wednesdays of the month at 7:00 P.M.**, to be held at Ramapo Town Hall, 237 Route 59, Suffern, New York, and

BE IT FURTHER RESOLVED that Town Board Meetings for Police Matters and General Town Matters, may be scheduled as needed, the **Thursday preceding the second regular scheduled meeting of the month at 9:00 A.M.,** and duly noticed, and

BE IT FURTHER RESOLVED that ***WORKSHOPS*** may be scheduled, as needed, and duly noticed.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10068

ADOPTED

2025-38

Designation of Official Depositories -2025

RESOLVED by the Town Board of the Town of Ramapo that the following banks be hereby designated **OFFICIAL DEPOSITORIES** for all Town of Ramapo funds for the year 2025, and that the Supervisor be hereby authorized to open and close such accounts as may be necessary and to deposit unused funds on Certificates of Deposit in the official depositories as provided for by law:

KEY BANK
TD BANK
WEBSTER BANK
CAPITAL ONE BANK
CITIBANK
JP MORGAN/ CHASE
M & T BANK
WELLS FARGO BANK

and any qualified branch that meets the requirements of the law.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10066

ADOPTED

2025-39

Designation of Additional Signatory -2025

RESOLVED by the Town Board of the Town of Ramapo that the Town Clerk, ***SHARON M. OSHEROVITZ*** be hereby designated ***Official Signatory*** for all Town of Ramapo funds for the year 2025, and that Sharon M. Osherovitz be hereby authorized to open and close such accounts as may be necessary and to deposit unused funds on Certificates of Deposit in the official depositories as provided for by law:

KEY BANK
TD BANK
WEBSTER BANK
CAPITAL ONE BANK
CITIBANK
JP MORGAN/ CHASE
M & T BANK
WELLS FARGO BANK

and any qualified branch that meets the requirements of the law.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10067

ADOPTED

2025-40

Designation of Official Newspaper -2025

RESOLVED by the Town Board of the Town of Ramapo that ***THE JOURNAL NEWS,*** having a business address of 1 Crosfield Avenue, West Nyack, New York, 10994, be hereby designated as the **OFFICIAL NEWSPAPER** of the Town of Ramapo for the year 2025, as long as the paper continues publishing in print.

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
NAYS:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10069

ADOPTED

2025-41

Designation of Town Board Members as Police Commissioners -2025

WHEREAS, the Town Board currently exercises all Police matters conferred upon the Town Board pursuant to the Rockland County Police Act, and

WHEREAS, the Town Board wishes to recognize their powers regarding Police matters

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following Town Board members be hereby designated **TOWN OF RAMAPO POLICE COMMISSIONERS** for the year 2025, with ***SUPERVISOR MICHAEL B. SPECHT*** being referred to as ***CHAIRMAN***, when acting with respect to Police matters:

SUPERVISOR MICHAEL B. SPECHT
COUNCILWOMAN BRENDEL CHARLES
COUNCILMAN MICHAEL ROSSMAN
COUNCILMAN DAVID WANOUNOU
COUNCILMAN YEHUDA WEISSMANDL

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:00 PM
DOC ID: 10036

ADOPTED

2025-42

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Re-Organizational Meeting of the Ramapo Town Board held this evening, January 8, 2025, be hereby **adjourned at 7:21 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10038

ADOPTED

2025-43

Close Open Period For Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, January 8, 2025 be hereby **closed at 7:25 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10040

ADOPTED

2025-44

Special Meeting of December 23, 2024

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:

DECEMBER 23, 2024- SPECIAL

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10048

ADOPTED

2025-45

Settlement of Tax Certiorari: Two O Five MNS Corp

WHEREAS, the Town Attorney's Office and the Office of the Assessor have recommended that the following certiorari matter be settled:

TWO O FIVE MNS CORP

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	57.23-1-1	$909,000.00	$849,915.00, and

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

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10046

ADOPTED

2025-46

Settlement of Tax Certiorari: New York Funeral Chapels, Inc.

WHEREAS, the Town Attorney's Office and the Office of the Assessor have recommended that the following certiorari matter be settled:

NEW YORK FUNERAL CHAPELS, INC.

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2023/24	50.14-2-17	$37,400.00	$33,660.00,
2024/25	50.14-2-17	$37,400.00	$33,660.00,
2023/24	50.14-2-18	$80,000.00	$68,000.00,
2024/25	50.14-2-18	$80,000.00	$68,000.00, and

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

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-47

Settlement of Tax Certiorari: KeyBank National Association

WHEREAS, the Town Attorney's Office and the Office of the Assessor have recommended that the following certiorari matter be settled:

KEYBANK NATIONAL ASSOCIATION

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2023/24	55.10-2-2	$146,000.00	$120,000.00,
2024/25	55.10-2-2	$146,000.00	$104,760.00, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town Attorney be 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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10045

ADOPTED

2025-48

Approval of Agreements: Provision of Emergency and Related Ambulance Services

WHEREAS, the Town Board, by Resolution No. 2023-515, approved agreements for the provision of emergency and related ambulance services with the following organizations:

- Hatzolah
- Spring Hill Ambulance
- Faist Ambulance
- New Square Ambulance

WHEREAS, pursuant to said agreements, the yearly fees paid to the above organizations for the services 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, which were approved by the 2025 Town Budget:

- Hatzolah $3,200,000.00
- Spring Hill Ambulance $3,000,000.00
- Faist Ambulance $1,500,000.00
- New Square Ambulance $960,000.00

, and

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.

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

Jeffrey A. Posner, Town Clerk

Approval of Agreement: Not for Profit Agencies (2024)

WHEREAS, the New York State Comptroller's Office has advised the Town of Ramapo that no funds should be provided to outside agencies by the Town without execution of a formal contract, and

WHEREAS, the 2025 Town Budget provides for allocation of funds to various outside agencies, and

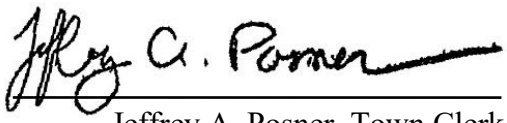
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into contracts with the following agencies for the following amounts for the **year 2025**:

ORGANIZATION	**AMOUNT**	**TYPE OF SERVICE**
Big Brothers-Big Sisters of Rockland County, Inc	$3,000	Youth Services
Bikur Cholim, Inc.	$20,000	Health Services
Bikur Cholim, Inc.	$10,000	Children at Risk
C.A.N.D.L.E.	$1,000	Community Services
Camp Venture, Inc.	$8,000	Services for the Handicapped
Chaverim	$20,000	Community Services
Catholic Charities of Rockland County Inc.	$3,000	Community Services
Community Improvement Council, Inc.	$35,000	Youth Services
Community Outreach Center	$35,000	Community Services
Community Outreach Center	$20,000	Senior Project
Falling Angels	$600	Community Services
First Timothy Christian Church	$10,000	Community Services
Haitian American Cultural and Social Organization (HACSO)	$4,000	Community Services
Head Start of Rockland	$6,000	Youth Services
Helping Hands	$6,000	Community Services
Historical Society of Rockland County	$600	Community Services
Jamaican Civic and Cultural Association of Rockland, Inc.	$1,800	Youth Services
Keep Rockland Beautiful	$3,500	Great American Clean Up
Konbit Neg Lakay	$14,000	Community Services

Kupath Ezrah	$15,000	Community Services
Ladies' Ancient Order of Hibernians	$5,000	Community Services
Legal Aid Society	$3,000	Community Services
Lighthouse	$3,000	Community Services
M.A.D.E. Transitional Services	$12,000	Community Services
Martin Luther King Multi-Purpose Center, Inc.	$15,000	Community Services
Men's Ancient Order of Hibernians	$5,000	Community Services
Miscellaneous	$58,000	
NAACP - Spring Valley	$2,500	Community Services
New Square Emergency Services	$20,000	Community Services
Ramapo Police Athletic League	$10,000	Youth Services
Ray of Hope	$10,000	Community Services
Refuah Helpline	$25,000	Community Services
Rockland County Senior LLC (formerly known as Rockland Community College Senior Citizens Club)	$1,500	Senior Citizens
Rockland Holocaust Museum and Study Center	$5,000	Community Services
Rockland Opportunity Development Association - Kaser (Youth)	$50,000	Youth Services
Rockland Opportunity Development Association - Kaser (Seniors)	$55,000	Senior Services
Rockland 21C	$3,600	Family Services
Sloatsburg Soup Kitchen	$2,000	Community Services
Sparks	$3,000	Community Services
Suffern American Legion Post 859	$1000	Community Services
Temicha Support Line, Inc.	$3,000	Community Services
Tomche Shabbos	$10,000	Community Services
Touching Bases	$3,000	Community Services
Village of Kaser Emergency Services	$15,000	Community Services
West Street Day Care, Inc.	$9,000	Daycare Services
Yedei Chesed	$4,000	Services for the Handicapped

SOURCE OF FUNDS: 6310A (Community Action)

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



Jeffrey A. Posner, Town Clerk

ADOPTED

2025-50

Approval of Street Name- Zichron Menachem Campus

WHEREAS, the Town Planning Board approved a site plan entitled Zichron Menachem Religious Campus, and

WHEREAS, the Town is in receipt of a letter from Zarin & Steinmetz, requesting the Town approve the name *"Frankfurter Road"* for the street proposed in the above campus;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby approves the name ***"Frankfurter Road"*** for the street proposed in the Zichron Menachem Religious Campus located at 281Route 306.

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

Jeffrey A. Posner, Town Clerk

Approval of Agreement: Police Firing Range (2025)

WHEREAS, the Town had previously entered into agreements with various municipalities for use of the Police Firing Range at the former Town landfill, and

WHEREAS, all of the agreements will expire on December 31, 2024,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into agreements for use of the ***POLICE FIRING RANGE*** for the **year 2025** with the following agencies:

1. ***County of Rockland Sheriff's Department***
2. ***Town of Haverstraw***
3. ***Town of Orangetown***
4. ***Village of Piermont***
5. ***Village of Spring Valley***
6. ***Town of Stony Point***
7. ***Village of Suffern***
8. ***United States Marshals Service***
9. ***Borough of Paramus***
10. ***Borough of Ramsey***
11. ***New York State Police***
12. ***Borough of Allendale, and***
13. ***Borough of Tenafly***

BE IT FURTHER RESOLVED that said agreements are subject to the following terms:

1. Compliance with Police Department General Order Number 105
2. Name the Town as an additional insured
3. Hold the Town harmless with respect to the use of the Police Firing Range, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute agreements with the above municipalities 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10075

ADOPTED

2025-52

Intermunicipal Agreement - Village of New Hempstead - Wireless Communications Tower (2025)

WHEREAS, the Town Board, by Resolution No. 2024-48, approved an agreement with the Village of New Hempstead by which the Town divides equally with the Village all revenue received from the County of Rockland with respect to the wireless communication tower installed in the Fred Loescher Veterans Cemetery in the Village of New Hempstead, and

WHEREAS, said agreement expires on December 31, 2024,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an *Intermunicipal Agreement* with the ***VILLAGE OF NEW HEMPSTEAD*** for the year **2025**, by which the Town will pay the Village one-half (1/2) of any revenue received from the County of Rockland with respect to the wireless communication tower in the Veterans Cemetery in the Village of New Hempstead, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the Village of New Hempstead in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: A.0631 - Due to Other Governments

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-53

License Agreement with Rockland Paramedic Services, Inc. for 2025

WHEREAS, the Town Board, by Resolution No. 2024-50, granted a license agreement for 2024 to Rockland Paramedic Services, Inc., 540 Chestnut Ridge Road, Chestnut Ridge, New York 10977 to utilize a portion of Town owned property at 3 DeBaun Avenue South, Suffern, New York for storage of a Paramedic vehicle and for office space, and

WHEREAS, Rockland Paramedic Services, Inc. and the Town are desirous of entering into an agreement for 2025 at the following terms:

Premises: Garage, one office and bathroom

Term: Month to Month - 30 days' notice

Fee: $900.00 per month - (plus $200 based on square footage as share of the utilities, and proportionate share of special district taxes),

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to grant a license agreement to ***ROCKLAND PARAMEDIC SERVICES, INC.,*** for use of a portion of the premises at 3 DeBaun Avenue South, Suffern, New York, for **year 2025**, subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Rockland Paramedic Services, 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10073

ADOPTED

2025-54

Authorization to Enter into Agreement with Veolia

WHEREAS, the Town is the owner of real properties located at 59 Campbell Avenue, Airmont, New York (Parcel ID: 55.14-2-1) and 28 Lancaster Lane, Monsey, New York (Parcel ID: 62.15-1-18) (the "Properties"), and

WHEREAS, Veolia Water New York, Inc. desires to obtain temporary access to a portion of the Properties for the purposes of drilling exploratory test wells in order to determine the suitability of the Properties' use to Veolia and potential purchase of the Properties, and

WHEREAS, Veolia requested, and the Town is amenable to Veolia's request for access and use of a portion of its Property to conduct the aforementioned activities,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that in consideration of the mutual covenants and agreements contained in the annexed agreement, the Supervisor is hereby authorized to enter into agreements substantially similar to the annexed proposed agreements.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10085

ADOPTED

2025-55

Authorization to Enter into Lease Agreement - 5 S. Debaun

WHEREAS, Mona Montal, Director of Purchasing of the Town of Ramapo, is in the receipt of a proposed lease from Yitzchok Frankel to enter into a lease agreement for the use and occupancy of the property located at 5 South DeBaun Avenue, Airmont, New York at the following terms:

- Term: January 1, 2025 (retroactive) to December 31, 2034,
- Lease rate: $8,000.00 per month for the term of the lease with $5,500 deferred, and

WHEREAS, Mona Montal recommends that the above proposed lease be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above proposed lease from ***YITZCHOK FRANKEL*** for the use and occupancy of the property located at 5 South DeBaun Avenue, Airmont, New York, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a lease agreement with Yitzchok Frankel in a form approved by the Town Attorney's Office

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

Jeffrey A. Posner, Town Clerk

Intermunicipal Agreement - Village of Wesley Hills - Snow Plowing (2025)

WHEREAS, the Town Board, by Resolution No. 2024-523, approved an Intermunicipal Agreement with the Village of Wesley Hills for the year 2024, by which the Town provided snow plowing for certain sidewalks within the Village, and

WHEREAS, the Village of Wesley Hills wishes for the Town to continue to provide said snow plowing services for 2025 for the following sidewalks:

1) Route 306: Grandview Avenue to Lime Kiln Road; and
2) Forshay Road: Grandview Avenue to Willow Tree Road; and
3) North side of East Willow Tree Road.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town will provide snow plowing services for the above-listed sidewalks for the year 2025 for the ***VILLAGE OF WESLEY HILLS*** at a fee of $1,820.00 each time the sidewalks are required to be plowed, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an Intermunicipal Agreement with the Village of Wesley Hills 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10100

ADOPTED

2025-57

Interagency Agreement for Animal Shelter Services

WHEREAS, the Town is required to provide pound and shelter services for dogs of the Town pursuant to the Agricultural and Markets Law of the State of New York, and

WHEREAS, the Town wishes to enter into an interagency agreement with Rockland Green and the Towns of Clarkstown, Haverstraw, Ramapo, and Stony Point for Animal Shelter services,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an Intermunicipal Agreement with the ***ROCKLAND GREEN and THE TOWNS OF CLARKSTOWN, HAVERSTRAW, RAMAPO, and STONY POINT*** for the provision of pound and shelter services, and

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

SOURCE OF FUNDS: 1410A.3486

RESULT:	**ADOPTED [4 TO 0]**
MOVER:	Michael Rossman, Councilman
SECONDER:	David Wanounou, Councilman
AYES:	Brendel Charles, Michael Rossman, David Wanounou, Yehuda Weissmandl
RECUSED:	Michael B. Specht

Jeffrey A. Posner, Town Clerk

Fueling Agreements (2025)

WHEREAS, the Town of Ramapo and the following not-for-profit organizations and municipal corporations within the Town of Ramapo have, on an annual basis, entered into agreements permitting such not-for-profit organizations to utilize the fueling facilities of the Town of Ramapo:

- Bikur Cholim, Inc.
- East Ramapo School District
- Hamaspik of Rockland County
- Monsey Fire District
- Ramapo Housing Authority
- Rockland Paramedic Services, Inc.
- Tallman Fire District
- Village of Chestnut Ridge
- Village of Kaser
- Village of Montebello
- Yedei Chesed
- Chaverim of Rockland; and
- Good Samaritan Hospital, and

WHEREAS, the not-for-profit organizations have requested a continuance of the fueling arrangement for 2025, and

WHEREAS, the Town of Ramapo is agreeable to providing such facility to the not-for-profit organizations subject to an additional twenty (20%) percent administrative fee above the cost of the fuel,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into agreements for the utilization of the Town of Ramapo's ***FUELING FACILITIES*** for the **year 2025** with the above organizations at the terms set forth above, and

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.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10108

ADOPTED

2025-59

Retain Appraiser for Tax Certiorari Proceeding

WHEREAS, Ramapo Realty Group LLC, has commenced tax certiorari proceedings against the Town of Ramapo in the Supreme Court, State of New York, County of Rockland, under Index Nos.033307/2023 and 034217/2024, and

WHEREAS, it appears from the recommendation of the Town Assessor's Office and the Town Attorney's Office, that a full trial-ready appraisal of the above matter is required, and

WHEREAS, the fee proposal from James K. Tellatin, MAI, Integra Realty Resources, Healthcare & Senior Housing, is reasonable and reflects the appropriate standard of expertise required for the assignment,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the fee proposal submitted by James K. Tellatin, MAI, Integra Realty Resources, is accepted and ***JAMES K. TELLATIN, INTEGRA REALTY RESOURCES***, is hereby retained to provide the necessary appraisal opinions, any required additional work and, if necessary, trial testimony, as presented in the proposal described above.

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

Jeffrey A. Posner, Town Clerk

Sewer Maintenance Services: Village of Pomona (2025)

WHEREAS, the Village of Pomona has requested that the Town of Ramapo Sewer Department perform the following services in the year 2025 with respect to certain of the Village's sewer lines located in the Town of Ramapo:

a. Clearance of sewer blockages on as-needed basis;

b. Flushing of problem areas on an-needed basis; and

WHEREAS, the provision of said services is conditioned as follows:

a. The clearance of sewer blockages is limited to the Village sewer mains and any lateral located in a Village right-of-way;

b. The Town is not responsible for any capital improvements to the Village's sewer mains, and

c. This Agreement extends only to the Village's sewer lines located in the Town of Ramapo and does not cover any Village sewer lines or portions of sewer lines located in the Town of Haverstraw, and

WHEREAS, the Town is willing to provide the above maintenance services at a cost of $79.1654
per sewer unit, said charge to be placed on the 2025 tax bills for all Village properties located in the Town of Ramapo,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an agreement with the ***VILLAGE OF POMONA*** to maintain certain of the Village's sewer lines located in the Town of Ramapo for the **year 2025** subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the Village of Pomona 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10106

ADOPTED

2025-61

Acceptance of Agreement: Housing Action Council

WHEREAS, the Town is in receipt of a proposal from Housing Action Council, 55 South Broadway, Tarrytown, New York 10591, to provide assistance in making two Town-owned sites available for the development of affordable housing, and assistance in reviewing and updating the Town's Comprehensive Plan, and related assistance to the Town as requested, and

WHEREAS, Housing Action Council has extensive experience in working with municipalities, developers, affordable housing committees, and not-for-profit organizations to effectuate the development of affordable housing on municipal and privately-owned sites, and

WHEREAS, the Town Attorney's Office has recommended retaining Housing Action Council to provide professional services on an hourly basis at the following rates:

- **Executive Director: $158.00 per hour**
- **Program Associate: $105.00 per hour**
- **Staff Consultants (Land Use Law Center): $130.00 per hour,** and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***HOUSING ACTION COUNCIL*** to provide the above services for the year 2025, at an amount **not to exceed $100,000,** and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Housing Action Council 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10107

ADOPTED

2025-62

Acceptance of Proposal: Edgware Studios - Media and Marketing Consulting

WHEREAS, the Town is in receipt of a proposal dated December 2024, from Edgware Studios, Inc., to assist the Town with creative direction for media and marketing services, production and oversight, and

WHEREAS, Mona Montal, Director of Purchasing, 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 ***EDGWARE STUDIOS, INC.*** for creative direction with media and marketing services, production and oversight for the term January 1, 2025 to December 31, 2025, fees to be paid based on Edgware's 2025 rate schedule, in an amount not to exceed $60,000 for said 1-year term agreement, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Edgware Studios, Inc. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS:

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10109

ADOPTED

2025-63

Extension of Agreement for Ambulance Billing Services: Upstate Billing, Inc.

WHEREAS, the Town Board, by Resolution No. 2023-506, approved an agreement with Upstate Billing, Inc., 48 Bakertown Road, Suite 407, Monroe, New York 10950, for ambulance billing services for the Town of Ramapo's Volunteer Ambulance Corps, and

WHEREAS, Mona Montal, Director of Purchasing, has recommended that the above agreement be extended for the year 2025 at the same terms,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to extend the agreement for ambulance billing services with ***UPSTATE BILLING, INC.*** for the year 2025, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Upstate Billing, 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town of Ramapo Town Board Resolution Authorizing Town Supervisor to Execute the Millers Pond Planned Unit Development ("MP-PUD") Tree Cutting Restoration Performance Agreement

WHEREAS, on or about January 13, 2023, pursuant to Town of Ramapo Zoning Law ("Zoning Law") § 376-24, the Town of Ramapo Town Board ("Town Board") received a petition from Mount Ivy LLC and Lindifrim (Pomona) LP ("Applicant" or "Mount Ivy") for the rezoning of specified parcels of land for a proposed mixed-use multi-family development, titled Millers Pond Planned Unit Development ("MP-PUD"), composed of 637 residential units (of mixed types) and approximately 103,000 square feet, later reduced to 67,000 square feet, of non-residential, mixed-use commercial space (the "Project"); and

WHEREAS, the Project Site consists of 143.6 acres located within the Town of Ramapo which encompasses tax parcels 33.13-2-6, 33.09-2-31 and 33.09-2-37 (the "Project Site"), which Project Site is the former Minisceongo Golf Course property; and

WHEREAS, development of the Project Site has been identified in the Northeast Ramapo Development Plan Final Generic Environmental Impact Statement ("NRDP GEIS") as Opportunity Area D and deemed suitable for the proposed MP-PUD, which is designed to further the development goals of the NRDP; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act ("SEQRA"), on February 2, 2023, the Town Board identified its intent to become SEQRA Lead Agency and subsequently coordinated the selection of Lead Agency with all potentially involved agencies. No involved agency objected to the Town Board's designation as Lead Agency and on June 14, 2023, the Town Board declared itself the Lead Agency for the Project's environmental review; and

WHEREAS, on or about August 23, 2023, the Town Board as the SEQRA Lead Agency after a thorough and careful review of the Project and the requested preliminary planned unit development approval, adopted an Amended and Supplemental SEQRA Findings Statement for the NRDP GEIS ("Amended and Supplemental SEQRA Findings"), which Amended and Supplemental SEQRA Findings included consideration of analyses and information contained in the NRDP GEIS and the additional site specific impacts related to the MP-PUD rezoning, MP-PUD local law, Preliminary MP-PUD plans and related Project, and determined that, upon site specific review, there were no potential significant adverse impacts that might arise or could not be adequately mitigated and thus a supplemental EIS was not warranted; and

WHEREAS, on March 13, 2024, pursuant to Zoning Law § 376-24, the Town Board approved Mount Ivy's Preliminary Millers Pond Planned Unit Development ("Preliminary MP-PUD" or "Project") and associated Local Law 2 of 2024 (the "MP-PUD Local Law"); and

WHEREAS, per Zoning Law § 376-24 and the MP-PUD Local Law, Mount Ivy shall apply to the Town of Ramapo Planning Board for Final Planned Unit Development approval for each specific phase of the MP-PUD Project;

WHEREAS, on July 19, 2024, Mount Ivy applied to the Planning Board for a Final Planned Unit Development and Site Development Plan approval for Phase I of the MP-PUD Project, which is pending before the Planning Board ("Final MP-PUD Phase I"); and

WHEREAS, On November 27, 2024, Mount Ivy submitted a separate and limited Tree Cutting Site Development Application, which as amended would allow the Mount Ivy to cut and limb existing trees within the limits of disturbance of the pending Final MP-PUD Phase I (without any soil disturbance or tree/stump removal) (referred to herein as the "Tree Cutting Application"). This includes the tree cutting only of approximately 988 identified trees within the limits of disturbance of the Final MP-PUD Phase I Plan; and

WHEREAS, on December 17, 2024, the Planning Board conducted a public hearing on the Tree Cutting Application and adjourned the public hearing until January 14, 2025; and

WHEREAS, the Tree Cutting Application was referred to Rockland County, and related County agencies, pursuant to New York General Municipal Law; and

WHEREAS, the Tree Cutting Application is to ensure compliance with the Amended and Supplemental SEQRA Findings, which only permits tree cutting between November 1st and March 31st to mitigate any potential impacts to bat species; and

WHEREAS, to facilitate the proposed tree cutting, Mount Ivy and the Town Board must enter into a Tree Cutting Restoration Performance Agreement (the "Agreement"), which is to be executed by Mount Ivy and the Town Supervisor and provides financial security to the Town that the Project Site will be restored with new tree plantings in the event that the Final MP-PUD Phase I is not constructed for whatever reason, or that work being conducted for the tree cutting is not in accordance with the Planning Board approval. If such a circumstance is to occur, the Town would be permitted to draw off the financial security and complete restoration of the Project Site; and

WHEREAS, per the Town Engineer, the financial security proposed herein for any needed restoration is the cost per tree reflected on the mid-point of the most current RSMeans Construction Index, which is a total of $177,672.04 for all 988 trees to be cut (the "Restoration Security"); and

WHEREAS, per the Agreement, the Restoration Security may be posted via a bond, evergreen letter of credit or cash/check escrow to be held with the Town; and

WHEREAS, Mount Ivy has indicated its intent to submit a cash/check escrow to be held with the Town of Ramapo for the above-mentioned Restoration Security; and

WHEREAS, by correspondence dated December 30, 2024, Mount Ivy requested that the Town Board authorize the Town Supervisor to execute the Agreement immediately after the Planning Board approval of the Tree Cutting Application, to the extent the same occurs; and

WHEREAS, it is the intent to the Town Board to authorize the Town Supervisor to execute the Agreement immediately after the Planning Board approval of the Tree Cutting Application; and

WHEREAS, the Agreement shall not be effective unless the Town Supervisor and Mount Ivy have both signed the Agreement and the required Restoration Security has been provided to the Town; and

WHEREAS, the Town Board, as the SEQRA Lead Agency for the overall MP-PUD Project, considered the proposed tree cutting as referenced in the Tree Cutting Application during its initial SEQRA review and the Town Board's Amended and Supplemental SEQRA Findings, which

specifically evaluated potential environmental impacts of the entire MP-PUD Project, including the removal of existing trees to facilitate the Project; and

WHEREAS, given that the Amended and Supplemental SEQRA Findings include a review of impacts associated with the Tree Cutting Application, the Town Board re-confirms the Amended and Supplemental SEQRA Findings as applicable to the instant request to enter into the Agreement; and

NOW THEREFORE, BE IT RESOLVED, that, the Town Board re-confirms its Amended and Supplemental SEQRA Findings related to the entire MP-PUD Project and finds that entering into the Tree Cutting Restoration Performance Agreement is consistent with the Amended and Supplemental SEQRA Findings and that this Action does not require a supplemental environmental impact statement or any amendments to the Amended and Supplemental SEQRA Findings.

BE IT FURTHER RESOLVED, that, the Town Board approves the enclosed Tree Cutting Restoration Agreement and related Restoration Security amount and authorizes the Town Supervisor to execute the Agreement immediately upon Planning Board approval of the Tree Cutting Application. The Agreement will not be effective until the Town Supervisor and Mount Ivy have both signed the Agreement and the required Restoration Security has been provided to the Town.

BE IT FURTHER RESOLVED, that, prior to conducting and tree cutting activities, Mount Ivy shall coordinate with the Town Engineer and Town of Ramapo Building Inspector to obtain all applicable permits authorizing the approved tree cutting.

Dated: January 8, 2025

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10070

ADOPTED

2025-65

Acceptance of Proposal: Elevated Computing Ramapo PD Managed Services 2025

WHEREAS, Harry Grossman, Director of Automated Services, has received a proposal from Elevated Computing, 2537 Route 52, Building 3, Suite 1, Hopewell Junction, New York 12533, 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., for twelve (12) months beginning January 1, 2025 and ending December 31, 2025, and

WHEREAS, Harry Grossman 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 ***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., at a fee of $7,040.00 per month for twelve (12) months beginning January 1, 2025 and ending December 31, 2025, 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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-66

Acceptance of Proposal: Elevated Computing Technician 2025

WHEREAS, Harry Grossman, Director of Automated Services, has received a proposal from Elevated Computing, 2537 Route 52, Building 3, Suite 1, Hopewell Junction, New York 12533, to provide the Town of Ramapo with an on-site, Level 1 Technician, for eight hours a day, five days a week, during working hours, at a fee of $71.00 per hour, not to exceed $13,064.00 per month for twelve (12) months, and

WHEREAS, Harry Grossman 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 ***ELEVATED COMPUTING*** to provide the Town of Ramapo with an on-site, Level 1 Technician, for eight hours a day, five days a week, during working hours, at a fee of $71.00 per hour, not to exceed $13,064.00 per month for twelve (12) months, 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:

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-67

Acceptance of Proposal: Elevated Computing IT Managed Services 2025

WHEREAS, Harry Grossman, Director of Automated Services, has received a proposal from 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 each month between the hours of 9 A.M. and 5 P.M., for twelve (12) months beginning January 1, 2025 and ending December 31, 2025, and

WHEREAS, Harry Grossman 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 ***ELEVATED COMPUTING*** to provide the Town 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., at a fee of $7,040.00 per month for twelve (12) months beginning January 1, 2025 and ending December 31, 2025, 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: 1680A.3452 (Consultant)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10043

ADOPTED

2025-68

Appoint Office Services Aide

WHEREAS, there is a vacancy in the position of Office Services Aide in our General Offices within the Town of Ramapo, and

WHEREAS, Chief of Staff, Mona Montal, 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 ***AMANDA DEMONT*** as probationary ***OFFICE SERVICES AIDE*** retroactively effective January 1, 2025 with an annual salary of $48,605, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1330A.3100

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-69

Appoint Clerk-Typist - Assessor's Office

WHEREAS, there is a vacancy in the position of Clerk-Typist within the Town of Ramapo Assessor's Office, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint ***CARSEN DEBROCK,*** as probationary ***CLERK-TYPIST,*** from Civil Service List #24163010, retroactively effective January 6, 2025, at the annual salary of $54,143, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1355A.3100

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-70

Appoint Clerk-Typist (Spanish-Speaking)

WHEREAS, there is a vacancy in the position of Clerk-Typist (Spanish-Speaking) in the Justice Court within the Town of Ramapo, and

WHEREAS, Chief of Staff, Mona Montal, 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 ***CLAUDIA MENJIVAR*** as probationary ***CLERK-TYPIST (SPANISH-SPEAKING)*** retroactively effective January 6, 2025 with an annual salary of $56,851, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1110A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10044

ADOPTED

2025-71

Transfer Motor Equipment Operator II from Highway to DPW

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

WHEREAS, the Superintendent of Public Works has made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby transfer ***ISHMAEL ROSARIO*** from MEO II in Highway to MEO II in DPW, retroactively effective January 6, 2025. Annual salary remains the same.

(SOURCE OF FUNDS: Operating Budget 8310SS.3100)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10080

ADOPTED

2025-72

Appointment of Delegate and Alternate: Association of Towns -2025

RESOLVED by the Town Board of the Town of Ramapo, that the following named person shall be designated **"DELEGATE"**, and shall attend the Annual Business Sessions for the **Association of Towns Seminar** of the State of New York, to be held in New York City, February 16th through February 19th, 2025, and shall be hereby authorized to cast the vote for the Town of Ramapo, pursuant to Section 6 of Article III of the Constitution and By-Laws of said Association:

SUPERVISOR MICHAEL B. SPECHT

,and

BE IT FURTHER RESOLVED that in the absence of the person so designated above, the following named person shall be designated **"ALTERNATE",** and shall be authorized to cast the vote of said Town:

DEPUTY SUPERVISOR BRENDEL CHARLES

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10103

ADOPTED

2025-73

Rates for Town Police During Traffic Control- 2025

WHEREAS, the Town receives requests for use of Town Police for traffic control,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following rates will be charged for the year 2025:

Patrolman: $162.00 per hour
Supervisor: $214.00 per hour

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/08/25 07:15 PM
DOC ID: 10111

ADOPTED

2025-74

Authorization to Purchase Department Issued Firearm

WHEREAS, a retiring Police Officer has requested to purchase their department issued firearm, a Sig Sauer P-320, 9mm handgun, Serial #58C371278, and

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-75

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, January 8, 2025, be hereby **adjourned at 7:50 P.M.** In Memory of Reb Miriam Hager.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/15/25 07:00 PM
DOC ID: 10041

ADOPTED

2025-76

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, January 15, 2025, be hereby **closed at 7:06 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/15/25 07:00 PM
DOC ID: 10113

ADOPTED

2025-77

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

WHEREAS, the Town Board noticed and held a public hearing on an introductory local law titled "Planned Unit Development District Regulations Outside of the Northeast Area of the Town" on November 20, 2024 and January 15, 2025, and, although not required, the Board will not close the public hearing tonight in order to continue to provide an opportunity for the Town Planning Board and Rockland County Planning Department to provide recommendations on the introductory local law and allow additional opportunity for public comment.

THEREFORE, IT IS RESOLVED that the public hearing is continued to February 26, 2025, at 7:00 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, NY 10901.

On a motion by Councilperson Charles, seconded by Councilperson Rossman, the foregoing resolution was adopted on a vote of 5 Ayes, 0, Nays.

Dated: January 15, 2025

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-78

Set Public Hearing: Introductory Local Law Titled "An Act to Amend Real Property Tax Law in Relations to Certain Real Property Tax Exemptions to Include Additional Eligibility for Persons with Disabilities"

WHEREAS, Supervisor Specht introduced before the Town Board of the Town of Ramapo in the County of Rockland and State of New York (the "Town Board") an Introductory Local Law titled "An Act to Amend Real Property Tax Law in Relation to Certain Real Property Tax Exemptions to Include Additional Eligibility for Persons with Disabilities;" and

WHEREAS, the Town Board is considering the adoption of said Local Law as attached hereto to adjust taxation for certain persons with disabilities as set forth in the proposed draft local law; and

WHEREAS, the proposed local law is consistent with the law adopted by the Rockland County Legislature for the same purpose; and

WHEREAS, the Town Board is the only involved agency for this Type II action pursuant to the NYS Environmental Quality Review Act (SEQRA) for the adoption of a local law regarding the implementation of New York State Real Property Tax Law § 459-c authorized taxation relief for persons with disabilities as set forth in the attached local law; and

WHEREAS, pursuant to Municipal Home Rule Law (the "MHL") §20(5) a public hearing is required prior to adoption of the local law.

NOW, THEREFORE, BE IT RESOLVED that the Town Board accepts the introduction of the proposed Local Law and directs that a public hearing shall be scheduled for February 12, 2025, at 7:00 P.M. in the Town Hall at 237 Rte. 59, Suffern, NY 10901; and

BE IT FURTHER RESOLVED that the public hearing shall be duly noticed by the Town Clerk by posting and publishing or causing to be published a public notice of said public hearing at least three days prior thereto in accordance with Town of Ramapo Town Code §29-1; and

BE IT FURTHER RESOLVED that pursuant to MHL §20(4) final copies of the proposed local law shall be laid upon the desk of each member of the Board at least 7 days exclusive of Sunday prior to the public hearing, or mailed or emailed at least 10 days exclusive of Sunday prior to the public hearing.

By (unanimous/majority) vote of the Town Board of the Town of Ramapo at its regular meeting on January 15, 2025.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-79

Extension of Agreements- Safety and Crime Prevention Programs- 2025

WHEREAS, the Town Board, by Resolution No. 2024-110, entered into agreements to provide funding towards safety and crime prevention along with various training programs for the year 2024, 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 2025 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:	Yehuda Weissmandl, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/15/25 07:00 PM
DOC ID: 10039

ADOPTED

2025-80

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, January 15, 2025, be hereby **adjourned at 8:02 P.M. in honor of MARTIN LUTHER KING DAY on the 20th of January.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/22/25 07:00 PM
DOC ID: 10117

ADOPTED

2025-81

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, January 22, 2025 be hereby **closed at 7:02 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/22/25 07:00 PM
DOC ID: 10121

ADOPTED

2025-82

Close Public Hearing: Introductory Local Law Titled " Office of the Assessor"

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, January 22, 2025, to solicit public comment on the ***INTRODUCTORY LOCAL LAW TITLED: "OFFICE OF THE ASSESSOR",*** at which all persons were heard, be hereby **closed at 7:05 P.M.**

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

Jeffrey A. Posner, Town Clerk

Adopt Local Law: Introductory Local Law Entitled "Office of Assessor"

RESOLVED by the Town Board of the Town of Ramapo, that the **INTRODUCTORY LOCAL LAW ENTITLED "OFFICE OF ASSESSOR"**, which was the subject of a Public Hearing held this evening, January 22, 2025, at 7:00 P.M., at Ramapo Town Hall, be hereby **Adopted as advertised** and shall be known as **Local Law No. 1 of 2025.**

LOCAL LAW NO. 1-2025

TOWN OF RAMAPO
INTRODUCTORY LOCAL LAW
OFFICE OF ASSESSOR

BE IT ENACTED by the Town Board of the Town of Ramapo, County of Rockland, State of New York, as follows:

Section 1. LEGISLATIVE INTENT

This chapter is adopted to implement Title 2, Article 3, of the Real Property Tax Law.

Section 2. OFFICE ESTABLISHED

A. Pursuant to the authority granted in § 308 et seq., of the Real Property Tax Law, the office of Assessor is hereby established, together with all of the rights, privileges, powers and duties as set forth in said § 308 et seq.

B. The term of office of the Assessor shall be six years, as provided in § 310, Subdivision 2, of the Real Property Tax Law.

C. All training qualifications and standards of the Assessor shall be designated in § 310 of the Real Property Tax Law.

Section 3. ACTING ASSESSOR

Pursuant to the authority granted in § 314 of the Real Property Tax Law, the Town Board, by resolution, may establish the position of Acting Assessor. Such Acting Assessor shall be appointed by and serve at the pleasure of the Town Board. During the absence, inability

or refusal of the Assessor to act, the Acting Assessor is vested with all the power and shall perform all the duties as Assessor, all as prescribed in said § 314, together with the training, qualifications and standards as designated therein.

Section 4. BOARD OF ASSESSMENT REVIEW

A. Pursuant to the authority granted in § 523 of the Real Property Tax Law, there is hereby designated a Board of Assessment Review, which shall be comprised of five members appointed by the Town Board, and which members shall have knowledge of property values in the Town of Ramapo. A majority of such Board shall consist of members who are not officers or employees of the Town. All of said members shall serve for a period of five years, except that, out of the first appointees, one of such appointments shall be for one year, one shall be for three years, and one shall be for five years.

B. Said Board of Assessment Review is vested with all the powers and shall perform all of the duties of a Board of Assessment Review as provided for in § 523 of the Real Property Tax Law.

Section 5. TENTATIVE ROLL, NOTICE, PUBLIC INSPECTION AND COMPLAINTS

A tentative assessment roll, notice of completion thereof, examination thereof and the hearing and filing of complaints with respect to assessments shall be complied with pursuant to § 526 of the Real property Tax Law.

Section 6. EFFECTIVE DATE

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

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

_____

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/22/25 07:00 PM
DOC ID: 10119

ADOPTED

2025-84

Re-Organization Meeting of January 8, 2025

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 8, 2025 - RE-ORGANIZATION

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/22/25 07:00 PM
DOC ID: 10120

ADOPTED

2025-85

Regular Meeting of January 8, 2025

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 8, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/22/25 07:00 PM
DOC ID: 10116

ADOPTED

2025-86

Settlement of Tax Certiorari: Mosdos Torah, Inc.

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

MOSDOS TORAH, INC.

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	57.17-4-67	$431,700,00	$431,700.00* 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 refunds can only be made when the Petitioner is current on all tax liability.

*Property shall be 100% exempt

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/22/25 07:00 PM
DOC ID: 10123

ADOPTED

2025-87

Promulgation of Zoning Board of Appeals Rule

WHEREAS, On January 16, 2024 at a regularly scheduled Zoning Board of Appeals meeting, the Zoning Board voted to eliminate the ZOOM participation option for meetings by passing the following resolution by a majority vote;

"WHEREAS, during the COVID crisis, the Zoning Board of Appeals ("ZBA") allowed applicants and public participants to utilize Zoom to participate in meetings pursuant to executive order 2021, and

WHEREAS, the state disaster emergency has now ended, and the ZBA wishes to return to in-person meetings,

NOW, THEREFORE, BE IT RESOLVED, that the ZBA will no longer allow Zoom participation in meetings, and

BE IT FURTHER RESOLVED, that, pursuant to Town Law Section 267-a, a copy of this resolution shall be filed with the Town Clerk, who, pursuant to Town Code Section 376-190(c), shall place the matter on the Town Board's agenda within 60 days of receipt."

WHEREAS, Pursuant to Ramapo Town Code Section 376-190, the Zoning Board of appeals wishes to promulgate said rule;

NOW THEREFORE, BE RESOLVED by the Town Board of the Town of Ramapo that the ZOOM participation option fo Zoning Board of Appeals meetings is hereby eliminated.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 01/22/25 07:00 PM
DOC ID: 10118

ADOPTED

2025-88

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, January 22, 2025, be hereby **adjourned at 7:10 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10130

ADOPTED

2025-89

Close Open Period For Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, February 19, 2025 be hereby **closed at 7:01P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10131

ADOPTED

2025-90

Close Public Hearing: Introductory Local Law Titled "An Act to Amend Real Property Tax Law in Relations to Certain Real Property Tax Exemptions to Include Additional Eligibility for Persons with Disabilities"

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, February 19, 2025, to solicit public comment on an **INTRODUCTORY LOCAL LAW TITLED "AN ACT TO AMEND REAL PROPERTY TAX LAW IN RELATIONS TO CERTAIN REAL PROPERTY TAX EXEMPTIONS TO INCLUDE ADDITIONAL ELIGIBILITY FOR PERSONS WITH DISABILITIES",** at which all persons were heard, be hereby **closed at 7:03 P.M.**

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-91

Adopt Local Law: Introductory Local Law Titled " An Act to Amend Real Property Tax Law in Relation to Certain Real Property Tax Exemptions to Include Additional Eligibility for Persons with Disabilities"

WHEREAS, Supervisor Specht introduced before the Town Board of the Town of Ramapo in the County of Rockland and State of New York (the "Town Board") Local Law 2 of 2025 titled "An Act to Amend Real Property Tax Law in Relation to Certain Real Property Tax Exemptions to Include Additional Eligibility for Persons with Disabilities;" and

WHEREAS, the Town Board is considering the adoption of Local Law 2 of 2025 as attached hereto to adjust taxation for certain persons with disabilities as set forth in the proposed draft local law; and

WHEREAS, the proposed local law is consistent with the law adopted by the Rockland County Legislature for the same purpose; and

WHEREAS, the Town Board is the only involved agency for this Type II action pursuant to the NYS Environmental Quality Review Act (SEQRA) for the adoption of a local law regarding the implementation of New York State Real Property Tax Law § 459-c authorized taxation relief for persons with disabilities as set forth in the attached local law; and

WHEREAS, pursuant to Municipal Home Rule Law (the "MHL") §20(5) a duly noticed public hearing was held on February 19, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Town Board on a role call vote adopts Local Law 2 of 2 2025; and

BE IT FURTHER RESOLVED that the Town Board directs the Town Clerk to file a copy with the New York State Department of State and that Local Law 2 of 2025 shall take effect immediately upon such filing.

By (unanimous/majority) vote of the Town Board of the Town of Ramapo at its special meeting on February 19, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10160

ADOPTED

2025-92

Adjourn Public Hearing: Zoning Amendments

WHEREAS, the Town Board noticed and held a public hearing on an introductory local law titled "Zoning Amendments" on December 10, 2024 and,

WHEREAS, the Town Board by Resolution No. 2025-475 adjourned said Public Hearing to February 19, 2025

NOW, THEREFORE, IT IS RESOLVED by the Town Board of the Town of Ramapo that the public hearing on said introductory local law be hereby adjourned to March 26, 2025, at 7:00 P.M., at Ramapo Town Hall, and

BE IT FURTHER RESOLVED that the Clerk post and publish or cause to be published a public notice of said public hearing at least ten (10) days prior thereto, and

BE IT FURTHER RESOLVED that the comment period is hereby extended to March 26, 2025, written comments to be submitted to the Clerk, at <<mailto:clerk@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.

Dated: February 19, 2025

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10135

ADOPTED

2025-93

Special Meeting of January 15, 2025

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 15, 2025 - SPECIAL

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10136

ADOPTED

2025-94

Regular Meeting of January 22, 2025

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 22, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10169

ADOPTED

2025-95

Appoint Town Assessor

WHEREAS, there is a vacancy in the position of Assessor in the Town of Ramapo, and

WHEREAS, Town Supervisor, Michael B. Specht recommends the appointment of Harley Valencia-McNally as Assessor,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby appointments ***HARLEY VALENCIA-MCNALLY*** as **ASSESSOR** of the Town of Ramapo for a six (6) year term, beginning February 13, 2025, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Harley Valencia-McNally in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1355A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10154

ADOPTED

2025-96

Appointment of Registrar of Vital Statistics: Mona Montal

WHEREAS, there is a vacancy in the position of Registrar of Vital Statistics in the Town of Ramapo due to the retirement of Sharon M. Osherovitz

RESOLVED by the Town Board of the Town of Ramapo that ***MONA MONTAL,*** of Montebello, New York, be hereby appointed to serve as **REGISTRAR OF VITAL STATISTICS** of the Town of Ramapo to fill said unexpired term, effective February 1, 2025 through December 31, 2025, and

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10164

ADOPTED

2025-97

Appointment of Deputy Registrar of Vital Statistics: Maureen Pehush

WHEREAS, the Registrar of Vital Statistics, Mona Montal, has appointed Maureen Pehush, to serve as Deputy Registrar of Vital Statistics for a one year term effective February 12, 2025,

RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies the appointment of ***MAUREEN PEHUSH,*** to serve as **DEPUTY REGISTRAR OF VITAL STATISTICS** of the Town of Ramapo for a term, effective February 12, 2025, and terminating on December 31, 2025, and

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

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-98

Appointment of Sub Registrar of Vital Statistics: Sandra Howells

WHEREAS, the Registrar of Vital Statistics, Mona Montal, has appointed Sandra Howells to serve as Sub- Registrar of Vital Statistics in the absence of the Registrar and Deputy Registrar for a one-year term effective February 12, 2025,

RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies the appointment of ***SANDRA HOWELLS*** to serve as **SUB-REGISTRAR OF VITAL STATISTICS** of the Town of Ramapo, effective February 12, 2025 and terminating on December 31, 2025.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-99

Memorandum of Understanding: County of Rockland on behalf of the Rockland County Sheriff's Department and Law Enforcement Departments for REACT

WHEREAS, in view of the catastrophic activity in the New York Metropolitan area, as well as the possibility of future acts of terror and other non-terror related major emergencies and necessary security precautions it is proposed that the Rockland Regional Rescue, Entry and Counter Terrorism (REACT) Team be established, and the Ramapo Police Department enter into a Memorandum of Understanding between the County of Rockland on behalf of local law enforcement departments for REACT; and

WHEREAS, Article 5-G of the General Municipal Law authorizes municipal governments to perform together that which each government is authorized to perform individually and requires that any MOU be approved by each participating municipal corporation by a majority vote of the voting strength of its governing body; and

WHEREAS, a joint exercise of law enforcement powers' and authority is specifically authorized by New York State General Municipal Law §209-m; and

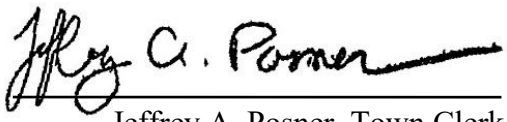
WHEREAS, N.Y.S. G.M.L. §209-m empowers law enforcement officers to exercise their powers outside of their normal jurisdictions with the same powers, duties, rights, benefits, privileges, and immunities as if they were performing their duties in the local government in and by which they are normally employed, when assistance is requested; and

WHEREAS, Ramapo Police Chief Daniel Hyman has determined that it is in the public interest and of mutual advantage to enter into an agreement for the provision of inter-agency police services

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into a Memorandum of Understanding between the ***COUNTY OF ROCKLAND*** on behalf of the Rockland County Sheriff's Office and local Law Enforcement Departments pursuant to the above consideration, and the covenants and mutual benefits herein expressed and agrees to follow the terms of said MOU, and

BE IT FURTHER RESOLVED that Chief Daniel Hyman is hereby authorized to execute the Memorandum of Understanding with the County of Rockland.

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



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10172

ADOPTED

2025-100

Intermunicipal Agreement: Town of Haverstraw

WHEREAS, the Town of Ramapo wishes to enter into an Intermunicipal Agreement with the Town of Haverstraw wherein the Town will provide Haverstraw with assessment services, and

WHEREAS, assessment services will be provided by the Town beginning February 12, 2025, through December 31, 2025, and

WHEREAS, Haverstraw shall pay the Town a total fee of $87,000.00 for said assessment services.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an Intermunicipal Agreement with the ***TOWN OF HAVERSTRAW*** for assessment services from February 12, 2025, through December 31, 2025, at a total fee of $87,000.00, and

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

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-101

Authorization to Enter into Intermunicipal Agreement: Village of Kaser Transportation Department

WHEREAS, the Town is in receipt of a request for funding assistance from the Village of Kaser, seeking $100,000 to assist the Village of Kaser Transportation Department (the Department) operations in providing services to Village residents and the surrounding communities, and

WHEREAS, the Department provides an equitable transportation system and currently operates seven (7) buses, runs eight (8) routes, and has a passenger count of about 26,000 per month, and

WHEREAS, the cost of the Village transportation system is partially covered by STOA funds, passenger fares and general Village funds, the Village is in need of additional funds to invest in the maintenance of existing buses to ensure no interruption of services, and for the purchase of additional buses and equipment to expand its' current system, and

WHEREAS, said operations offer environmental, health, economic, and social benefits to the surrounding unincorporated areas of the Town by reducing traffic congestion and carbon footprint, improving air quality and overall community health, enhancing economic growth, and providing mobility and equity to its' residents, and

WHEREAS, the Board recognizes the importance of public transportation and investment in quality bus service can lead to a more viable Town, and reduced social and economic inequalities by enhancing mobility for its' residents

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that it hereby authorizes funding assistance to the ***VILLAGE OF KASER*** in the amount of $100,000, for the 2025 fiscal year, to assist the Village Transportation Department operations in providing mobility, equity, and improved quality of life for all residents, and

BE IT FURTHER RESOLVED the Supervisor is hereby authorized to execute an Intermunicipal Agreement with the Village of Kaser, in a form approved by the Town Attorney's office.

SOURCE OF FUNDS: 6310A.34845T Kaser Transportation

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10166

ADOPTED

2025-102

Acceptance of Agreement: Hudson Valley Economic Development Corporation

WHEREAS, the Town is in receipt of a proposal from Hudson Valley Economic Development Corporation, , and

WHEREAS, has extensive experience in working with municipalities, and not-for-profit organizations to effectively , Identify Grant Opportunities

WHEREAS, the Mona Montal, Director of Purchasing has recommended to provide professional services from Hudson Valley Economic Development Corporation for a fee of $ 50,000 annual fee and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***HUDSON VALLEY ECONOMIC DEVELOPMENT CORPORATION*** to provide the above services for the year 2025, at an amount $50,000**,** and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Hudson Valley economic Development Corporation in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10162

ADOPTED

2025-103

Renewal of Consulting Agreement for 2025 : Washko

WHEREAS, the Town is in receipt of a consulting contract dated March 1,2025 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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10150

ADOPTED

2025-104

NEPA Environmental Review & Notice of Intent to Request Release of Funds: Community Outreach Center

WHEREAS, the Community Outreach Center has been selected to receive Fiscal Year 2024 Congressional Directed Spending for Community Projects Funding (CPF) for Expansion and

WHEREAS, this federal funding is being distributed through the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the federal funding requires compliance with the National Environmental Protection Act (NEPA) to evaluate the potential environmental impacts and HUD compliance with NEPA is outlined in 24 CFR Part 58; and

WHEREAS, the Town of Ramapo is Responsible Entity administering the environmental review ; and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the Community Outreach Center Resource Hub located at 21 Remsen Avenue, Monsey NY 10952 is Categorically Excluded; and

WHEREAS, the Town of Ramapo has evaluated potential environmental impacts through the completion of the statutory checklist;

NOW THEREFORE BE IT RESOLVED, that after its environmental review in accordance with 24 Part 58 and after consultation with Environmental Protection Agency(EPA) and the US Fish and Wildlife Service, has determined that the project does not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

BE IT FURTHER RESOLVED, that the Town hereby directs the Town Clerk to publish and post all required notices in accordance with 24 CFR 58.45.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10175

ADOPTED

2025-105

Authorization for Partial Refund of Building Permit Fee: Trodale Developers Inc.

WHEREAS, Horton Gateway LLC, 1 Executive Blvd Suite 101, Suffern, NY 10901, was issued Building Permit 2021-0240 dated June 18, 2021, for a project at 18 College Road, property tax lot 56.10-2-29, for which was paid an application fee of $21,767.50, and

WHEREAS, the Building Department issued a Certificate of Occupancy dated July 26, 2021, for an indoor water park, and

WHEREAS, the Town revoked said Certificate of Occupancy on July 28, 2021, for violations of Town of Ramapo Zoning Code 376-1411 and Zoning Code 376-148, until such time as all issues are abated, and

WHEREAS, the County of Rockland shut down the indoor water park on July 28, 2021, using sanitary enforcement, and

WHEREAS, Trodale Developers Inc., 1 Executive Blvd, Suite 101, Suffern, NY 10901, by email dated July 1, 2024, requests reimbursement of the building permit application fee of $21,767.50, and

WHEREAS, Ian Smith, Building Inspector, recommends the Town keep a portion of the application fee, as the Building Department performed plan review and all inspections leading to the issuance of a Certificate of Occupancy

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that John Lynch, Director of Finance, is hereby authorized to refund an amount of $20,767.50 to ***TRODALE DEVELOPERS INC.*** for Building Permit 2021-0240.

SOURCE OF FUNDS: B.22555

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10115

ADOPTED

2025-106

Settlement of Tax Certiorari: Ramapo Eckerson LLC

WHEREAS, the Town Attorney's Office and the Office of the Assessor have recommended that the following certiorari matter be settled:

RAMAPO ECKERSON LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2023/24	50.13-4-33	$161,800.00	$150,443.00,
2024/25	50.13-4-33	$161,800.00	$146,205.00,
2023/24	50.13-4-34	$220,000.00	$204,557.00,
2024/25	50.13-4-34	$220,000.00	$198,795.00

, and

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

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10168

ADOPTED

2025-107

Acceptance of Easement: 4 Miele Road

WHEREAS, the Town of Ramapo Department of Public Works has been working with the developers of 2 Miele Road, and

WHEREAS, the new development at 2 Miele Road is being built close to the sewer main, and

WHEREAS, a part of the sewer main is being moved closer to the property line at 4 Miele Road to facilitate future sewer maintenance, and

WHEREAS, the Town has requested an additional 5footwide Sewer Easement from the property owners of 4 Miele Road benefiting the Town, and

WHEREAS, Town of Ramapo Department of Public Works and the Town Attorney's Office have reviewed the above easement and recommend its acceptance,

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10134

ADOPTED

2025-108

Establish Litigation Clerk Position

WHEREAS, the classification of a full-time Litigation Clerk position in the Town Attorney's Office within the Town of Ramapo, and,

WHEREAS, the Rockland County Personnel Office has classified the position of Litigation Clerk,

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 **LITIGATION CLERK** in the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-109

Promotion of Three Police Officers to Police Sergeant

WHEREAS, there are vacancies in the position of Police Sergeant within the Town of Ramapo Police Department, and

WHEREAS, Chief of Police Daniel Hyman, has made the following recommendations,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint the following three police officers to the position of **POLICE SERGEANT** from Promotional Civil Service List #70-860, effective February 24, 2025, at an annual salary of $179,076, (excluding longevity).

MICHAEL LUBA
MICHAEL MILOVICH
RONALD SIMPSON

SOURCE OF FUNDS: 3120AB.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10157

ADOPTED

2025-110

Promotion of Police Sergeant to Lieutenant

WHEREAS, there is a vacancy in the position of Police Lieutenant within the Town of Ramapo Police Department, and

WHEREAS, Chief of Police Daniel Hyman 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 ***SHAWN BAKKER*** to the position of **POLICE LIEUTENANT** from Promotional Civil Service List #79-587, effective February 24, 2025, with an annual salary of $202,791, (excluding longevity).

OPERATING BUDGET 3120AB.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10126

ADOPTED

2025-111

Acceptance of Bid: Repair of Traffic Signals and Pedestrian Control Devices

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for Repair of Traffic Signals and Control Devices, and

WHEREAS, said bids were opened November 14th 2024, in accordance with provisions of the law, and

WHEREAS, Frederic Brinn, Superintendent of Highways, has recommended that the sole bid of Verde Electric Maintenance Corp., 89 Edison Avenue, Mount Vernon, New York, 10550, be accepted, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***VERDE ELECTRIC MAINTENANCE CORP***., and

BE IT FURTHER RESOLVED that Supervisor Michael B. Specht is authorized to execute an agreement with Verde Electric Maintenance Corp., in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 3310A.3446

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10132

ADOPTED

2025-112

Acceptance of Bid: HVAC Services Main Building, Bubble and Grandstand Building

WHEREAS, the Purchasing Department has solicited bids for Maintenance of the HVAC System at the Joseph T. St. Lawrence Center, and

WHEREAS, bids were received by the Town Clerk on November 15, 2024, in accordance with the provisions of the law, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends that the bid submitted by Joseph Lombardo Plumbing and Heating, 320 Spook Rock Road, Suffern, New York 10901 be hereby accepted as the lowest responsible bid, 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 bid submitted by ***JOSEPH LOMBARDO PLUMBING AND HEATING*** be hereby accepted, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Joseph Lombardo Plumbing and Heating in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 7150A/3400 (St. Lawrence Center, Grandstand Building & Bubble)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10127

ADOPTED

2025-113

Acceptance of Bid: Purchase of Building Materials and Supplies

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for the Purchase of Building Materials and Supplies, and

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

WHEREAS, Mona Montal, Director of Purchasing, recommends acceptance of the responsible bid for the Purchase of Building Materials and Supplies submitted by Beckerle Lumber Supply, Inc., 3 Chestnut Street, Spring Valley, New York 10977,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the responsible bid submitted by ***BECKERLE LUMBER SUPPLY, INC.*****,** be hereby accepted and approved.

SOURCE OF FUNDS: Various Operating

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10133

ADOPTED

2025-114

Acceptance of Bid: Buses for Various Trips, Coach or Equivalent

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for Buses and Various Trips (Coach or Equivalent), and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on January 23, 2025, in accordance with the provisions of the law, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, and Mona Montal, Director of Purchasing, recommend the acceptance of the bid submitted by West Point Tours, Inc.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the lowest responsible bid submitted by ***WEST POINT TOURS, INC.,*** 1047-1049 Route 94, P.O. Box 125, Vails Gate, New York, 12584, for:
be hereby approved and accepted, and

BE IT FURTHER RESOLVED by the Town Board of the Town of Ramapo that the Supervisor be hereby authorized to sign an agreement with West Point Tours, Inc., in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-115

Acceptance of Bid:Screen Print and Embroidered Clothing

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for the Purchase of Screen Printed and Embroidered Clothing, and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on January 28th 2025, in accordance with the provisions of the law, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends that the bids from Empire Printing and Loreman Sales & Service be accepted as the lowest responsible bids, 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 accepts the lowest responsible bids submitted by ***EMPIRE PRINTING*****,** 1860 East Louis Street, Springfield, Mo 65802 and ***LOREMAN SALES CENTER*****,** 1599 Route 9s, Keeseville, Ny 12944, an**d**

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute agreements with Empire Printing and Loreman Sales Center as set forth above**.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10141

ADOPTED

2025-116

Acceptance of Bid: Buses For Various One Day Local Trips, School Bus or Equivalent

CORRECTED RESOLUTION

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for Buses for Various One Day Trips, (School Bus or Equivalent), and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened January 30th, 2025, in accordance with the provisions of the law, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends the acceptance of the bid submitted by Ims Bus LLC, 46 Main Street, Suite 346, Monsey, NY 10952 **,** 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 sole responsible bid submitted by ***IMS BUS LLC***, for Various One Day Trips (School Bus or Equivalent) be hereby approved and accepted, and

BE IT FURTHER RESOLVED that the Supervisor be hereby authorized to sign an agreement with IMS Bus LLC in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: VARIOUS OPERATING

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10161

ADOPTED

2025-117

Acceptance of Bid: Purchase of Police Uniforms and Supplies

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 31, 2025, 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 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 ***HARRIMAN ARMY NAVY*** be hereby approved and accepted.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10128

ADOPTED

2025-118

Rejection of Bid: Submersible Grinder Pumps

WHEREAS, Mona Montal, Director of Purchaseing went out to bid for **Submersible Grinder Pumps**,and

WHEREAS, bids were received by the Town Clerk and opened on January 10th 2025 and

WHEREAS, Michael Sadowski, Director of DPW, recommends the bid be rejected and re-bid at a later date, 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 bid for **Submersible Grinder Pumps** be **rejected.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10147

ADOPTED

2025-119

Acceptance of Proposal: Bonadio Group-Independent Auditors for 2025

WHEREAS, John Lynch, Director of Finance, recommends, as outlined in the attached memo, the acceptance of the proposal from Bonadio Group, 488 Madison Avenue 23rd Floor, New York, New York 10022, to serve as independent auditors for the Town, the RLDC and the Justice Court for 2024 with total fees charged not to exceed the following:

Town of Ramapo - $80,000
Single audit (if required) - $13,000
RLDC - $16,000
Justice Court - $5,600
Comptroller Annual Report - $6,500

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***BONADIO GROUP*** to serve as the independent auditor for the Town of Ramapo (Town), and its component unit, the Ramapo Local Development Corporation (Corporation) and the Justice Court for 2024, at the above terms, and

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

SOURCE OF FUNDS: 1320A.3400

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Third Party Administrator – L.G. Boucher - 2025

WHEREAS, the Town is in receipt of a proposal from L.G. Boucher, dated January 31, 2025, to provide third party administration of the Town's Insurance Coverage for the period of March 1, 2025 to February 28, 2026.

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: $43,200.00, 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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10145

ADOPTED

2025-121

Acceptance of Proposal - Sokoloff & Stern - Legal Counsel

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 January 31, 2025, 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:	$275
Associates:	$250
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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Sterling Environmental Engineering - 2025 Post Closure Monitoring Event

WHEREAS, in accordance with the Landfill Site Management Plan (SMP), Post Closure Monitoring (PCM) events are conducted every 5th quarter as approved by the New York State Department of Environmental Conservation (NYSDEC), and

WHEREAS, the previous PCM event at the Town of Ramapo (Town) Landfill occurred in the 3rd quarter of 2024; however, the United States Environmental Protection Agency (USEPA) has requested that the next PCM event be conducted during the 1st quarter of 2025 to facilitate the completion of the USEPA Five-Year Review (FYR) Report, and

WHEREAS, the Town is in receipt of a proposal from Sterling Environmental Engineering, P.C. (STERLING), 24 Wade Road, Latham, NY 12110, to conduct the 2025 Post-Closure Monitoring (PCM) at the Town of Ramapo (Town) Landfill, as follows:

Costs for the described tasks are estimated in the following:

1) Perform groundwater sample and depth to water monitoring from specified monitoring locations required by the PCM Program as listed in Table 1. Estimated Cost $12,250

2) Perform additional groundwater sample and depth to water monitoring from specified monitoring locations requested by USEPA as listed in Table 1. Estimated Cost $6,500

3) Laboratory Analysis for Modified Baseline Parameters, 1,4-Dioxane, and PFAS compounds required by the PCM Program as listed in Table 1. Estimated Cost $20,500

4) Laboratory Analysis for Modified Baseline Parameters, 1,4-Dioxane, and PFAS compounds requested by USEPA as listed in Table 1. Estimated Cost $12,150

5) Conduct explosive gas evaluation and air monitoring as required by the PCM Program. estimated cost $1,500

6) Obtain and review leachate sampling results from the Rockland County Sewer District #1 POTW. Obtain flow rates and periods of operation for extraction wells and summarize results. estimated cost $500

7) Complete and submit PCM report, including figure preparation and electronic data submittal to the NYSDEC database. Estimated Cost $5,000

8) Data Validation (Emerging Contaminants only). Estimated Cost $3,000

TOTAL COST ESTIMATE: $61,400

,and

WHEREAS, the cost estimate is limited to the described scope of work, and if additional services are deemed appropriate, Sterling will provide these at additional cost upon the Town's

prior approval, and

WHEREAS, Mike Sadowski, Superintendent of Public Works, recommends acceptance of the proposal of Sterling, P.C., 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 accepts the proposal of ***STERLING ENVIRONMENTAL ENGINEERING, P.C***. for the 2025 Post Closure Monitoring Event at the Town of Ramapo Landfill at the terms stated above, and

BE IT FURTHER RESOLVED, the Supervisor is hereby authorized to sign an agreement with Sterling in a form approved by the Town Attorney's office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10153

ADOPTED

2025-123

Acceptance of Proposal: Clearpoint Survey DPC- Surveying Services

WHEREAS, the Town is planning to construct a pedestrian path connecting Haller Crescent and Sandra Court in the Village of Chestnut Ridge on Town owned property, and

WHEREAS, the Town is in receipt of a proposal from Clearpoint Survey DPC, 640 Herman Road, Suite 1, Jackson, New Jersey, 08527 to provide a survey of the above Town property at a fee of $31,980.00, and

WHEREAS, Mona Montal, Director of Purchasing, 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 above proposal of ***CLEARPOINT SURVEY DPC*** to provide the required survey at a fee not to exceed $31,980.00, and

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

SOURCE OF FUNDS: Neighborhood Parks and Rec

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10156

ADOPTED

2025-124

Designation of Additional Signatory 2025: Yitzchok Ullman

WHEREAS, there is a vacancy in the position of Official Signatory for the Town of Ramapo due to the retirement of Sharon M. Osherovitz

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that ***YITZCHOK ULLMAN,*** of Monsey, NY, be hereby designated ***Official Signatory*** for all Town of Ramapo funds, effective February 1, 2025 through December 31, 2025, and that Yitzchok Ullman be hereby authorized to open and close such accounts as may be necessary and to deposit unused funds on Certificates of Deposit in the official depositories as provided for by law:

KEY BANK
TD BANK
WEBSTER BANK
CAPITAL ONE BANK
CITIBANK
JP MORGAN/ CHASE
M & T BANK
WELLS FARGO BANK

and any qualified branch that meets the requirements of the law.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10125

ADOPTED

2025-125

Re-Appoint Board of Assessment Review Member: Paul Lublanezki

WHEREAS, Town Board Resolution No. 2023-220 appointed Paul T. Lublanezki to serve as a member of the Town of Ramapo Board of Assessment Review, said term to expire September 30, 2024, and

WHEREAS, the Town Board wishes to re-appoint Mr. Lublaneski for an additional 5-year term

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby re-appoint ***PAUL T. LUBLANEZKI*** of Montebello, New York to the Town of Ramapo Board of Assessment Review, said term to expire **September 30, 2029**.

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

Jeffrey A. Posner, Town Clerk

Re-Appoint Community Development Program Citizens Advisory Committee Members

WHEREAS, the Town Board by Resolution No. 2023-366 appointed members to the Community Development Program Citizens Advisory Committee (CAC) - Rockland County Consortium, effective August 23, 2023 through December 31, 2024, and

WHEREAS, the Town Board wishes to re-appoint said membership

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following persons be hereby re-appointed to serve as ***MEMBERS*** on the ***COMMUNITY DEVELOPMENT PROGRAM CITIZENS ADVISORY COMMITTEE (CAC) - ROCKLAND COUNTY CONSORTIUM*** effective January 1, 2025, said term to expire December 31, 2025:

ARON BINETH
HERSHE GREENZWEIG
JOSEPH MARGARETTEN
SHIMON SINGER

and

BE IT FURTHER RESOLVED that the following persons be hereby re-appointed to serve as ***ADVISORS*** on the ***COMMUNITY DEVELOPMENT PROGRAM CITIZENS ADVISORY COMMITTEE (CAC) - ROCKLAND COUNTY CONSORTIUM*** effective January 1, 2025, said term to expire December 31, 2025:

MONA MONTAL
LORETTA FURLONG
EDWARD MORAN

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10137

ADOPTED

2025-127

Acceptance of Resignation: Police Officer

WHEREAS, Sean Armstrong has submitted a letter of resignation from his position of Police Officer with the Town of Ramapo Police Department, effective February 13, 2025, and

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/19/25 07:00 PM
DOC ID: 10129

ADOPTED

2025-128

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, February 12, 2025, be hereby **adjourned at 7:47 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10177

ADOPTED

2025-129

Close Open Period For Public Participation

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10180

ADOPTED

2025-130

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

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

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

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

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

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

Dated: February 26, 2025

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10185

ADOPTED

2025-131

Set Public Hearing: Community Development Block Grants Program 2025

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that a Public Hearing be held on March 12, 2025 at 7:01 P.M., at Ramapo Town Hall, 237 Route 59, Suffern, NY, pursuant to section 570.486, subpart 1 of the CFR and in compliance with the requirements of the Housing and Community Development Act of 1974 for the purpose of soliciting public comments on the **TOWN OF RAMAPO'S COMMUNITY DEVELOPMENT NEEDS, AND TO DISCUSS THE POSSIBLE SUBMISSION OF ONE OR MORE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATIONS FOR THE 2025 PROGRAM YEAR**.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10184

ADOPTED

2025-132

Special Meeting of February 19, 2025

RESOLVED by the Town Board of the Town of Ramapo that the following Minutes of the Ramapo Town Board be hereby accepted, adopted, and recorded in the Minute Book:

FEBRUARY 19, 2025 - SPECIAL

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10174

ADOPTED

2025-133

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

CORRECTED RESOLUTION

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

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

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation,

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

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

SOURCE OF FUNDS: 7155A.3400

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10188

ADOPTED

2025-134

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

WHEREAS, the Town is the owner of Harmony Hall in the Village of Sloatsburg, and

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

WHEREAS, the Friends of Harmony Hall currently lease the facility for $750 a month, and

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

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10183

ADOPTED

2025-135

Acquisition of Surplus Land From New York State for One Dollar

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

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

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10182

ADOPTED

2025-136

Settlement of Tax Certiorari: 5 Monsey LLC

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

5 MONSEY LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2023/24	56.08-4-20	$204,600	$170,000
2024/25	56.08-4-20	$204,600	$142,000, and

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

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10181

ADOPTED

2025-137

Settlement of Tax Certiorari: Twenty Seven Union Road LLC

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

TWENTY SEVEN UNION ROAD LLC

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

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

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10173

ADOPTED

2025-138

Settlement of Claim: Claudio Vasquez

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

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

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10187

ADOPTED

2025-139

Acceptance of Easement - 62 Hempstead Road

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

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

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10186

ADOPTED

2025-140

Acceptance of Easement - 221 Remsen Avenue

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

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

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10179

ADOPTED

2025-141

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

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

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

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

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

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

SOURCE OF FUNDS: Various Operating

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 02/26/25 07:00 PM
DOC ID: 10178

ADOPTED

2025-142

Adjournment

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10190

ADOPTED

2025-143

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, March 12, 2025 be hereby **closed at 7:06 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10191

ADOPTED

2025-144

Close Public Hearing: Community Development Block Grant 2025

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, March 12, 2025, at 7:01 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 2025 PROGRAM YEAR** be hereby **closed at 7:12 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10196

ADOPTED

2025-145

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

WHEREAS, the Town Board continued the public hearing on an **INTRODUCTORY LOCAL LAW TITLED "PLANNED UNIT DEVELOPMENT DISTRICT REGULATIONS OUTSIDE OF THE NORTHEAST AREA OF THE TOWN"** on March 12, 2025.

IT IS RESOLVED that the public hearing is continued to March 26, 2025, at 7:02 P.M. to allow additional time to consider the proposed local law.

On a motion by Councilperson Weissmandl, seconded by Supervisor Specht, the

foregoing resolution was adopted on a vote of 5 Ayes, 0, Nays.

Dated: March 12, 2025

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10195

ADOPTED

2025-146

Regular Meeting of February 26, 2024

RESOLVED by the Town Board of the Town of Ramapo that the following Minutes of the Ramapo Town Board be hereby accepted, adopted, and recorded in the Minute Book:

FEBRUARY 26, 2025 - REGULAR

RESULT:	**ADOPTED [3 TO 0]**
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSTAIN:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10194

ADOPTED

2025-147

Acceptance of Extension of Agreement: HVAC Services Clover Stadium

WHEREAS, the Town, by Resolution No. 2024-142, entered into an agreement with Ami Mechanical Services, Inc., 168 Hopper Avenue, Waldwick, NJ 07463, for HVAC Maintenance at Clover Stadium, and

WHEREAS, the agreement with Ami Mechanical Services, 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 ***AMI MECHANICAL SERVICES, INC***. for HVAC Maintenance at Clover Stadium, for an additional one (1) year period, at a rate not to exceed $19,540.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Ami Mechanical Services in a form approved by the Town Attorney's office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10208

ADOPTED

2025-148

Renewal of Agreement: Boiler and Machinery from Travelers by Lebaum Company, Inc. 2025

WHEREAS, the Town wishes to renew their agreement with Travelers by Lebaum Company, Inc., to provide boiler and machinery insurance coverage for the period of March 15, 2025 to March 15, 2026,

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it does hereby renews the agreement with Travelers by ***LEBAUM COMPANY, INC.*** of 17 Monsey Boulevard, Monsey, New York, for boiler and machinery insurance coverage for the above-stated period for the following coverage:

Travelers

Boiler and Machinery…… $5,082.00

Total Cost…….....$5,082.00

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute all documents approved by the Town Attorney's Office necessary to accomplish the foregoing.

SOURCE OF FUNDS: 1910A.341710

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

Jeffrey A. Posner, Town Clerk

Approval of Agreement: Village of Spring Valley Summer Camp- 2025

WHEREAS, the Village of Spring Valley has requested that the Town of Ramapo provide a special rate in the Town's 2025 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 21, 2025, the Town take on additional 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 **2025 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 campers will be accepted after May 21, 2025, 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 [UNANIMOUS]**
MOVER:	Yehuda Weissmandl, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

_____

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10209

ADOPTED

2025-150

Settlement of Tax Certiorari: 35 and 37 Ashel LLC

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

35 AND 37 ASHEL LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2022/23	49.20-1-43	$137,300	$137,300 *
2022/23	49.20-1-42	$163,600	$163,600* 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 refunds can only be made when the Petitioner is current on all tax liability.

*Property shall be 100% exempt

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-151

Authorization for Reduction of Building Permit Renewal Fee:

WHEREAS, Building Permit Number 22-0246 issued to Michael & Nathan Herzog, 33 Ellish Parkway, Spring Valley, NY 10977, for the construction of an addition and conversion of a single family dwelling to a school, expired on December 08, 2024, and

WHEREAS, the Town is in receipt of a request from Shimon Moses, administrator, on behalf of Better Education LLC seeking a waiver of the building permit renewal fee in the amount of $9,482.00, and

WHEREAS, Building Inspector Ian Smith, has reviewed said request and recommends the renewal fee be reduced by 50% from $9,482.00 to $4,741

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that building permit number 22-0246 issued to Michael & Nathan Herzog, 33 Ellish Parkway, Spring Valley, NY 10977, for the construction of an addition and conversion of a single family dwelling to a school shall be renewed for a fee of $4,741.00, and

BE IT FURTHER RESOLVED, Building Inspector Ian Smith is hereby authorized to waive the remainder of the building permit renewal fee in the amount of $4,741.00.

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Various Insurance Coverage- Lebaum Company, Inc. 2025

CORRECTED RESOLUTION

WHEREAS, the Town is in receipt of a proposal from Lebaum Company, Inc., dated February 27, 2025 to provide an insurance package, excess liability and public officials insurance coverage for the period of March 1, 2025 to March 1, 2026,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***LEBAUM COMPANY, INC.*** of 17 Monsey Boulevard, Monsey, New York, for insurance coverage for the above stated period as follows:

Annual Package Premium w/o POL: $1,004,760.00

Limited Terrorism per Proposal: 00

OCP (Inc. limited Terrorism): $757.00

New York Fire Insurance Fee: $985.55

Motor Vehicle Fee: $1,350.00

TOTAL ANNUAL PREMIUM: $1,007,852.55

BROKER FEE: $49,500.00

Allied World- $10,000,000 Excess of HCC $11,000,000: Premium: $325,000.00

RSUI $5,000,000 POL $250,000 SIR: $100,230.00

Ironshore $6,000,000 Excess of the RSUI $5,000,000: $74,848.73

Ascot $5,000,000 Excess of Ironshore: $40,350.00

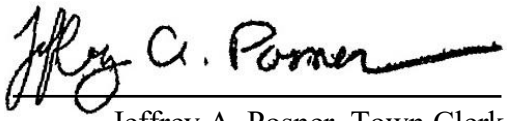
Ace $5,000,000 Excess of Ascot: $35,350.00

TOTAL ANNUAL PREMIUM: $250,778.73

GRAND TOTAL: $1,633,131.28

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



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10198

ADOPTED

2025-153

Acceptance of Proposal: Civil Tec- Topographic Survey- Orchard Street

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along the north and south sides of Orchard Street from its eastern intersection with Saddle River Road to its western intersection with Route 306 (Main Street), with the length of the project approximately four-hundred (400) feet of roadway along Orchard Street, and

WHEREAS, proposals were due by 11:00 A.M. on February 21, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Civil Tec Engineering & Surveying PC, 139 Lafayette Avenue, 2nd Floor, Suffern, NY 10901, dated February 7, 2025, for said professional services in the amount of $8,000.00, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***CIVIL TEC ENGINEERING & SURVEYING PC*** for the preparation of a topographic survey along the north and south sides of Orchard Street from its eastern intersection with Saddle River Road to its western intersection with Route 306 (Main Street), in the amount of $8,000.00, and

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

SOURCE OF FUNDS: 5197H36.34460

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-154

Acceptance of Proposal: Anthony R. Celentano P.E. - Orchard Street Curb & Side Walk Design

WHEREAS, the Town solicited proposals for the preparation of plans and specifications for the construction of concrete curb, sidewalk, and drainage along the north and south sides of Orchard Street from its eastern intersection with Saddle River Road to its western intersection with Route 306 (Main Street), with the length of the project approximately four-hundred (400) feet along Orchard Street, and

WHEREAS, proposals were due by 11:00 A.M. on February 21, 2025, at which time one proposal was received, and

WHEREAS, the Department of Public Works has reviewed the sole proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated February 6, 2025, for said professional services in the amount of $10,000.00, and

WHEREAS, Mike Sadowski, Director of Public Works, has recommended that the Town Board accept said proposal, and

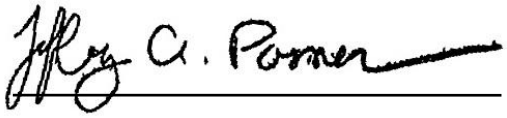
WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO, P.E.,*** for the preparation of plans and specifications for the construction of concrete curb, sidewalk, and drainage along the north and south sides of Orchard Street from its eastern intersection with Saddle River Road to its western intersection with Route 306 (Main Street), in the amount of $10,000.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano, P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460

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



Jeffrey A. Posner, Town Clerk

ADOPTED

2025-155

Acceptance of Proposal: Anthony R. Celentano P.E. - Topographic Survey- West Maple Avenue

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along West Maple Avenue from its western intersection with Saddle River Road to its southern intersection with Smolley Drive, and

WHEREAS, proposals were due by 11:00 A.M. on February 15, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated February 6, 2025, for said professional services for the base price amount of $50,000.00, and $1,000 per acquisition map, and

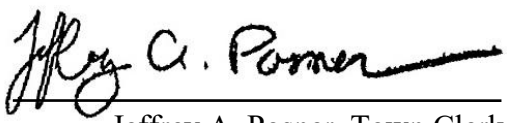
WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO, P.E.*** for the preparation of a topographic survey along West Maple Avenue from its western intersection with Saddle River Road to its southern intersection with Smolley Drive, for the base price amount of $50,000.00, and $1,000 per acquisition map, and

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

SOURCE OF FUNDS: 5197H36.34460

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



Jeffrey A. Posner, Town Clerk

ADOPTED

2025-156

Acceptance of Proposal: Anthony R. Celentano P.E. - West Maple Avenue Curb & Side Walk Design

WHEREAS, the Town solicited proposals for the preparation of plans and specifications for the construction of concrete curb, sidewalk, and drainage along the south and west sides of West Maple Avenue from its western intersection with Saddle River Road to its southern intersection with Smolley Drive, with the length of the project approximately one (1) mile of roadway along West Maple Avenue, and

WHEREAS, proposals were due by 11:00 A.M. on February 15, 2025, at which time one proposal was received, and

WHEREAS, the Department of Public Works has reviewed the sole proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated February 3, 2025, for said professional services in the amount of $45,000.00, and

WHEREAS, Mike Sadowski, Director of Public Works, has recommended that the Town Board accept said proposal, and

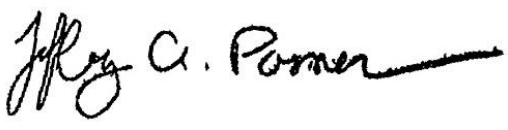
WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO, P.E.,*** for the preparation of plans and specifications for the construction of concrete curb, sidewalk, and drainage along the south and west sides of West Maple Avenue from its western intersection with Saddle River Road to its southern intersection with Smolley Drive, in the amount of $45,000.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano, P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460

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



_____

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10206

ADOPTED

2025-157

Acceptance of Bid: Reconditioning of Tennis Courts at Rustic Brook

WHEREAS, the Purchasing Department solicited bids for Reconditioning of Courts at Ramapo Tennis at Rustic Brook for the Town of Ramapo, and

WHEREAS said bids were received by the Town Clerk of the Town of Ramapo and opened on February 19th , 2025, in accordance with the provisions of the law, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends the acceptance of the lowest responsible bid from Oval Tennis, Inc., P.O. Box 189, Somers, New York, 10589, in the amount of $29,600.00, 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 bid of ***OVAL TENNIS, INC.***, for Reconditioning of Courts at Ramapo Tennis at Rustic Brook in the amount of $29,600.00 be accepted, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Oval Tennis, Inc., in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 7160A.3446 and 7110A.3446.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10212

ADOPTED

2025-158

Approval of Policy-Making Positions Who Must File a Financial Disclosure Statement for Tax Year 2024

"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 2024***, be hereby approved and adopted, and

BE IT FURTHER RESOLVED that the time to file a financial disclosure statement is May 15, 2025.

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 2024 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) Assistant Director of Public Works
g) Deputy Town Clerk
h) Director of Automated Systems

i) Director of Finance
j) Superintendent of Recreation and Parks
k) Director of Purchasing
l) Intergovernmental Relations Coordinators
m) Justice Court Clerk
n) Personnel Administrator
o) Planning Assistant
p) Police Captains
q) Program Coordinator Cultural Arts Center
r) Program Coordinator Emergency Preparedness
s) Receiver of Taxes
t) Safety Manager
u) Secretary to Planning Board
v) Secretary to Zoning Board
w) Superintendent of Public Works
x) 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, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/12/25 07:00 PM
DOC ID: 10192

ADOPTED

2025-159

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, March 12, 2025, be hereby **adjourned at 7:45 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10214

ADOPTED

2025-160

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, March 26, 2025 be hereby **closed at 7:10 P.M.**

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-161

Adjourn Public Hearing: Introductory Local Law Titled "Zoning Amendments"

WHEREAS, the Town Board continued the public hearing on an introductory local law titled "Zoning Amendments" on March 26, 2025.

IT IS RESOLVED that the public hearing is continued to April 23, 2025, at 7:00 PM to allow additional time to consider the proposed local law.

On a motion by Councilperson Wanounou, seconded by Councilperson Weissmandl, the foregoing resolution was adopted on a vote of 4 Ayes, 0, Nays.

Dated: March 26, 2025

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10227

ADOPTED

2025-162

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

WHEREAS, the Town Board continued the public hearing on an introductory local law titled "Planned Unit Development District Regulations Outside of the Northeast Area of the Town" on March 26, 2025.

IT IS RESOLVED that the public hearing is continued to April 9, 2025, at 7:00 PM, to allow time to consider two revisions to the proposed local law.

On a motion by Councilperson Wanounou, seconded by Councilperson Weissmandl, the foregoing resolution was adopted on a vote of 5 Ayes, 0, Nays.

Dated: March 26, 2025

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10230

ADOPTED

2025-163

Regular Meeting of March 12, 2025

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 12, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-164

Referral of Petition for Zoning Law Amendment to Planning Board

WHEREAS, the Town Board of the Town of Ramapo has received a petition dated November 13, 2024 from a property owner, TR-HV, LLC, requesting an amendment to the Zoning Law to create a new use, to wit: "Health and Wellness Retreat" in the RR-80 zoning district, and

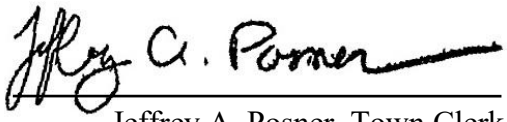
WHEREAS, the requested Zoning Law amendment would permit The Ranch - Hudson Valley which is currently operated by TR-HV, LLC on a 147-acre parcel in western Ramapo as a non-conforming use to be converted to a permitted use, and

WHEREAS, before the Town Board may take action on the petition, the Ramapo Zoning Law Section 376-170 requires that the petition be referred by the Town Board to the Planning Board for its review and comment,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the petition of TR-HV, LLC, requesting an amendment to the Zoning Law to create a new use, to wit: "Health and Wellness Retreat" in the RR-80 zoning district, be referred to the Planning Board for its review and comment, and

BE IT FURTHER RESOLVED, that the Planning Board submit a report to the Town Board within sixty (60) days from the date of the referral as required by Section 376-170 of the Zoning Law.

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



Jeffrey A. Posner, Town Clerk

Amendment of Resolution No. 2025-49 Approval of Agreement: Not for Profit Agencies (2025)

WHEREAS, the Town Board, by Resolution No. 2025-49, approved entering into contract agreements with various Not for Profit agencies for the year 2025, 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 it hereby ***AMENDS RESOLUTION NO. 2025-49*** as follows:

WHEREAS, the New York State Comptroller's Office has advised the Town of Ramapo that no funds should be provided to outside agencies by the Town without execution of a formal contract, and

WHEREAS, the 2025 Town Budget provides for allocation of funds to various outside agencies, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into contracts with the following agencies for the following amounts for the **year 2025**:

ORGANIZATION	**AMOUNT**	**TYPE OF SERVICE**
Big Brothers-Big Sisters of Rockland County, Inc	$3,000	Youth Services
Bikur Cholim, Inc.	$20,000	Health Services
Bikur Cholim, Inc.	$10,000	Children at Risk
C.A.N.D.L.E.	$1,000	Community Services
Camp Venture, Inc.	$8,000	Services for the Handicapped
Chaverim	$20,000	Community Services
Catholic Charities of Rockland County Inc.	$3,000	Community Services
Community Improvement Council, Inc.	$35,000	Youth Services
Community Outreach Center	$35,000	Community Services
Community Outreach Center	$20,000	Senior Project
Falling Angels	$600	Community Services
First Timothy Christian Church	$10,000	Community Services
Haitian American Cultural and Social Organization (HACSO)	$4,000	Community Services
Head Start of Rockland	$6,000	Youth Services

Helping Hands	$6,000	Community Services
Historical Society of Rockland County	$600	Community Services
Jamaican Civic and Cultural Association of Rockland, Inc.	$1,800	Youth Services
Keep Rockland Beautiful	$3,500	Great American Clean Up
Konbit Neg Lakay	$14,000	Community Services
Kupath Ezrah	$15,000	Community Services
Ladies' Ancient Order of Hibernians	$5,000	Community Services
Legal Aid Society	$5,000	Community Services
Lighthouse	$3,000	Community Services
M.A.D.E. Transitional Services	$12,000	Community Services
Martin Luther King Multi-Purpose Center, Inc.	$15,000	Community Services
Men's Ancient Order of Hibernians	$5,000	Community Services
Miscellaneous	$58,000	
NAACP - Spring Valley	$2,500	Community Services
New Square Emergency Services	$20,000	Community Services
Ramapo Police Athletic League	$10,000	Youth Services
Ray of Hope	$10,000	Community Services
Refuah Helpline	$25,000	Community Services
Rockland County Senior LLC (formerly known as Rockland Community College Senior Citizens Club)	$1,500	Senior Citizens
Rockland Holocaust Museum and Study Center	$5,000	Community Services
Rockland Opportunity Development Association - Kaser (Youth)	$50,000	Youth Services
Rockland Opportunity Development Association - Kaser (Seniors)	$55,000	Senior Services
Rockland 21C	$3,600	Family Services
Sloatsburg Soup Kitchen	$2,000	Community Services
Sparks	$3,000	Community Services
Suffern American Legion Post 859	$1000	Community Services
Temicha Support Line, Inc.	$3,000	Community Services
Tomche Shabbos	$10,000	Community Services
Touching Bases	$3,000	Community Services

Village of Kaser Emergency Services	$15,000	Community Services
West Street Day Care, Inc.	$9,000	Daycare Services
Yedei Chesed	$4,000	Services for the Handicapped

SOURCE OF FUNDS: 6310A (Community Action)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10232

ADOPTED

2025-166

Extension of Agreement: Bituminous Concrete Furnished and Applied

WHEREAS, the Town of Ramapo, by Resolution No. 2024-215, approved an agreement with Tilcon New York, 162 Old Mill Road, West Nyack, NY 10994 for Bituminous Concrete Furnished and Applied, and

WHEREAS, the agreement with Tilcon New York provided for an extension of said agreement for an additional one (1) year period, and

WHEREAS, Fred Brinn, Superintendent of Highway 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 the agreement between the Town and ***TILCON NEW YORK*** for Bituminous Concrete Furnished and Applied, be extended for an additional year.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10217

ADOPTED

2025-167

Settlement of Claim: Town of Ramapo v. 188844Stuck LLC

WHEREAS, on February 3, 2025, a tow truck owned by 188844Stuck LLC did not have a vehicle properly secured to the tow truck bed which caused the vehicle in tow to roll from the truck and struck a Town of Ramapo Police vehicle, causing damage in the amount of $1,556.37, and,

WHEREAS, the Town is in receipt of a check from Utica National Insurance Group in the amount of $1,556.37 for the cost of repair of the above Police vehicle, and

WHEREAS, the Town Attorney's Office has recommended that the Town accept the payment from Utica National Insurance Group in full settlement of the above claim,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts payment of $1,556.37 from ***UTICA NATIONAL INSURANCE GROUP*** in full settlement of the above claim, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign all Release documents in a form recommended by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10228

ADOPTED

2025-168

Harmony Hall Restoration

WHEREAS, the Town is the owner of Harmony Hall in the Village of Sloatsburg, and

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

WHEREAS, the Friends of Harmony Hall currently lease the facility for $750 a month, and

WHEREAS, pursuant to Resolutions 2024-180 and 2025-134, to assist Friends of Harmony Hall with their restoration and preservation efforts, the Town agreed to waive the monthly payments, and

WHEREAS, Friends of Harmony Hall wish to begin the restoration of the front porch of Harmony Hall to begin on or about May 5, 2025 and to be performed by William Friedlich of Hudson View Construction, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby grants Friends of Harmony Hall permission to begin restoration work of the front porch of Harmony Hall, with the work to be performed by William Friedlich of Hudson View Construction.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10224

ADOPTED

2025-169

Acceptance of Easement- 1 Hopal Lane

WHEREAS, the Town of Ramapo Planning Board has granted Site Plan approval for 1 Hopal Lane, and

WHEREAS, said approvals required the developer to provide a Drainage Access and Maintenance Agreement benefiting the Town, and

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10223

ADOPTED

2025-170

Acceptance of Easement- Yeshiva Gedolah

WHEREAS, the Town of Ramapo Planning Board has granted Site Plan approval for 113-116 Overlook Drive, and

WHEREAS, said approvals required the developer to provide a Storm Water Easement and Maintenance Agreement benefiting the Town, and

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10226

ADOPTED

2025-171

Appoint Office Services Aide

WHEREAS, there is a vacancy in the position of Office Services Aide in the Parks & Recreation Department within the Town of Ramapo, and

WHEREAS, Chief of Staff, Mona Montal, 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 ***ANNA MARIE MOLINO*** as probationary ***OFFICE SERVICES AIDE*** effective March 31, 2025 with an annual salary of $48,605, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 7020A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10234

ADOPTED

2025-172

Acceptance of Proposal - Chaverim of Rockland Partnership

WHEREAS, the Town is in receipt of a proposal from Chaverim of Rockland Emergency Services, PO Box 1115, Monsey, New York 10952, in which Chaverim seeks to be an official partner in the Town's emergency preparedness efforts, and

WHEREAS, a formal partnership between Chaverim and the Town would provide significant benefits to the community by strengthening local emergency response capabilities, and

WHEREAS, in consideration of this partnership, Chaverim requests the following support:

1. **Provision of Essential Equipment for Joint Use** - this may include items that enhance emergency response capabilities, such as communication tools, traffic control equipment, and safety gear; and
2. **Assistance with Basic Direct Expenses** - support with necessary operational costs such as fuel for vehicles used in emergency response and town-supported events; and
3. **Incorporation into the Town's Emergency Response Framework** - a formal structure for collaboration, training opportunities, and inclusion in municipal emergency plans.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***CHAVERIM OF ROCKLAND EMERGENCY SERVICES*** to be an official partner in the Town's emergency preparedness efforts, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Chaverim of Rockland Emergency Services in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10221

ADOPTED

2025-173

Acceptance of Bid: Purchase of Submersible Grinder Pumps

CORRECTED RESOLUTION

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for the Purchase of Submersible Grinder Pump Stations and Accessories**,** and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on March 13, 2025, in accordance with the provisions of the law, and

WHEREAS, Michael Sadowski, PE, Deputy Director of Public Works, recommends the acceptance of the bids of the lowest responsible bidders: Rapid Pump and Meter Service Co., Inc., 285 Straight Street, P.O. Box AY, Paterson, New Jersey 07509, and Site Specific Design Inc., 1704 Rockwell Road, Abington, PA 19001, 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 lowest responsible bids submitted by ***RAPID PUMP AND METER SERVICE CO., INC.*** and ***SITE SPECIFIC DESIGN INC.,*** be hereby approved and accepted, and

BE IT FURTHER RESOLVED the Supervisor is hereby authorized to execute agreements with Rapid Pump and Meter Co., Inc., and Site Specific Design Inc., in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: (OPERATING 8130SS/3448)

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

Jeffrey A. Posner, Town Clerk

Acceptance of Bid: Carlton Road Curb and Sidewalk Project - A-Tech Concrete Co.

WHEREAS, the Town of Ramapo Department of Public Works solicited bids for a construction project along Carlton Road between College Road and West Maple Avenue for road improvements including concrete curb, sidewalk, and drainage installation to be constructed along the north and south sides of Carlton Road from the east side of College Road to the west side of West Maple Avenue. The overall length of roadway to be improved is approximately 2,600 linear feet., and

WHEREAS, said bids were opened by the Town Clerk on January 22nd, 2025, in accordance with the provisions of the law, and

WHEREAS, the Town is in receipt of a bid from A-Tech Concrete Co., 11 Taylor Road, Edison, New Jersey 08817, for the above construction project in the amount of $1,470,550.00, and

WHEREAS, Michael Sadowsky, Director of Public Works, has reviewed the above bid and recommends its acceptance, and

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

WHEREAS, the project will receive a grant of $200,000 from the Rockland County Office of Community Development, which must be spent in a timely manner,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the lowest responsible bid of ***A-TECH CONCRETE CO.*** for the road improvements construction project along Carlton Road between College Road and West Maple Avenue, at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with A-Tech Concrete Co. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5110DB.3439 Highway Sidewalk Maintenance

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10231

ADOPTED

2025-175

Authorization for Eight (8) Highway Employees to Attend Cornell Local Roads Highway School in Ithaca - 2025

WHEREAS, Town of Ramapo Superintendent of Highways Fredric Brinn has requested authorization for eight (8) Highway Department employees to attend the 2025 Cornell Local Roads Highway School in Ithaca, New York on June 1st through June 3rd, 2025, and

WHEREAS, the costs involved will not exceed $5,800.00,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for ***EIGHT (8) HIGHWAY DEPARTMENT EMPLOYEES*** to attend the *2025 Cornell Local Roads Highway School* in Ithaca, New York on June 1st through June 3rd, 2025, at a cost not to exceed $5,800.00, and

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

SOURCE OF FUNDS: Highway 5110DB.3465; 5010A.3465

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 03/26/25 07:00 PM
DOC ID: 10237

ADOPTED

2025-176

Compensation Structure for Members of the Planning Board & Zoning Board of Appeals

WHEREAS, Supervisor Michael B. Specht recommends a new compensation structure for the members and chairpersons of the Planning Board and Zoning Board of Appeals,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that effective second quarter 2025 all board members will be paid quarterly, based on meeting attendance. Board Members and Alternates will be compensated $400 for each meeting attended. Chairpersons will be compensated $500.00 for each meeting attended. Attendance records shall be maintained by the Secretary of each Board.

Funds: 8010B.3100 and 8020B.3100

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-177

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, March 26, 2025, be hereby **adjourned at 8:10 P.M.** ***IN MEMORY OF RABBI ELIYAHU FINK,*** of Suffern, NY. A prominent voice and writer on contemporary issues in Orthodox circles, Rabbi Fink was killed in a roadway accident on March 21, 2025, at the age of forty-three. He was a husband and father of five children.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10235

ADOPTED

2025-178

Close Open Period for Public Participation

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10246

ADOPTED

2025-179

Close Public Hearing : PUD Regulations

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10250

ADOPTED

2025-180

Regular Meeting of March 26, 2025

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10251

ADOPTED

2025-181

Appointment of Town Clerk/Registrar of Vital Statistics

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10257

ADOPTED

2025-182

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

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10252

ADOPTED

2025-183

Appointment of Marriage Officer

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10256

ADOPTED

2025-184

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

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-185

Settlement of Tax Certiorari: Colonial Apartments of Spring Valley

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

COLONIAL APARTMENTS OF SPRING VALLEY

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10253

ADOPTED

2025-186

Settlement of Tax Certiorari: Zumzum LLC

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

ZUMZUM LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10248

ADOPTED

2025-187

Establish Grants Specialist Position

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10238

ADOPTED

2025-188

Reclassify Assistant Maintenance Mechanic to Maintenance Mechanic

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10242

ADOPTED

2025-189

Appoint Maintenance Mechanic

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10239

ADOPTED

2025-190

Reclassify Assistant Building Maintenance Mechanic to Assistant Maintenance Mechanic

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-191

Appoint Assistant Maintenance Mechanic

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-192

Authorization to Purchase an Electric All Terrain Litter Vacuum

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

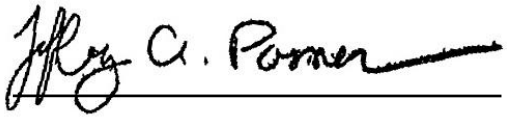
WHEREAS, the EECBG is a reimbursement-based grant and the Town must provide evidence of full funding

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10255

ADOPTED

2025-193

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

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10247

ADOPTED

2025-194

Acceptance of Resignation: Police Officer

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10244

ADOPTED

2025-195

Authorization to Purchase Department Issued Firearms

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/09/25 07:00 PM
DOC ID: 10245

ADOPTED

2025-196

Authorization to Purchase Surplus Firearm

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:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSENT:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-197

Adjournment

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:	Michael B. Specht, Brendel Charles, Michael Rossman, Yehuda Weissmandl
ABSENT:	David Wanounou

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10259

ADOPTED

2025-198

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, April 14, 2025 be hereby **closed at 7:34 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10264

ADOPTED

2025-199

Cancellation of Public Hearing: Zoning Amendments

RESOLVED by the Town Board of the Town of Ramapo that the Continuation of Public Hearing is held this evening, April 23, 2025, to solicit public comments on an **INTRODUCTORY LOCAL LAW TITLED: "ZONING AMENDMENTS"** be hereby ***cancelled.***

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10260

ADOPTED

2025-200

Regular Meeting of April 9, 2025

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:

APRIL 9, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10262

ADOPTED

2025-201

SEQR Negative Declaration Local Law – Planned Unit Development District Regulations Outside of the Northeast Area of The Town

WHEREAS: The Town Board is considering the adoption of a local law titled "Planned Unit Development District Regulations Outside Of The Northeast Area Of The Town," which local law would enact regulations that authorize the Town Board to designate eligible properties outside of the Northeast area of the Town as a Planned Unit Development (PUD) District. Tracts of land containing ten (10) contiguous acres in the Town and under common ownership or control, on and after May 31, 2025, and upon application for a PUD designation, and with access to a public road, are eligible for a PUD District designation. Lands adjoining a PUD-eligible tract of land may be merged with that tract to create a larger PUD District, subject to approval by the Town Board. The Town Board possesses complete discretion whether or not to designate a particular tract as a PUD District and if the Board does approve a PUD District, the Board possesses complete discretion to impose requirements and conditions pertaining to the development of the PUD, including but not limited to the permitted uses, area and bulk requirements, and other requirements and conditions to mitigate potential community and environmental impacts.

In making this SEQR determination, the Board has considered the criteria set forth in §617.7(c) of the SEQR Regulations and analyzed relevant areas of potential environmental concern to determine whether this action may have a significant adverse impact on the environment. The Board has reviewed the local law, the Full Environmental Assessment Form (FEAF) Part 1 and reviewed and hereby adopts Part 2 of the FEAF, both prepared by the Town's professional consulting engineer MJ Engineering, Architecture, Landscape Architecture and Land Surveying, P.C., and the Board has considered the recommendations and comments of other agencies and the public. Although a FEAF is not required since this is a SEQR Unlisted action, the Board prepared and reviewed the FEAF.

Title of Action: Local Law - Planned Unit Development District Regulations Outside Of The Northeast Area Of The Town

SEQR Status: Unlisted

Project Location: Town-wide, except the local law is not applicable in the Northeast area of the Town

Description of Action: See above and the legislative purpose (Section 3) of the local law (incorporated herein)

Reasons Supporting This Determination: Since this local law does not change the zoning requirements applicable to any property in the Town, this local law will not have any impact, much less a significant adverse impact, on the environment. There will be no adverse impact on any environmental issue, including the criteria for determining significance set forth in §617.7(c) of the SEQR Regulations. There are no pending petitions or applications seeking a PUD District designation pursuant to this local law. A future PUD District may be designated by the Town Board only after completion of a zoning amendment process, including compliance with the applicable requirements of this local law, and compliance with SEQR with respect to the particular PUD District designation. The Town Board possesses complete discretion whether or not to approve a PUD District. Therefore, there are no reasonably related long-term, short-term, direct, indirect or cumulative impacts which are included in any long-range plan, likely to be undertaken as a result of this action, or dependent on this action. There is no segmentation of SEQR review.

THEREFORE, IT IS RESOLVED, on a **ROLL CALL VOTE**, for the reasons set forth above, that the Board finds and determines that adoption of this local law will not have any significant adverse impact on the environment. Accordingly, this SEQR Negative Declaration is hereby issued and shall be filed in accordance with the SEQR Regulations.

This Negative Declaration was prepared in accordance with Article 8 of the state Environmental Conservation Law.

Contact Person: Michael Specht, Town Supervisor
Town of Ramapo
237 Route 59
Airmont, New York 10901
Tel. No. (845) 357-5100
Email: spechtm@ramapo-ny.gov <mailto:spechtm@ramapo-ny.gov>

A copy of this SEQR Negative Declaration shall be sent to:

Town Clerk
Town of Ramapo
237 Route 59
Airmont, New York 10901

Town Supervisor
Town of Ramapo
237 Route 59
Airmont, New York 10901

On a motion by Councilperson Charles, seconded by Supervisor Specht, the foregoing Resolution was adopted on a vote of 4 Ayes, 0 Nays.

Dated: April 23, 2025

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10140

ADOPTED

2025-203

Findings and Order of the Town Board Approving Annexation from the Town of Ramapo to the Village of New Square with Respect to parcel located at 42 Hoover Lane, designated on the Town of Ramapo Tax Map Nos. 42.20-2-2

WHEREAS, the Town of Ramapo is the owner of certain vacant land known as 42 Hoover Lane, designated on the Town of Ramapo tax map as 42.20-2-2 (the "Property") as more fully described in Exhibit A hereto; and

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

WHEREAS, the Village of New Square has expressed a desire to locate a Village Park on the Property; and

WHEREAS, by Resolution 2024-231, adopted on May 20, 2024, the Town Board authorized the transfer of the property to the Village of New Square pursuant to General Municipal Law §72-h; and

WHEREAS, the Town Board further determined that: a) the transfer of the Property is an Unlisted Action, in that it does not meet the threshold of 100 acres set forth in 6 NYCRR sec. 617.4(b)(4) and 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 Property is to designated as parkland by the Village of New Square; 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 June 27, 2024, the Town transferred the Property to the Village of New Square and the appropriate deed and transfer documents were filed in the Office of the Rockland County Clerk; and

WHEREAS, the Village of New Square wishes to annex the Property which is vacant land, to the Village; and

WHEREAS, the Village of New Square, at a meeting duly noticed and held on March 24, 2025 voted unanimously to annex the Property and issued an order, Pursuant to N.Y. General Municipal Law §706 (the "Order"); and

WHEREAS, the Village of New Square, prepared a supporting Short Environmental Assessment Form (SEAF) and determined that the action was an Unlisted Action under SEQRA, and that the transfer of the Property as vacant land will not negatively impact the environment;

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 New Square (See N.Y. General Municipal Law §706); and

NOW, THEREFORE, BE IT RESOLVED, 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 New Square 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 New Square is currently vacant; (ii) annexation will have no fiscal impacts to the Town or Village, since the Property, 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 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 New Square, 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 New Square, as described on Schedule A (survey map and metes and bounds description) attached hereto.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-204

Approval of Agreement: Rockland Conservation and Service Corps Workers - 2025

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

WHEREAS, Michael Sadowski, Director 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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman, Yehuda Weissmandl
ABSENT:	David Wanounou

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10266

ADOPTED

2025-205

Approval of Agreement with Town of Tuxedo: Police Firing Range 2025

WHEREAS, the Town has previously entered into agreements with various municipalities for use of the Police Firing Range at the former Town landfill, and

WHEREAS, the Town of Tuxedo Police Department has requested use of the Police Firing Range for the year 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an agreement, effective January 1, 2025, for use of the ***POLICE FIRING RANGE*** for the **year 2025** with the ***TOWN OF TUXEDO***, and

BE IT FURTHER RESOLVED that said agreement is subject to the following terms:

1. Compliance with Police Department General Order Number 105;
2. Name the Town as an additional insured;
3. Hold the Town harmless with respect to the use of the Police Firing Range, and

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

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

Jeffrey A. Posner, Town Clerk

Approval of Agreement: Use of Weldler Park - Camp Yachad

WHEREAS, Congregation Yachad, Inc., 295 Grandview Avenue, Suffern, New York, has requested use of a portion of Manny Weldler Park for a camp (Camp Yachad), and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, has recommended that the camp be permitted to use a portion of Manny Weldler Park subject to the following terms:

1) Term: June 20, 2025 - August 22, 2025, Monday- Friday, 8:00 A.M. - 5:00 P.M.
2) Facilities:
   Access to:
   a) Fields 1, 2 and 3,
   b) Tents/trailers to be supplied and paid for by Camp

   No Access to:
   a) Public Playground
   b) Tennis courts (separate permit will be issued if court use is desired)

3) Fee: : $9,240.00
4) Utilities: all electric installed by licensed electrician, and payable by Camp
5) Garbage: facilities cleaned on a daily basis,
6) Insurance: naming Town as additional insured, with “insurance primary to the Town of Ramapo”
7) Supply Town with permit to operate from Rockland County Health Department, and copy of the Camp's staff training manual, prior to opening day
8) Additional Dumpster - to be organized by Camp Yachad with IWS and paid by Camp Yachad directly to IWS. The Town shall not be responsible or involved in the acquisition of an additional dumpster.
9) Security Deposit: $1,000.00 - to be deposited and returned if all rules were followed and camp is cleaned and vacated 1 week after closing day

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby grants a license agreement to ***CAMP YACHAD, INC***. for use of Manny Weldler Park subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a license agreement with Camp Yachad, Inc. in a form approved by the Town Attorney’s Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10267

ADOPTED

2025-207

Establish Chief Fire Safety Inspector Position

WHEREAS, the classification of a full-time Chief Fire Safety Inspector position in the Building, Planning & Zoning Department 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 Chief Fire Safety Inspector,

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 **CHIEF FIRE SAFETY INSPECTOR** in the Building, Planning & Zoning Department effective April 24, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10268

ADOPTED

2025-208

Approval of Project Funding: Pathway Project at Pinebrook Park

WHEREAS, area residents have requested a paved pathway through the Town owned Pine Brook Park located within Chestnut Ridge to safely connect Haller Crescent and Sandra Court, and

WHEREAS, the pathway will require a pedestrian bridge to safely travel over the brook which extends through the entire Town owned parcel, and

WHEREAS, the scoping and project evaluation work has been approved by the Town Board in the amount of $123,630, as follows:

- **Resolution No. 2024-295**: **Weinberg Lim Engineering - Engineering services including outside consultants $91,650**

- **Resolution No. 2025-123: Clearpoint Survey DPC - Overall project survey $31,980**

,and

WHEREAS, the entire project cost is budgeted not to exceed $625,000, and

WHEREAS, John Lynch, Director of Finance, requests Board approval for funding the balance of the project costs of $501,370, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with said request for funding

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Finance Department is hereby authorized to allocate Neighborhood Park & Recreation money in the amount of $501,370 to fund the balance of said project, for a total project funding of $625,000.

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

_____

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10269

ADOPTED

2025-209

Acceptance of Proposal: Cornell Cooperative Extension Rockland County - Stormwater Regulations 2025-26

WHEREAS, the Town Board, by various Resolutions, entered into agreements with Cornell Cooperative Extension Rockland County, 10 Patriot Hills Drive, Stony Point, New York 10980, to provide community-wide education with respect to Phase II Storm Water Regulations, and

WHEREAS, the current agreement expired March 31, 2025, and

WHEREAS, Michael Sadowski, Director of Public Works, has recommended that the Town accept the proposal submitted by Cornell Cooperative Extension to provide the above community-wide education services, at a fee of $8,943.93, for the term of April 1, 2025, through March 31, 2026,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above proposal of ***CORNELL COOPERATIVE EXTENSION ROCKLAND COUNTY*** to provide community-wide education with respect to Phase II Storm Water Regulations at a fee of $8,943.93, for the term of April 1, 2025, through March 31, 2026, and

BE IT FURTHER RESOLVED that Supervisor Michael B. Specht is hereby authorized to execute an agreement with Cornell Cooperative Extension in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 8160B.3407S

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

Jeffrey A. Posner, Town Clerk

Amendment of Resolution No. 2025-158: Approval of Policy-Making Positions Who Must File a Financial Disclosure Statement for Tax Year 2024

WHEREAS, by Resolution No. 2025-158, the Town Board approved and adopted policy-making positions who must file a financial disclosure statement for the tax year 2024, and

WHEREAS, the Board wishes to amend said resolution to include the policy-making position "Assistant Superintendent of Public Works"

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **Resolution No. 2025-158** 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 2024***, be hereby approved and adopted, and

BE IT FURTHER RESOLVED that the time to file a financial disclosure statement is May 15, 2025.

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 2024 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) Assistant Superintendent of Public Works
   c) Building Inspector II
   d) Chief of Police
   e) Confidential Assistant to Supervisor
   f) Constituent Services Assistants
   g) Assistant Director of Public Works
   h) Deputy Town Clerk
   i) Director of Automated Systems
   j) Director of Finance
   k) Superintendent of Recreation and Parks
   l) Director of Purchasing
   m) Intergovernmental Relations Coordinators
   n) Justice Court Clerk
   o) Personnel Administrator
   p) Planning Assistant
   q) Police Captains
   r) Program Coordinator Cultural Arts Center
   s) Program Coordinator Emergency Preparedness
   t) Receiver of Taxes
   u) Safety Manager
   v) Secretary to Planning Board
   w) Secretary to Zoning Board
   x) Superintendent of Public Works
   y) Town Clerk

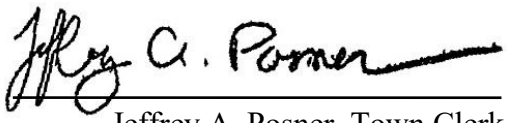
2. All members of the legal professional staff of the Town Attorney's Office.

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, 2025.

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



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10265

ADOPTED

2025-211

Settlement of Potential Disciplinary Charges

WHEREAS, a Dispatcher was the subject of an investigation into potential disciplinary charges, and

WHEREAS, the Town Attorney's Office and Sgt. Andres Sanchez, Communications Sergeant, have recommended that the potential disciplinary charges be settled pursuant to an agreement between the Town and the Civil Service Employees Association, a copy of which is on file in the Town Clerk's Office,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to settle potential disciplinary charges against said employee pursuant to the agreement set forth above, and

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

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

Jeffrey A. Posner, Town Clerk

Confidential

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 04/23/25 07:00 PM
DOC ID: 10261

ADOPTED

2025-212

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, April 23, 2025, be hereby adjourned at 7:56 P.M. ***IN MEMORY of POPE FRANCIS.***

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10273

ADOPTED

2025-213

Close Open Period For Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, May 21, 2025 be hereby **closed at 8:25 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10276

ADOPTED

2025-214

Setting of Public Hearing: A Local Law Amending Chapter 42- Planning Board and Zoning Board of Appeal

RESOLVED by the Town Board of the Town of Ramapo, that a Public Hearing be hereby held June 25, 2025 at 7:00 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, New York, for the purpose of soliciting public comments on a **A PROPOSED LOCAL LAW AMENDING CHAPTER 42 "PLANNING BOARD AND ZONING BOARD OF APPEALS" TO ALLOW ALTERNATE MEMBERS TO SERVE WHEN REGULAR MEMBERS ARE ABSENT OR OTHERWISE UNABLE TO PARTICIPATE.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10279

ADOPTED

2025-215

Regular Meeting of April 23, 2025

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:

APRIL 23, 2025 - REGULAR

RESULT:	**ADOPTED [3 TO 0]**
MOVER:	Michael Rossman, Councilman
SECONDER:	Yehuda Weissmandl, Councilman
AYES:	Michael B. Specht, Michael Rossman, Yehuda Weissmandl
ABSTAIN:	David Wanounou
ABSENT:	Brendel Charles

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10304

ADOPTED

2025-216

Designation of Additional Signatory 2025: Jeffrey Posner

WHEREAS, the Town Board, by Resolution No. 2025-181, appointed Jeffrey Posner to position of Town Clerk effective April 10, 2025, for the duration of the term expiring December 31, 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that ***JEFFREY POSNER,*** of Suffern, NY, be hereby designated an ***Official Signatory*** for all Town of Ramapo funds, effective May 21, 2025 through December 31, 2025, and that Jeffrey Posner be hereby authorized to open and close such accounts as may be necessary and to deposit unused funds on Certificates of Deposit in the official depositories as provided for by law:

KEY BANK
TD BANK
WEBSTER BANK
CAPITAL ONE BANK
CITIBANK
JP MORGAN/ CHASE
M & T BANK
WELLS FARGO BANK

and any qualified branch that meets the requirements of the law.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10280

ADOPTED

2025-217

Ratification of Authorization to Commence Injunction Action: 82 Highview Road

WHEREAS, Ian Smith, Building Inspector for the Town of Ramapo, has advised the Town Board that the premises located at 82 Highview Road, Suffern, New York presents an imminent threat to the safety and welfare of the residents of the Town and is in violation of the New York State Property Maintenance Code, New York State Uniform Fire Prevention and Building Code, and the Revised Code of the Town of Ramapo, and

WHEREAS, Ian Smith has requested that the Town commence an injunction action to enjoin the continuing use of the property, and

WHEREAS, the Town Board was polled and voted to authorize the Town Attorney's Office to commence a proceeding in the Supreme Court, Rockland County, New York, against ***82 HIGHVIEW LLC and ARYEH ZAKS***, owner of the above property, and

WHEREAS, the Board wishes to ratify said authorization

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Town Attorney's Office to commence a proceeding in the Supreme Court, Rockland County, New York, against ***82 HIGHVIEW LLC and ARYEH ZAKS***, owner of the above property, to enjoin use of the above property in violation of the New York State Property Maintenance Code, New York State Uniform Fire Prevention and Building Code, and the Revised Code of the Town of Ramapo.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10289

ADOPTED

2025-218

Settlement of Litigation: Geico A/S/O Maria Lemalema v. Town of Ramapo

WHEREAS, Geico General Insurance Company a/s/o Maria Lemalema commenced a lawsuit against the Town of Ramapo for property damage caused in a motor vehicle accident, and

WHEREAS, the Town Attorney's Office has recommended the matter be settled in the amount of $6,480.69,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the matter of ***GEICO GENERAL INSURANCE COMPANY A/S/O MARIA LEMALEMA v. TOWN OF RAMAPO*** in the amount of $6,480.69, said settlement to be charged to 3120AB341931, and

BE IT FURTHER RESOLVED that said settlement is conditioned upon receipt of a general release executed by Geico General Insurance Company a/s/o Maria Lemalema .

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10299

ADOPTED

2025-219

Settlement of Tax Certiorari: Sixty East Eckerson Corp

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

SIXTY EAST ECKERSON CORP

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	50.64-1-1	$365,000	$320,000,
2025/26	50.64-1-1	$365,000	$320,000, and

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

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10286

ADOPTED

2025-220

Settlement of Tax Certiorari: Eliezer Raksin

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

ELIEZER RAKSIN LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	54.27-1-35	$45,000	$40,600, 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:	Yehuda Weissmandl, Councilman
SECONDER:	David Wanounou, Councilman
AYES:	Michael B. Specht, Michael Rossman, David Wanounou, Yehuda Weissmandl
ABSENT:	Brendel Charles

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10284

ADOPTED

2025-221

Settlement of Tax Certiorari: Park Ave NY LLC

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

PARK AVE NY LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2023/24	57.54-1-59	$510,000	$408,000,
2024/25	57.54-1-59	$510,000	$357,000, and

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

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10310

ADOPTED

2025-222

Settlement of Tax Certiorari: Feldschuh

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

MICHAEL FELDSCHUH AND ALICIA FELDSCHUH

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2021/22	38.19-1-8	$160,050	$91,680,
2022/23	38.19-1-8	$160,050	$92,700,
2023/24	38.19-1-8	$160,050	$86,020,
2024/25	38.19-1-8	$160,050	$106,050, 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:	Yehuda Weissmandl, Councilman
SECONDER:	David Wanounou, Councilman
AYES:	Michael B. Specht, Michael Rossman, David Wanounou, Yehuda Weissmandl
ABSENT:	Brendel Charles

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10301

ADOPTED

2025-223

Retroactive Tax Exemption: Lev Teen Center & Yeshivas Nachlas Sofrim Inc.

WHEREAS, legislation will be introduced in the New York State Legislature that would grant authority for the Town to accept retroactive application by the following organizations for real property tax exemptions as follows:

a) Lev Teen Center
SBL: 89/49.10-1-7
161 Viola Road, Town of Ramapo
2022 and 2023 Assessment Rolls &
Appropriate Tax Rolls (2022,2023 &2024)

b) Yeshivas Nachlas Sofrim Inc.
SBL: 89/56.6-1-14
66 Highview Road, Town of Ramapo
2022 and 2023 Assessment Rolls &
Appropriate Tax Rolls (2022,2023 &2024)

WHEREAS, the State Legislature requires the Town Board to state that it will grant the retroactive tax exemptions once appropriate State authority is granted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it has no objection to the passage of the above legislation and it hereby agrees that it will grant a tax exemption for the above property for the assessment and tax years in question if legislation is passed and signed by the Governor.

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

_____

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10281

ADOPTED

2025-224

Authorization to Enter into Agreement with Rockland Green

WHEREAS, the Rockland County Solid Waste Management Authority a/k/a Rockland Green ("Rockland Green"), is in the process of developing multiple projects, including an alternative waste disposal project and the possible relocation of its existing scale house and weigh station, and

WHEREAS, the Town is the owner of certain real properties within the Village of Hillburn as listed on the attached Schedule A (the "Properties"), and

WHEREAS, in connection with Rockland Green's projects, and possible acquisition of one or more of the Properties, Rockland Green has requested the right of entry upon and access to the Properties, to conduct its Due Diligence, and

WHEREAS, Rockland Green requested, and the Town is amenable to Rockland Green's request for right of entry upon and access to the Properties to conduct its Due Diligence.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that in consideration of the mutual covenants and agreements contained in the annexed agreement, the Supervisor is hereby authorized to enter into an agreement substantially similar to the annexed proposed agreement.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10283

ADOPTED

2025-225

Approval of Agreement: Research Foundation for Mental Health - Grant

WHEREAS, the Research Foundation for Mental Hygiene (the "Foundation") has been awarded a certain grant from the New York State Office of Mental Health to carry out a project entitled "NYS Suicide Prevention Resource Center" (the "Project"), and

WHEREAS, the Foundation desires the Town of Ramapo to perform certain services for the Foundation in connection with the Project, and

WHEREAS, in consideration for such services, the Foundation has awarded a grant in the amount of $48,000 to the Town of Ramapo to participate in the Project.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the grant from the ***RESEARCH FOUNDATION FOR MENTAL HYGIENE*** in the amount of $48,000 to participate in the NYS Suicide Prevention Resource Center project, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute the Agreement with the Research Foundation for Mental Hygiene in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-226

Renewal of Agreement: Electronic Medical Records - ESO Solutions, Inc.

WHEREAS, by Resolution No. 2024-71, the Town entered into an agreement with ESO Solutions, Inc, 11500 Alterra Parkway, Ste. 100, Austin, Texas, 78758, to provide Electronic Medical Records for the Ambulance Corps and Paramedic Services that contract with the Town, for a period of one year, and

WHEREAS, the Town is in receipt of a renewal proposal from ESO Solutions, Inc., to continue to provide Electronic Medical Records for the Ambulance Corps and Paramedic Services that contract with the Town, at the same rate as previously contracted, and

WHEREAS, Josh Hans, Program Coordinator, Emergency Preparedness, recommends acceptance of said renewal proposal to help streamline billing and offer cost savings thru negotiating a group rate, and

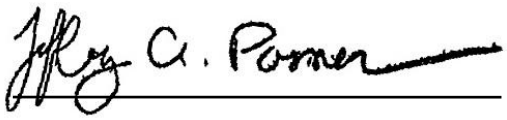
WHEREAS, Mona Montal, Director of Purchasing, concurs with said recommendation.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that it hereby accepts the renewal proposal of ***ESO SOLUTIONS, INC.,*** to provide Electronic Medical Records for the Ambulance Corps and Paramedic Services that contract with the Town, at the same rate as previously contracted, and

BE IT FURTHER RESOLVED, that the Supervisor is hereby authorized to execute a renewal agreement with ESO Solutions, Inc., for a period of one year retroactive to January 31, 2025, in a form approved by the attorney's office.

SOURCE OF FUNDS: SMEMS1.3452

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



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10298

ADOPTED

2025-227

Acceptance of Easement - 5 Cedar Lane

WHEREAS, the Town of Ramapo Planning Board has granted Subdivision approval for 5 Cedar Lane, and

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

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10282

ADOPTED

2025-228

Memorandum of Understanding: NYS Division of Criminal Justice Services

WHEREAS, the New York State Division of Criminal Justice Services ("DCJS") has sponsored Crime Analysis Centers throughout the state of New York; and

WHEREAS, the Hudson Valley Crime Analysis Center ("HVCAC") has proven to be an invaluable resource by providing and disseminating important crime analysis information to every participating law enforcement entity; and

WHEREAS, on October 24, 20217, a Memorandum of Understanding ("MOU") for the development and operation of a Regional Crime Analysis Center in the Hudson Valley Region of New York State was executed; and

WHEREAS, in accordance with Section A(6) of the HVCAC MOU, the HVCAC Board of Directors has voted to authorize the Commissioner of DCJS to enter into agreements with other law enforcement agencies interested in participating in the HVCAC; and

WHEREAS, the Ramapo Police Department wishes to participate in the HVCAC and become a party to the HVCAC MOU.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into a Memorandum of Understanding between the ***NEW YORK STATE OF CRIMINAL JUSTICE SERVICES*** and the ***TOWN OF RAMAPO***, and the covenants and mutual benefits herein expressed and agrees to follow the terms of said MOU, and

BE IT FURTHER RESOLVED that the Supervisor and Chief Daniel Hyman are hereby authorized to execute the Memorandum of Understanding with the New York State Division of Criminal Justice Services .

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10285

ADOPTED

2025-229

Authorization for Det. Burr to Adopt Retiring K-9 Remy

WHEREAS, Ramapo Police K-9 Remy's serviceability as a police K-9 makes it necessary for him to retire on May 21, 2025, and

WHEREAS, Det. Burr has served as K-9 Remy's handler during the canine's entire time of service to the Town of Ramapo, and

WHEREAS, Det. Burr has requested to adopt K-9 Remy's upon the K-9's retirement, and

WHEREAS, Chief Hyman requests the Board approve said adoption

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes Det. Raymond Burr to adopt K-9 Remy upon his retirement from service to the Town of Ramapo on May 21, 2025, and

BE IT FURTHER RESOLVED that because of Remy's long dedicated service to the residents of Ramapo, the Town Board hereby agrees to pay all health expenses related to the care of Remy during his lifetime, and

BE IT FURTHER RESOLVED the Supervisor is authorized to execute an adoption agreement for said adoption in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10297

ADOPTED

2025-230

Assign Police Officer to Investigation Division as Detective

WHEREAS, RAYMOND BURR currently holds the position of Police Officer Grade One within the Town of Ramapo Police Department, and

WHEREAS, the Chief of Police, Daniel Hyman, has made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Police Officer ***RAYMOND BURR*** be hereby assigned to the Investigation Division as ***DETECTIVE THIRD GRADE***, effective May 21, 2025, at the annual salary of $178,176 (excluding longevities).

SOURCE OF FUNDS: 3120AB.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10311

ADOPTED

2025-231

Waiver of Rules of Order: 24Hr. Rule

WHEREAS the Town Board, by Resolution No. 2018-83, adopted Rules of Order for the Town Board of the Town of Ramapo, and

WHEREAS, pursuant to said Rules, to the extent practicable, no resolution may be brought for a vote unless printed or digital copies are presented to each Board member 24 hours prior to the opening of the meeting, and

WHEREAS, said rule can be waived by a majority consent of the Board members present,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the ***RULES OF ORDER*** with regard to the 24 hour rule.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10307

ADOPTED

2025-232

Authorization to Sign Grosser Lane Subdivision Map

WHEREAS, the Town Board of the Town of Ramapo has authorized a minor subdivision by deed with respect to property located on Grosser Lane (hereinafter the "Grosser Lane Subdivision"); and

WHEREAS, such authorization was made directly by the Town Board and not by the Planning Board, and thus the matter did not proceed through the Planning Board's standard subdivision review process; and

WHEREAS, the final subdivision map for the Grosser Lane Subdivision must be signed in order to be filed in the Office of the Rockland County Clerk; and

WHEREAS, under ordinary procedures, such subdivision maps are signed by the Chairman of the Planning Board, but due to the unique circumstances of this matter, namely, the Town Board's direct authorization by deed, it is appropriate for the Town Supervisor to sign the subdivision map in this instance.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Ramapo on a **ROLL CALL** hereby authorizes the Town Supervisor to execute and sign the Grosser Lane Subdivision Map solely and exclusively for this specific minor subdivision approved by deed; and

BE IT FURTHER RESOLVED that this authorization shall not be construed as altering or superseding the standard subdivision review process, nor shall it serve as precedent for any future matters.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10275

ADOPTED

2025-233

Approval of Agreement: Ramapo Police Superior Officers Association

WHEREAS, the collective bargaining agreement between the Town of Ramapo and the Town of Ramapo Police Superior Officers Association, Inc. ("RPSOA") has expired, and

WHEREAS, the negotiating team for the Ramapo RPSOA and the negotiating team for the Town have agreed to a memorandum of agreement which memorializes the terms of a new contract for the period retroactive to January 1, 2023 through December 31, 2027, and

WHEREAS, the Ramapo RPSOA membership has ratified or will ratify the above memorandum of agreement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies the memorandum of agreement with respect to a new collective bargaining agreement with the Ramapo RPSOA for the period retroactive to January 1, 2023 through December 31, 2027, subject to ratification by Ramapo RPSOA, and

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

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-234

Appointment of Provisional Police Radio Dispatcher (Spanish Speaking)

WHEREAS, there is a vacancy in the position of Police Radio Dispatcher (CAD) (Spanish Speaking) within the Town of Ramapo Police Department, and

WHEREAS, Chief of Police Daniel Hyman 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 RAJO*** as provisional **Police Radio Dispatcher (CAD) (Spanish Speaking)** effective June 7, 2025, pending final approval of Rockland County Personnel Department. The annual salary is $75,403, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 3125AB.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10272

ADOPTED

2025-235

Appoint Provisional Grants Specialist

WHEREAS, there is a vacancy in the position of Grants Specialist in the Supervisor's Office 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 **DENISE SPAR,** as Grants Specialist, on a provisional basis, effective May 26, 2025. The annual salary will be $120,474.

SOURCE OF FUNDS: 1220A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10300

ADOPTED

2025-236

Appoint Constituent Services Assistant

CORRECTED RESOLUTION

WHEREAS, there is a vacancy in the position of Constituent Services Assistant in the Supervisor's Office 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 **WAYNE MACK,** as probationary Constituent Services Assistant, with an annual salary of $111,375, effective date to be determined.

SOURCE OF FUNDS: 1220A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10288

ADOPTED

2025-237

Appoint Clerk - Receiver of Taxes Office

WHEREAS, there is a vacancy in the position of Clerk within the Town of Ramapo Receiver of Taxes Office, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint **AMANDA DEMONT,** as probationary ***CLERK,*** from Civil Service List #25008010, effective May 22, 2025. The annual salary will remain the same, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1330A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10306

ADOPTED

2025-238

Transfer Custodial Worker to Groundsworker

WHEREAS, there is a vacancy in the position of Groundsworker within the Town of Ramapo Parks & Recreation Department, and

WHEREAS, Michelle Antosca, the Superintendent of Parks and Recreation, has made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby laterally transfer ***JOSE FLORES*** from Custodial Worker to Groundworker, effective May 24, 2025. Salary is to remain the same.

SOURCE OF FUNDS: Operating Budget 7150A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10294

ADOPTED

2025-239

Acceptance of Bid: Repair and Replace Existing Sidewalks and Curbs

WHEREAS, the Purchasing Department has solicited bids for Repair and Replacement of Existing Sidewalks and Curbs, and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on April 15, 2025, in accordance with the law, and

WHEREAS, Fredric Brinn, Superintendent of Highways, has recommended that the bid from A-Tech Concrete, 11 Taylor Road, Edison, NJ 08817, be accepted as the lowest responsible bid, 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 bid submitted by ***A-TECH CONCRETE***, be hereby accepted, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with A-Tech Concrete in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 (Road Improvement)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10303

ADOPTED

2025-240

Acceptance of Bid: New Traffic Signal at the Maple Avenue Intersection with Howard Drive

WHEREAS, the Purchasing Department has solicited bids for New Traffic Signal at the Maple Avenue Intersection with Hoard Drive**,** and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on April 24, 2025, in accordance with the law, and

WHEREAS, Fredric Brinn, Superintendent of Highways, has recommended that the bid from Verde Electric Maintenance Corp., 89 Edison Avenue, Mount Vernon, Ny, 10550 be accepted as the lowest responsible bid, 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 bid submitted by ***VERDE ELECTRIC MAINTENANCE CORP.***, be hereby accepted, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Verde Electric Maintenance Corp. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 (Road Improvement)

RESULT:	**ADOPTED AS AMENDED [3 TO 1]**
MOVER:	Michael Rossman, Councilman
SECONDER:	David Wanounou, Councilman
AYES:	Michael B. Specht, Michael Rossman, David Wanounou
NAYS:	Yehuda Weissmandl
ABSENT:	Brendel Charles

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10291

ADOPTED

2025-241

Renewal of Agreement: Honeywell International, Inc. - Maintenance of Heating and Air Conditioning Systems at Ramapo Police Department

WHEREAS, the Town Board by Resolution No. 2024-236 renewed an agreement with Honeywell International Inc., 1985 Douglas Drive, Golden Valley, Minnesota 55422, for maintenance of the heating and air conditioning systems at the Ramapo Police Department for a term expiring May 31, 2025, and

WHEREAS, the Town is in receipt of a renewal proposal dated February 13, 2025, from Honeywell International Inc., for continued maintenance of said heating and air conditioning systems in the amount of $36,375.84, and

WHEREAS, Yitzchok Ullman, Supervisor of Facilities and Risk Management, recommends acceptance of the above renewal proposal, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the renewal proposal of ***HONEYWELL INTERNATIONAL INC.***, for continued maintenance of the heating & air conditioning systems at the Ramapo Police Department in the amount of $36,375.84, renewal date June 1, 2025 through May 31, 2026, at the terms set forth in the above proposal, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Honeywell International Inc. in a form approved by the Town Attorney's Office

SOURCE OF FUNDS: 3120AB.3446

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

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Jeffrey A. Posner, Town Clerk

ADOPTED

2025-242

Renewal Agreement: Armistead Mechanical, Inc. - Preventive Maintenance HVAC Equipment at Ramapo Town Hall

WHEREAS, the Town Board by Resolution No. 2024-256 entered into an agreement with Armistead Mechanical, Inc. Services (AMI), 168 Hopper Avenue, Waldwick, NJ 07463, to provide on-going *Planned Mechanical Maintenance Services* for HVAC equipment at Ramapo Town Hall, and

WHEREAS, the Town is in receipt of a renewal agreement from Armistead Mechanical, Inc. Services (AMI), dated May 7, 2025, to provide said services for HVAC equipment as identified on Schedule A, in the amount of $11,272.00, for a term of June 1, 2025-May 31, 2026, and

WHEREAS, emergency and repair service is available 24/7/365 and services performed shall be invoiced at AMI prevailing time and material rates per AMI labor rate schedule, and

WHEREAS, Yitzchok Ullman, Supervisor of Facilities and Risk Management, recommends acceptance of the above renewal agreement, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the renewal agreement of ***ARMISTEAD MECHANICAL, INC. SERVICES (AMI***), for on-going *Planned Mechanical Maintenance Services* for HVAC equipment at Ramapo Town Hall, in the amount of $11,272.00, for a term of June 1, 2025-May 31, 2026, and emergency and repair services performed to be invoiced at the terms set forth in the above proposal, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with AMI in a form approved by the Town Attorney's Office

SOURCE OF FUNDS: 1620A.3446

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

Jeffrey A. Posner, Town Clerk

NEPA Environmental Review & Notice of Intent to Request Release of Funds: TOR

WHEREAS, the Town of Ramapo and the Villages of Airmont, Chestnut Ridge, New Hempstead, and Wesley Hills have been selected to receive Fiscal Year 2024 Congressional Directed Spending for Community Projects Funding (CPF) to implement Steet Improvement Projects; and

WHEREAS, this federal funding is being distributed through the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the federal funding requires compliance with the National Environmental Protection Act (NEPA) to evaluate the potential environmental impacts and HUD compliance with EPA is outlined in 24 CFR Part 58; and

WHEREAS, the Town of Ramapo is Responsible Entity administering the environmental review ; and

WHEREAS, the Town of Ramapo is the responsible entity administering the CPF funds on behalf of the Town and the Villages of Airmont, Chestnut Ridge, New Hempstead, and Wesley Hills; and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the Pine Brook Road Sidewalks located at Pine Brook Road / Chestnut Ridge is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the Village of Airmont Smith Road Sidewalk Installation Project located at Smith Hill Road is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the Intersection Improvements at West Maple Avenue and Viola Road Project located W Maple Ave & Viola Road in the Town of is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the McNamara Road Sidewalk installation Project located on McNamara Road between New Hempstead Road and E Willow Tree Road in the Village of New Hempstead is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the NY Route 59, Grove Street, and Remsen Avenue Intersection Improvements Project located at Grove Street and Remsen Avenue in the Town of Ramapo is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that Maple Avenue, Park Lane, and Howard Drive Intersection Improvements located at Maple Avenue and Howard drive in the Town of is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has determined, through the HUD Part 58 environmental review process, that the State Route 306 Sidewalk Construction located at Route 306 Between

Lime Kiln Road and old Pomona Road, in the Village of Wesley Hills is subject to an Environmental Assessment (EA); and

WHEREAS, the Town of Ramapo has evaluated potential environmental impacts through the completion of the statutory checklist;

NOW THEREFORE BE IT RESOLVED, that the Pine Brook Road Sidewalks located at Pine Brook Road / Chestnut Ridge, after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the Village of Airmont Smith Road Sidewalk Installation Project located at Smith Hill Road, after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the Intersection Improvements at West Maple Avenue and Viola Road Project located W Maple Ave & Viola Road after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the Environmental Protection Agency(EPA) and the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the McNamara Road Sidewalk installation Project located on McNamara Road between New Hempstead Road and E Willow Tree Road after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the Environmental Protection Agency(EPA), has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the NY Route 59, Grove Street, and Remsen Avenue Intersection Improvements Project located at Grove Street and Remsen Avenue after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the Environmental Protection Agency(EPA) and the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the Maple Avenue, Park Lane, and Howard Drive Intersection Improvements located at Maple Avenue and Howard drive after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

NOW THEREFORE BE IT RESOLVED, that the State Route 306 Sidewalk Construction located at Route 306 Between Lime Kiln Road and old Pomona Road, in the Village of Wesley Hills after its environmental assessment in accordance with CFR 24 Part 58 and after consultation with the Environmental Protection Agency(EPA) and the US Fish and Wildlife Service, has determined that the projects do not pose a significant impact and hereby issues its Notice of Intent to Request a Release of Funds (NOI-PROF); and

BE IT FURTHER RESOLVED, that the Town hereby directs the Town Clerk to publish

and post all required notices in accordance with 24 CFR 58.45.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10287

ADOPTED

2025-244

Approval of Change Order No. 1: Greenridge Way Drainage Improvement Project

WHEREAS, the Town Board**,** by Resolution No. 2024-455, accepted the bid of A-Tech Concrete Co., 11 Taylor Road, Edison, New Jersey 08817, for the Greenridge Way Drainage Improvement Project, in the amount of $419,175.00, and

WHEREAS, additional labor and materials are required to complete the project at an additional cost of $127,840, and,

WHEREAS, Fred Brinn, Superintendent of Highways, has recommended that the following Change Order be approved:

Change Order No. 1
Extend drainage and install a crossover drain..... $127,840, and

WHEREAS, the project was filed as part of the Town's claim for reimbursement with FEMA as a result of the storm known as Hurricane Ida on September 1st - 2nd, 2021, and

WHEREAS, Change Order No. 1 will be entirely funded by FEMA,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **Change Order No. 1** is hereby approved for the additional work to complete the project by A-Tech Concrete Co., in the amount of $127,840, and the aggregate contract amount for the Greenridge Way Drainage Improvement Project is hereby increased to $547,015.

SOURCE OF FUNDS: 5197H36.34460

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

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Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10278

ADOPTED

2025-245

Approval of Fire Hydrant: 15 Warren Court. Monsey

WHEREAS, Jeffrey Posner, Town Clerk of the Town of Ramapo, is in receipt of a proposal from Veolia Water New York, Inc. for the installation of one (1) fire hydrant in the Town of Ramapo, as listed below:

- **HYDRANT #19197 - IN FRONT OF 15 WARREN COURT, MONSEY, NY**

WHEREAS, Adam Peltz, Fire Inspector for the Town of Ramapo, recommends that said proposal be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Jeffrey Posner, Town Clerk, is hereby authorized to accept the proposal of **VEOLIA WATER NEW YORK INC.** to install the above fire hydrant with respect to the above location.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/21/25 07:00 PM
DOC ID: 10274

ADOPTED

2025-246

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, May 21, 2025, be hereby adjourned at 9:36 P.M.
IN MEMORY this Memorial Day of all Veterans who gave us our freedom; all Law Enforcement this National Police Week; Rose Noonan, Town of Ramapo Housing Consultant; and Frank Hagen, past Suffern Village Trustee/Deputy Mayor;

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10308

ADOPTED

2025-247

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, May 28, 2025 be hereby **closed at 7:04 P.M.**

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

Jeffrey A. Posner, Town Clerk

Local Law: Planned Unit Development District Regulations Outside of the Northeast Area of the Town

WHEREAS, an Introductory Local Law titled "Planned Unit Development District Regulations Outside Of The Northeast Area Of The Town" was introduced before the Town Board of the Town of Ramapo on October 29, 2024. Upon notice and re-notice duly published, posted and circulated, the Board held an initial public hearing on the introductory local law ("local law") on November 19, 2024, and the hearing was continued on January 15, 2025, February 26, 2025, March 12, 2025, March 26, 2025, and April 9, 2025, and thereafter closed. Public comments were heard and received concerning the merits and environmental significance of the introductory local law; and

WHEREAS, the legislative purpose is set forth in Section 3 of the local law. The legislative purpose states, *inter alia*, that the purpose and intent of the local law is to enact regulations for the implementation of a planned unit development (PUD) floating zone to encourage creative residential, commercial or mixed used development, including the construction of smaller and more affordable apartments and single-family detached residences, without departing from the spirit and intent of the Town zoning code. The local law shall not apply in the Northeast area of the Town, where PUDs are regulated by the provisions in existing §376-24 of the zoning code, and the local law shall apply throughout the remainder of the Town. In addition, the intent of this local law is to minimize the negative impacts associated with suburban sprawl as noted in the Town's Comprehensive Plan (2004 as amended); and

WHEREAS, the local law does not change the zoning requirements applicable to any land in the Town. As with the PUD law applicable to Northeast Ramapo, a PUD District will not be established except pursuant to approval of a subsequent zoning law amendment adopted by the Town Board after compliance with all applicable requirements and procedure of the local law. If a PUD District is established by the Town Board, the types of permitted uses, the area and bulk requirements, and other requirements shall be determined by the Town Board after consideration of appropriate factors; and

WHEREAS, the local law provides, *inter alia*, that the Town Board may place a PUD District on a tract of land, which may consist of one or more tax parcels in common ownership or control, that contain a contiguous minimum of 10 acres within the Town of Ramapo, and are accessible by a public street, if said tract of land was under common ownership or control and contains at least 10 acres on and after May 31, 2025, and at the time of application for a PUD District designation. The local law states that this minimum tract size requirement of 10 acres is an inextricable element of a PUD, and further states that it is the intent of the Town Board that development of a PUD on tracts of less than 10 acres is not in the public interest and is prohibited. Although there is a minimum tract size requirement, there is no maximum size restriction; therefore, if a tract of land meets the foregoing 10-acre requirements, other lands

adjoining the eligible tract may be merged with the eligible tract to create a larger PUD District, subject to approval by the Town Board; and

WHEREAS, the local law was referred for report and recommendation to the Town Planning Board on or about November 19, 2024, and to the Rockland County Department of Planning on or about December 3, 2024, and the Board received and reviewed the Department of Planning's report and recommendations, dated January 13, 2025; and

WHEREAS, the Board determined to make certain revisions to the local law and those redline revisions were posted on the Town website, the Board re-noticed the continued public hearing, and the Board referred the revised local law to the County Department of Planning on or about February 11, 2025, and to the Town Planning Board on or about February 18, 2025; and

WHEREAS, the Board later determined to make certain additional revisions to the local law and those redline revisions were posted on the Town website, the Board re-noticed the continued public hearing, and the Board referred the revised local law to the County Department of Planning and to the Town Planning Board on or about March 28, 2025; and

WHEREAS, the Board received and reviewed the Department of Planning's supplemental report and recommendations, dated February 26, 2025, which supplemental report incorporates by reference the Department's January 13, 2025, report and recommendations, and the Department's further supplemental report and recommendations, dated April 3, 2025, and the Board reviewed the Town Planning Board's comments, dated February 25, 2025, and the Planning Board's supplemental comments, dated April 8, 2025; and

WHEREAS the Board has also reviewed the full Environmental Assessment Form Part 1, dated December 9, 2024, prepared by the Town's professional consulting engineer MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C. (MJ), a draft full Environmental Assessment Form Part 2 prepared by MJ, and MJ's memorandums to the Board, dated November 18, 2024, and May 27, 2025, a memorandum to the Board from J&G Law, LLP, dated May 27, 2025, and the local law information sheet read by the Town Supervisor at the May 28, 2025, Board meeting; and

WHEREAS, the Board has carefully considered the reports, recommendations and comments provided by other agencies, all public comments, and the documents prepared by MJ; and

WHEREAS, this Board determined, by separate resolution, that adoption of the local law is a SEQR Unlisted action and will not have significant adverse effect on the environment.

NOW, THEREFORE, IT IS RESOLVED as follows:

The Board recognizes that the County Department of Planning report contains recommendations objecting to certain provisions of the local law and recommending

modifications to the local law. The Board has carefully reviewed those comments and recommendations and determines to override those recommendations pursuant to state General Municipal Law §239-m(5), and the Board shall set forth its reasons for such override in its report of final action pursuant to GML §239-m(6). In essence, given the authority and discretion vested in the Town Board by this local law, if the Board approves a PUD District, the Board will impose requirements and conditions pertaining to the development of the particular tract and to address issues and concerns related to any such development to the extent deemed necessary by the Board.

The Board also reviewed the thoughtful recommendations provided by the Town Planning Board. The Town Board believes that the 10-acre requirement in the local law is adequately established. The other recommendations may be suitable for some, but not necessarily all, PUD Districts. Those recommendations may be considered by the Town Board on a case-by-case basis, recognizing that property seeking PUD District designation may vary with respect to numerous factors, such as size, location, neighborhood and site features, and that the Town Board possesses complete discretion whether or not to approve a requested PUD District designation and, if a PUD District is approved, to impose requirements and conditions to address issues and concerns pertaining to that particular tract of land.

Since this local law does not change the zoning requirements applicable to any property in the Town, this local law does not conflict with the Town's Comprehensive Plan. If the Town Board adopts a zoning amendment in the future to designate a PUD District, the Board must make a determination that that particular PUD District, including its requirements and conditions, does not conflict with the Comprehensive Plan or consider appropriate amendments to the Comprehensive Plan. The Board notes that the Comprehensive Plan encourages the use of PUD zoning and that this local law, if implemented by subsequent local law(s), would allow types of development, such as affordable housing, prevention of suburban sprawl and mixed use development, that are recommended in the Comprehensive Plan.

BE IT FURTHER RESOLVED that the Introductory Local Law titled "Planned Unit Development District Regulations Outside Of The Northeast Area Of The Town" of the Town of Ramapo, as revised after due notice, be and hereby is adopted as Local Law No. 3 of 2025 of the Town of Ramapo on May, 2025.

On a motion by Councilperson Charles, seconded by Supervisor Specht, the foregoing resolution was adopted on a roll call vote of 4 Ayes, 0 Nays, 1 Abstain

The Supervisor declared the Resolution adopted.

Dated: May 28, 2025

RESULT:	**ADOPTED [4 TO 0]**
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael B. Specht, Supervisor
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman, Yehuda Weissmandl
ABSTAIN:	David Wanounou

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10313

ADOPTED

2025-249

Approval of Funds for the Jewish Federation and Foundation of Rockland County

WHEREAS, the Jewish Federation and Foundation of Rockland County is working on heightening the security of Jewish institutions and vulnerable community partners against the rise of hate and antisemitism, and

WHEREAS, the Chief of Staff has recommended donating $5,000 in financial support to the Jewish Federation and Foundation of Rockland County in honor of their mission.

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Ramapo hereby authorizes $5,000 in financial support to the Jewish Federation and Foundation of Rockland County, subject to customary documentation approved by the Town Attorney office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10314

ADOPTED

2025-250

Acceptance of Agreement: Supreme Lumens Inc.

WHEREAS, the Town is in receipt of an agreement from Supreme Lumens Inc., 36 Clark Lane, Sudbury, MA 01776, to perform LED lighting upgrades to various buildings with the Town of Ramapo Department of Public Works and Town of Ramapo Highway Department's complex located at 16-26 Pioneer Avenue, Tallman, New York, and

WHEREAS, Supreme Lumens Inc. has agreed to perform the above services at no cost to the Town,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***SUPREME LUMENS INC.*** to provide the above services at no cost to the Town**,** and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Supreme Lumens 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10312

ADOPTED

2025-251

Intermunicipal Agreement - RCIC and RIRC

WHEREAS, it is essential economically and effectively to create an appropriate shared service environment by and between the County of Rockland and the Town of Ramapo to effectively and efficiently utilize all available resources, both human and technological, and avoid duplication of effort and additionally unnecessary expense to address critical law enforcement issues, and

WHEREAS, the Town wishes to enter into an Intermunicipal Agreement with the County regarding the Rockland County Intelligence Center and Regional Investigative Resource Center to confirm the mutual desire to accomplish the foregoing goals for the period ending on December 31, 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to execute an **INTERMUNICIPAL AGREEMENT** on behalf of the Town of Ramapo and upon the recommendation of the Town Attorney's Office as to the form of any such Agreement.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10327

ADOPTED

2025-252

Recission of Resolution No. 2024-477

WHEREAS, the Town of Ramapo wishes to rescind Resolution No. 2024-477 authorizing the Town to enter into an Intermunicipal Agreement with the Village of Pomona for cost sharing of highway improvements at the intersection of Route 202 and Camp Hill Road, as well as approximately 6,500 feet of sidewalk to be installed between NYS Route 306 and the Pacesetter shopping plaza.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby **RESCINDS RESOLUTION NO. 2024-477**.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10324

ADOPTED

2025-253

Intermunicipal Agreement: Village of Pomona

WHEREAS, the Town of Ramapo wishes to enter into an Intermunicipal Agreement with the Village of Pomona for highway improvements at the intersection of Route 202 and Camp Hill Road, and

WHEREAS, Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C. ("Colliers") shall perform the work above highway improvements, and

WHEREAS, the Town shall pay the first $2,000,000 spent on the Project, and

WHEREAS, Colliers shall bill the Town for all work performed, and

WHEREAS, after the first $2,000,000 has been exhausted, the Village of Pomona shall reimburse the Town half of any billed cost.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an Intermunicipal Agreement with the ***VILLAGE OF POMONA*** for highway improvements, as set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to executed an agreement with **COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT, P.C.** in a form approved by the Town Attorney's Office, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an Intermunicipal Agreement with the Village of Pomona 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10322

ADOPTED

2025-254

Amendment to 2025 Budget: JCAP Grant

WHEREAS, the Town is in receipt of a JCAP Grant in the amount of $9,250, and

WHEREAS, receipt of said funds is not reflected in the 2025 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 2025** ***TOWN BUDGET*** as follows:

- Increase Revenues: A.233894 (NYS Criminal Justice) - $9,250
- Increase Expenditure: 1110A.3210 (Furniture & Furnishings) - $6,400
- Increase Expenditure: 1110A.3411 (Office Supplies) - $2,850

to reflect receipt of the above funds for 2025

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10321

ADOPTED

2025-255

Amendment to 2025 Budget - Rockland County LEAD Program

WHEREAS, the Town of Ramapo received a donation from Rockland County, and
WHEREAS, receipt of said funds is not reflected in the 2025 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 2025 *TOWN BUDGET*** as follows:

- Increase Revenue: $1,046 - AB.227709 (RC Grant Money)
- Increase Expenditure: $1,046 - 3120AB.3101 (Overtime)

to reflect receipt of the above donation for 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10320

ADOPTED

2025-256

Amendment to 2025 Budget - Stop DWI

WHEREAS, the Town is in receipt of $14,789 from the County of Rockland for DWI Overtime Patrols, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Department of Finance to **amend the *2025 TOWN BUDGET*** as follows:

- Increase Revenue Account AB.222601 (DWI) by $14,789,
- Increase Expenditure Account 3120AB.3100 (Police Overtime DWI) by $14,789,

to reflect receipt of the above funds.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10319

ADOPTED

2025-257

Amendment to 2025 Budget - Adopt a K-9 Gift

WHEREAS, the Town is in receipt of an Adopt a K-9 Grant in the amount of $7,500, and
WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Department of Finance is hereby authorized to **amend the 2025 Town Budget** as follows:

- Increase Revenue: AB.22705 (Gift & Donations)) - $7,500
- Increase Expenditure: 3120AB.3479 (Adopt -a-cop Supplies)) - $7,500

to reflect receipt of the above Grant.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10318

ADOPTED

2025-258

Amendment to 2025 Budget- JTTF Grant & Safe Streets

WHEREAS, the Town is in receipt of a JTTF Grant in the amount of $5,091, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Department of Finance is hereby authorized to **amend the 2025 Town Budget** as follows:

· Increase Revenue: AB.243994 - $5,091

-(Plesko) Increase Expenditures: 3120AB.3101 (Overtime)- $3,204

-(JTTF) Increase Expenditures: 3120AB.3141 (Homeland Security)- $1,887

to reflect receipt of the above Grant.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10317

ADOPTED

2025-259

Amendment to 2025 Budget - PEER Coalition Donation

WHEREAS, the Town of Ramapo received a donation from PEER Coalition Inc., and

WHEREAS, receipt of said funds is not reflected in the 2025 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 2025 *TOWN BUDGET*** as follows:

- Increase Revenue: $3,200 - AB.22705 (Gifts & Donations)
- Increase Expenditure: $3,200 - 3120AB.3101 (Overtime)

to reflect receipt of the above donation for 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10316

ADOPTED

2025-260

Amendment to 2025 Budget - Sneden Place DARE Donation

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 2025 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 2025 *TOWN BUDGET*** as follows:

- Increase Revenues AB.227053 (DARE donations) by $14,656

and

- Increase Expenditures 3120AB.3414 (DARE supplies) by $14,656,

to reflect receipt of the above donation for 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10315

ADOPTED

2025-261

Amendment to 2025 Budget- Insurance Recovery

WHEREAS, the Town is in receipt of $11,646 from insurance recovery, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes John Lynch, Director of Finance, to **amend the 2025 *TOWN BUDGET*** as follows:

- Increase Revenue AB.22680 (Insurance Recovery) by $11,646
- Increase Expenditure 3120AB.3462 (Motor Vehicle Repair) - $11,646

to reflect receipt of the above funds.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10326

ADOPTED

2025-262

Acceptance of Resignation - Devorah Gutman Zoning Board Member

WHEREAS, Devorah Gutman has submitted a letter of resignation from her position as a Member of the Town of Ramapo Zoning Board of Appeals,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the resignation, as submitted by ***DEVORAH GUTMAN***, is hereby accepted, effective May 1, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 05/28/25 07:00 PM
DOC ID: 10309

ADOPTED

2025-263

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, May 28, 2025, be hereby **adjourned at 8:06 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10331

ADOPTED

2025-264

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, June 11, 2025 be hereby **closed at 7:30 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10329

ADOPTED

2025-265

Special Meeting of May 21, 2025

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:

MAY 21, 2025 - SPECIAL

RESULT:	**ADOPTED [4 TO 0]**
MOVER:	Yehuda Weissmandl, Councilman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman, Yehuda Weissmandl
ABSTAIN:	David Wanounou

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10343

ADOPTED

2025-266

Regular Meeting of May 28, 2025

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:

MAY 28, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10336

ADOPTED

2025-267

Reimbursement for Installation of Check Valve: Matthew Rosen

WHEREAS, Matthew Rosen filed a Notice of Claim against the Town of Ramapo for damage sustained from a sewer backup at 4 Keri Lane, Spring Valley, and

WHEREAS, the Town Attorney's Office and the Town's third party claims administrator has recommended the reimbursement of the installation of a check valve in the amount of $5,000.00,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby reimburses Matthew Rosen in the amount of $5,000.00, to be charged to 8130SS.341931.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10342

ADOPTED

2025-268

Settlement of Claim: Town of Ramapo v. MC Morochoguaman

WHEREAS, on December 28, 2024, a vehicle owned and driven by M C Morochoguaman a/k/a Morochoguaman Morales Atupana struck a Town of Ramapo Police vehicle, causing damage in the amount of $2,016.42, and,

WHEREAS, the Town is in receipt of a Property Damage Release from Maya Assurance Company for the amount of $2,016.42 for the cost of repair of the above Police vehicle, and

WHEREAS, the Town Attorney's Office has recommended that the Town accept the Property Damage Release from Maya Assurance Company in full settlement of the above claim,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts payment of $2,016.42 from ***MAYA ASSURANCE COMPANY*** in full settlement of the above claim, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign all Release documents in a form recommended by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10339

ADOPTED

2025-269

Acceptance of Environmental Easement: Torne Valley Road and Bridge Street

WHEREAS, the Town of Ramapo, a municipal corporation existing under the laws of the State of New York ("Town") owns property with an address of 233 Torne Valley Road, 2 Bridge Street and 34 Bridge Street, Town of Ramapo, New York having Tax Map Numbers 39.19-1-7.2, 47.07-1-4 and 47.11-1-1.4 (collectively, "Premises"); and

WHEREAS, the Ford Motor Company ("Ford") entered into an Order on Consent and Administrative Settlement, Index Number A3-0536-1205 (Site Code: 344064)("Order"), concerning the Premises; and

WHEREAS, the Order provided that Ford would grant an Environmental Easement to the People of the State of New York acting through their Commissioner of the Department of Environmental Conservation, pursuant to Article 71, Title 36 of the Environmental Conservation Law ("Environmental Easement"); and

WHEREAS, the Town now wishes to grant the Environmental Easement.

NOW THEREFORE, BE IT RESOLVED, that the Town be and it hereby is authorized to grant the Environmental Easement in, over, under and upon the Premises; and

BE IT FURTHER RESOLVED, that the Supervisor, Michael B. Specht, be and he is hereby authorized and empowered to execute and deliver the Environmental Easement and related documentation on behalf of the Town with such modifications as he, in his sole and absolute discretion may deem advisable; and

BE IT FURTHER RESOLVED, that Michael B. Specht be and he hereby is authorized, empowered and directed in the name and on behalf of the Town to do or cause to be done all such acts and things and to negotiate, execute and deliver all such agreements, certificates, instruments or other documents as may be necessary or, in the sole opinion of Michael B. Specht be desirable or proper to effectuate the purposes and intent of the foregoing resolution.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-270

Waiver of Rules of Order: 24hr. Rule

WHEREAS the Town Board, by Resolution No. 2018-83, adopted Rules of Order for the Town Board of the Town of Ramapo, and

WHEREAS, pursuant to said Rules, to the extent practicable, no resolution may be brought for a vote unless printed or digital copies are presented to each Board member 24 hours prior to the opening of the meeting, and

WHEREAS, said rule can be waived by a majority consent of the Board members present,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the ***RULES OF ORDER*** with regard to the 24 hour rule.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10344

ADOPTED

2025-271

Home Rule Request - School Speed Zone Demonstration Program

WHEREAS, the Town Board desires to adopt a local law imposing a school speed zone demonstration program in Ramapo, and

WHEREAS, New York State Municipal Home Rule Law §10 requires state legislation to authorize towns to impose a school speed zone demonstration program, and

WHEREAS, Senator Bill Weber introduced Senate Bill S8329-WEBER, pursuant to the Town Board's request for said Home Rule legislation to give the Town of Ramapo the authority to establish a school speed zone demonstration program in Ramapo; and

WHEREAS, it is anticipated that the Bill will be introduced in the Assembly.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Ramapo hereby supports the Home Rule legislation introduced by Senator Weber as Senate Bill S8329-WEBER, and supports the introduction of the Bill in the Assembly, intended to authorize and empower the Town of Ramapo to adopt and amend local laws establishing a school speed zone demonstration program, and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Ramapo hereby authorizes the Supervisor to execute a Home Rule Request concerning Senate Bill S8329-WEBER

BE IT FURTHER RESOLVED, upon introduction in the Assembly, the Town Board of the Town of Ramapo hereby authorizes the Supervisor to execute a Home Rule Request concerning same.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-272

Appoint Administrative Assistant

WHEREAS, there is a vacancy in the position of Administrative Assistant 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 ***SANDRA HOWELLS,*** as probationary ***ADMINISTRATIVE ASSISTANT,*** from Civil Service List #86949, effective June 21, 2025, at the annual salary of $119,658, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1410A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10334

ADOPTED

2025-273

Approval of Agreement: Provisions of Emergency Medical Services: Rockland Paramedic Services, Inc.

WHEREAS, the Town's agreement for the provision of Emergency Medical Services with Rockland Paramedic Services, Inc., 540 Chestnut Ridge Road, Chestnut Ridge, New York 10977, expired on June 30, 2025, and

WHEREAS, the Town and Rockland Paramedic Services, Inc. wish to enter into a new agreement subject to the following terms:

1) Term: six (6) months - July 1, 2025 through December 31, 2025;
2) Fee: $208,247, to be paid on a monthly basis, not to exceed 1.25 million;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an agreement with ***ROCKLAND PARAMEDIC SERVICES, INC.,*** for the provision of Emergency Medical Services subject to the terms set forth above, and

BE IT FURTHER RESOLVED Rockland Paramedics Services will be compensated for any additional necessary services above the current provided services, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the Rockland Paramedic Services, Inc. in a form approved by the Town Attorney's office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10337

ADOPTED

2025-274

Approval of Agreement with 2020 Security Services Inc.: Police Firing Range 2025

WHEREAS, 2020 Security Services Inc. has requested the use of the Police Firing Range for training in the year 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an agreement for use of the ***POLICE FIRING RANGE*** for training with ***2020 SECURITY SERVICES INC.***, and

BE IT FURTHER RESOLVED that said agreement is subject to the following terms:

1. Compliance with Police Department General Order Number 105;
2. Name the Town as an additional insured;
3. Hold the Town harmless with respect to the use of the Police Firing Range, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with 2020 Security Services 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10335

ADOPTED

2025-275

Acceptance of Proposal: Colliers Engineering and Design - Lenore Avenue Brook Resiliency Planning Project

WHEREAS, the Town is in receipt of a proposal dated April 3, 2025 from Colliers Engineering and Design, to provide engineering services for drainage improvements to the Lenore Avenue Brook Resiliency Planning Project, and

WHEREAS, the scope of work will include data collection and review, field investigation and testing, comprehensive drainage analysis, project design, surveys, cost benefit analysis, as well as meetings and coordination,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***COLLIERS ENGINEERING AND DESIGN*** for the above services, at the terms set forth in the proposal, a copy of which is available at the Office of the Town Clerk of Ramapo, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Colliers Engineering and Design in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10338

ADOPTED

2025-276

Acceptance of Proposal: Tilcon New York Inc. - Resurfacing of Greenridge Way

WHEREAS, the Town is in receipt of a proposal dated April 21, 2025 from Tilcon New York Inc., for the resurfacing of Greenridge Way, and

WHEREAS, the work outlined in the proposal will include permits, fees, engineering stakeout, topsoiling, seeding and mulching, permanent pavement markings, utility adjustments, clearing and grubbing, sediment and erosion control, sweeping, sawcutting, and maintenance of traffic, and

WHEREAS, the funds to pay for the resurfacing of Greenridge Way were obtained by FEMA as part of a major drainage improvement project on the street,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***TILCON NEW YORK INC.*** for the above services, at the terms set forth in the proposal, a copy of which is available at the Office of the Town Clerk of Ramapo, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Tilcon New York Inc. in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-277

Amendment to 2025 Budget: Law Enforcement Mental Health and Wellness Act Grant

WHEREAS, the Town is in receipt of Mental Health Grant funds in the amount of $97,328, and

WHEREAS, receipt of said funds is not reflected in the 2025 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 2025** ***TOWN BUDGET*** as follows:

- Increase Revenue: AB.24390 (COPS Grant) - $97,328
- Increase Expenditure: 3120AB.3465 (Training Seminar & Travel) - $29,330
- Increase Expenditure: 3120AB.3430 (Equipment Lease/rent) - $3,500
- Increase Expenditure: 3120AB.310 (Overtime) - $64,498

to reflect receipt of the above funds for 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10340

ADOPTED

2025-278

Appointment Alternate Member to Zoning Board of Appeals - Moshe Seidenfeld

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 ***MOSHE SEIDENFELD***, of Spring Valley, NY, be hereby appointed as an Alternate Member of the Zoning Board of Appeals, term to expire December 31, 2027.

RESULT:	**ADOPTED [3 TO 0]**
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSTAIN:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10328

ADOPTED

2025-279

Authorization for Fire Inspector to Attend ICC Annual Conference

WHEREAS, Ian Smith, Director of Building & Zoning, has requested authorization for Adam Peltz, Fire Inspector for the Town of Ramapo, to attend the National Conference of Building and Fire Officials of the International Code Council (ICC) Annual Conference to be held in Cleveland, Ohio, October 20th thru October 24th , 2025, and

WHEREAS, as the current Treasurer and State Delegate of the New York Building Officials Conference Rockland Chapter (NYSBOC), registration will be complimentary; travel and lodging expenses will be paid by NYSBOC Rockland Chapter,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that authorization be hereby granted for ***ADAM PELTZ, FIRE INSPECTOR*** for the Town of Ramapo, to attend the National Conference of Building and Fire Officials of the International Code Council (ICC) Annual Conference to be held in held in Cleveland, Ohio, October 20th thru October 24th , 2025, at no cost to the Town.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/11/25 07:00 PM
DOC ID: 10330

ADOPTED

2025-280

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, June 11, 2025, be hereby **adjourned at 7:46 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10346

ADOPTED

2025-281

Close Public Hearing: A Local Law Amending Chapter 42 - Planning Board & Zoning Board of Appeals

WHEREAS, the Town Board of the Town of Ramapo held a duly noticed Public Hearing on June 25, 2025, at 7:00 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, NY for the purpose of soliciting public comments on **A PROPOSED LOCAL LAW AMENDING CHAPTER 42 "PLANNING BOARD AND ZONING BOARD OF APPEALS" TO ALLOW ALTERNATE MEMBERS TO SERVE WHEN REGULAR MEMBERS ARE ABSENT OR OTHERWISE UNABLE TO PARTICIPATE,** at which all interested parties were heard.

NOW, THEREFORE BE IT RESOLVED, by the Town Board of the Town of Ramapo that said Public Hearing is hereby **closed at 7:04 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10372

ADOPTED

2025-282

Waiver of Rules of Order: 24 hr. Rule

WHEREAS the Town Board, by Resolution No. 2018-83, adopted Rules of Order for the Town Board of the Town of Ramapo, and

WHEREAS, pursuant to said Rules, to the extent practicable, no resolution may be brought for a vote unless printed or digital copies are presented to each Board member 24 hours prior to the opening of the meeting, and

WHEREAS, said rule can be waived by a majority consent of the Board members present,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the ***RULES OF ORDER*** with regard to the 24 hour rule.

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

Jeffrey A. Posner, Town Clerk

Adopt Local Law 4 of 2025: A Local Law Amending Chapter 42 of The Town Code of the Town Of Ramapo "Planning Board and Zoning Board of Appeals- Certification Of Members"

RESOLVED by the Town Board of the Town of Ramapo, that the **PROPOSED LOCAL LAW AMENDING CHAPTER 42 "PLANNING BOARD AND ZONING BOARD OF APPEALS" TO ALLOW ALTERNATE MEMBERS TO SERVE WHEN REGULAR MEMBERS ARE ABSENT OR OTHERWISE UNABLE TO PARTICIPATE,** which was the subject of a Public Hearing held this evening, June 25, 2025, at 7:00 P.M., at Ramapo Town Hall, be hereby **Adopted as advertised** and shall be known as **Local Law No. 4 of 2025.**

LOCAL LAW NO. 4-2025

**A LOCAL LAW AMENDING CHAPTER 42
OF THE TOWN CODE OF THE TOWN OF RAMAPO
"PLANNING BOARD AND ZONING BOARD OF APPEALS- CERTIFICATION OF MEMBERS"**

Chapter 42 of the Town Code of The Town of Ramapo shall be amended to include:

Article III Alternate Members

§ 42-8 Short title and applicability.

A. This article shall be known and may be cited as the "Alternate Planning Board and Zoning Board of Appeals Members Act."

B. This article shall apply to the appointment, terms, functions and powers of alternate members appointed to serve on the Planning Board/Zoning Board of Appeals in the Town of Ramapo.

§ 42-9 Declaration of policy.

It is sometimes difficult to maintain a quorum on the Planning Board/Zoning Board of Appeals because members are ill, on extended vacation or find they have a conflict-of- interest situation on a specific matter before such Board. In such instances, official business cannot be conducted,

which may delay or impede adherence to required timeliness. The use of alternate members in such instances is hereby authorized pursuant to the provisions of this article.

§ 42-10 Definitions.

As used in this article, the following terms shall have the meanings indicated:

ALTERNATE MEMBER

An individual appointed by the Town Board to serve on the Town of Ramapo Planning Board or the Town of Ramapo Zoning Board of Appeals when a regular member is unable to participate on an application or matter before the respective Board, as provided herein.

MEMBER

An individual appointed by the Town Board to serve on the Town of Ramapo Planning Board or the Town of Ramapo Zoning Board of Appeals pursuant to the provisions of the local law or ordinance which first established such Planning Board and Zoning Board of Appeals.

§ 42-11 Authorization; Term of Office, Designation.

A. The Town Board of the Town of Ramapo hereby enacts this chapter to provide a process for appointing alternate members of the Planning Board and Zoning Board of Appeals. These individuals would serve when members are absent or unable to participate on an application or matter before the respective Board.

B. <https://ecode360.com/8555546> Alternate members of the Planning Board and Zoning Board of Appeals shall be appointed by the Town Board or other duly authorized appointing authority for a term of two years.

C. <https://ecode360.com/8555547> The chairperson of the Planning Board or Zoning Board of Appeals may designate an alternate to substitute for a member when such member is unable to participate on an application or matter before said board. When so designated, the alternate member shall possess all the powers and responsibilities of such member of the Board. Such designation shall be entered into the minutes of the initial Planning Board or Zoning Board of Appeals meeting at which the substitution is made.

D. <https://ecode360.com/8555548> All provisions of state law relating to Planning Board or Zoning Board of Appeals member eligibility, vacancy in office, removal, compatibility of office and service on other boards, as well as any provisions of a local law or local ordinance relating to training, continuing education, compensation and attendance, shall also apply to alternate members.

§ 42-12 Supersession of Town Law. <https://ecode360.com/8555534>

This article is hereby adopted pursuant to the provision of § 10 of the New York State Municipal Home Rule Law and § 10 of the New York State Statute of Local Governments. It is the intent of the Town Board, pursuant to § 10 of the New York State Municipal Home Rule Law, to supersede the provisions of:

A. <https://ecode360.com/8555550> Section 271 of the Town Law § 239-c of the General Municipal Law relating to the appointment of members to the Town Planning Board; and/or

B. <https://ecode360.com/8555551> Section 267 of the Town Law relating to the appointment of members to the Town Zoning Board of Appeals.

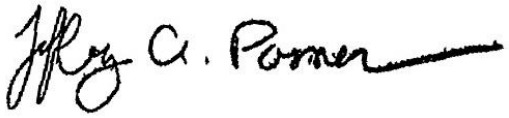
Section 5. Effective Date

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

Dated: Suffern, New York,
June 25, 2025

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF RAMAPO,
ROCKLAND COUNTY, NEW YORK

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



_____

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10347

ADOPTED

2025-284

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, June 25, 2025 be hereby **closed at 7:30 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10364

ADOPTED

2025-285

Regular Meeting of June 11, 2025

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:

JUNE 11, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10360

ADOPTED

2025-286

Resolution Approving Override of County Planning Recommendations

WHEREAS: On May 28, 2025, the Town Board adopted a local law titled "Planned Unit Development District Regulations Outside Of The Northeast Area Of The Town" by Resolution 2025-248 on a vote of 4-0. The Rockland County Department of Planning had previously submitted recommended modifications of the introductory local law to the Board, and the Board's May 28 resolution states that the Board "carefully reviewed those comments and recommendations and determined to override those recommendations pursuant to state General Municipal Law §239-m (5), and the Board shall set forth its reasons for such override in its report of final action pursuant to GML §239-m(6)." The Board has reviewed a draft letter to be sent to the Planning Department which sets forth the reasons supporting the Board's override of the Department's recommended modifications.

THEREFORE, IT IS RESOLVED that the Board approves the override letter as presented and authorizes the Town Supervisor to sign the letter for delivery to the County Planning Department with the final action report.

On a motion by Councilperson Charles,seconded by Councilperson Rossman, the foregoing Resolution was adopted on a vote of 4 Ayes, 0 Nays.

Dated: June 25, 2025

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10351

ADOPTED

2025-287

Authorization to Accept Grant for Pump Station Generators

WHEREAS, the U.S. Department of Homeland Security Federal Emergency Management Agency ("FEMA") has awarded a grant in the amount of $142,250 to the Town of Ramapo to participate in the Hazard Mitigation Grant Program, and

WHEREAS, the goal of this program is to reduce future disaster damage by providing financial support to implement cost-effective mitigation measures, and

WHEREAS, the Town intends to install two (2) new gas-powered backup generators and gas and electric hook-ups at two (2) pump stations, and

WHEREAS, the total cost of the project shall not exceed $187,000, with a Federal share of $142,250 and the required non-Federal matching share of $44,750 from the Town.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the grant from the ***U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY*** in the amount of $142,250 to participate in the Hazard Mitigation Grant Program, and

BE IT FURTHER RESOLVED that the Board hereby authorizes the required non-Federal matching share of $44,750 from the Town, for a total project cost not to exceed $187,000, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute the Agreement with the New York State Division of Homeland Security and Emergency Services 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10357

ADOPTED

2025-288

Settlement of Claim: Moshe Potash

WHEREAS, a Town of Ramapo Highway vehicle was involved in a 3 car accident involving vehicles owned by Global Security and Moshe Potash, and

WHEREAS, Moshe Potash filed a Notice of Claim against the Town for damage to his vehicle, and

WHEREAS, the Town Attorney's Office has reviewed the claim and recommends it be settled in the amount of $10,159.33,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of ***MOSHE POTASH*** in the amount of $10,159.33, said settlement to be charged to 5110DB341931(settlement) , and

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10363

ADOPTED

2025-289

Settlement of Claim: Isaac and Donna Greenbaum

WHEREAS, Isaac and Donna Greenbaum of 4 Kim Lane, New Hempstead, New York, has filed a Notice of Claim against the Town for damages caused by a sewer backup, and

WHEREAS, the Town Attorney's Office and L.G. Boucher, the Town's adjuster, have reviewed the claim for damages and recommend that it be settled in the amount of $6,214.02, and

WHEREAS, the condition to such settlement is that Isaac and Donna Greenbaum must have a check valve installed by a licensed and insured plumber of their choosing, and provide proof of installation, thereafter the cost of which shall be paid by the Town of Ramapo.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of ***ISAAC and DONNA GREENBAUM*** in an amount of $6,214.02, plus the cost of the check valve installation, said settlement to be charged to Account 8130SS.341931, and

BE IT FURTHER RESOLVED that said settlement is subject to receipt of a General Release from Isaac and Donna Greenbaum and contingent upon Isaac and Donna Greenbaum having a check valve installed by a licensed and insured plumber of their choosing.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10358

ADOPTED

2025-290

Settlement of Tax Certiorari: 100 Route 59 LLC

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

100 ROUTE 59 LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	55.10-3-4	$545,000	$490,000, and

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

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10359

ADOPTED

2025-291

Settlement of Tax Certiorari: Bon Aire Residents Inc

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

BON AIRE RESIDENTS INC.

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	55.63-1-3	$1,620,000	$1,506,600,
2024/25	55.64-1-1	$1,178,550	$1,096,052, 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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10369

ADOPTED

2025-292

Acceptance of Easement 13 Cedar Lane

WHEREAS, the Town of Ramapo Planning Board has granted Subdivision approval for 13 Cedar Lane, and

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

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10332

ADOPTED

2025-293

Appoint Provisional Assessing Aide

WHEREAS, there is a vacancy in the position of Assessing Aide within the Town of Ramapo Assessor's Office, and

WHEREAS, Assessor, Harley Valencia-McNally, 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 **JOSEPH YOUNG,** as **ASSESSING AIDE**, on a provisional basis, effective July 1, 2025, pending final approval from Rockland County Personnel Department. The annual salary will be $48,605, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1355A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10350

ADOPTED

2025-294

Acceptance of Proposal: Rehabilitation of the Salt Shed at the Highway Department

WHEREAS, the Highway Department is in receipt of a proposal dated January 2, 2025, for engineering design and consulting for the rehabilitation of the salt shed at the Highway Department from Bart M. Rodi, P.E., 234 South Grant Avenue, Congers, New York 10920, and

WHEREAS, Frederic Brinn, Superintendent of Highways, recommends the acceptance of the above proposal at a fee of $22,000, with any additional work to be billed at a fee of $295.00 per hour at the terms set forth in the Agreement, a copy of which will be available at the Office of the Town Clerk,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the proposal of ***BART M. RODI, P.E.*** for engineering design and consulting for the rehabilitation of the salt shed at the Highway Department be hereby approved and accepted.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10352

ADOPTED

2025-295

Acceptance of Proposal: SHI International Corp - Town Hall

WHEREAS, Harry Grossman, Director of Automated Services, is in receipt of a proposal from SHI International Corp., 290 Davidson Avenue, Somerset, New Jersey 08873, for a 3 year agreement, at a fixed annual cost of $81,184.32, for the Town's Microsoft Cloud subscription, and

WHEREAS, Harry Grossman, Director of Automated Services has recommended that said proposal be accepted, and

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above proposal, and

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

SOURCE OF FUNDS: 1670A.3444

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10353

ADOPTED

2025-296

Acceptance of Proposal: SHI International Corp - Ramapo Police Department

WHEREAS, Harry Grossman, Director of Automated Services, is in receipt of a proposal from SHI International Corp., 290 Davidson Avenue, Somerset, New Jersey 08873, for a 3 year agreement, at a fixed annual cost of $64,603.20, for the Town of Ramapo Police Department's Microsoft Cloud subscription, and

WHEREAS, Harry Grossman, Director of Automated Services has recommended that said proposal be accepted, and

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above proposal, and

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

SOURCE OF FUNDS: 3120AB.3444

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10371 A

ADOPTED

2025-297

Authorization for Installation of Traffic Control Devices and Signage: Bates Drive and Horton Drive

WHEREAS, the Town is in receipt of a request by residents that live along Bates Drive and Horton Drive for the installation of traffic regulatory signs in combination with speed humps to address hazardous conditions to the pedestrians within the neighborhood, and

WHEREAS, Joel Bianchi, PE, of MJ Engineering, the Town's traffic consultant, has reviewed the residents' inquiry and in applying appropriate highway and traffic safety standards, recommends the following be implemented, which should have a positive effect by slowing down vehicle speeds within the neighborhood and provide a safer environment for the walking public:

1. Speed Humps: Installed along both Bates Drive and Horton Drive along with preemptive signage, in both directions of travel.
2. Stop Signs: Installed at minor street approaches at both Bates Drive and Horton Drive.
3. Locations: Installation of the noted speed humps and signage as indicated on the attached *Illustrative Plan Signage Improvements Bates Drive and Horton Drive,* dated June 24, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes Frederic Brinn, the Superintendent of Highways, to install the above ***TRAFFIC CONTROL DEVICES*** and ***SIGNAGE IMPROVEMENTS*** on Bates Drive and Horton Drive, as recommended by MJ Engineering as set forth on the above mentioned Plan.

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

_____

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 06/25/25 07:00 PM
DOC ID: 10365

ADOPTED

2025-298

Rendering Opinion on an Application for Liquor License: El Amazonas

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, and

WHEREAS, the Town is in receipt of a Standardized Notice Form for Providing 30-Day Advance Notice from El Amazonas, 274 Old Nyack Turnpike, Spring Valley, NY 10977, for an on-premises catering establishment liquor license

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that with respect to the application submitted by ***EL AMAZONAS,*** for on premises consumption, the Ramapo Town Board does hereby express a **FAVORABLE OPINION.**

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

Jeffrey A. Posner, Town Clerk

Adjournment:

WHEREAS, Village of Spring Valley Trustee Yisroel Eisenbach, a devoted public servant who served with wisdom, grace, and sound judgment as Chairman of the Ramapo Planning Board, has suffered the unimaginable loss of his beloved 4-year-old daughter, whose life was tragically taken by a drunk driver;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo in honor of her memory and in support of the Eisenbach family during this time of profound sorrow, this meeting is respectfully adjourned at 7:45 P.M. ***IN MEMORY of GOLDA EISENBACH.***

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 07/09/25 07:00 PM
DOC ID: 10366

ADOPTED

2025-300

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, July 9, 2025 be hereby **closed at 7:08 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 07/09/25 07:00 PM
DOC ID: 10367

ADOPTED

2025-301

Regular Meeting of June 25, 2025

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:

JUNE 25, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

Referral of PUD Application to CDRC: Carlton Road Owner, LLC and Carlton Farms Corp

CORRECTED RESOLUTION

WHEREAS, the Town Board of the Town of Ramapo has received a petition from Whiteman Osterman & Hanna LLP on behalf of Carlton Road Owner, LLC and Carlton Farms Corp. ("Petitioners") the current owners of property located at the northeast corner of College Road and West Carlton Road (SBL 49.13-2-9,2 and 49.14-1-75) (the "Project Site") consisting of 43.65 acres located outside the Northeast Corridor of the Town currently zoned within the Town's R-50 zoning district, and

WHEREAS, the Petitioners petition the Town Board for the creation of the Carlton Road Planned Unit Development "CR-PUD" zoning district and requests that the project site be rezoned to the CR-PUD, and

WHEREAS, the Petitioners also seek preliminary planned unit development approval from the Town Board for the CR-PUD development, which is a proposed mixed-use development consisting of 562 residential units (of mixed types) across 19 residential buildings, and 105,600 SF of non-residential, mixed-use commercial space within two commercial buildings (the "Project"), and

WHEREAS, the Petitioners seek an amendment to the Town of Ramapo Comprehensive Plan, consistent with the recently adopted PUD Local Law 3 of 2025 allowing for the creation of the CR-PUD

NOW THEREFORE, BE IT RESOLVED, the Town Board hereby refers the Petition of ***CARLTON ROAD OWNER, LLC AND CARLTON FARMS CORP.*** to the Town of Ramapo **Community Design Review Committee (CDRC)** for the purpose of assisting the Town Board in assessing the completeness of the application and submitted information, and whether the application was consistent with the existing comprehensive plan.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 07/09/25 07:00 PM
DOC ID: 10374

ADOPTED

2025-303

Extension of Agreement: Dry Cleaning and Laundering of Police Uniforms - Value Rite Cleaners

WHEREAS, the Town of Ramapo, by Resolution No. 2024-319, approved an agreement with Value Rite Cleaners, 214 Route 59, Suffern, Ny 10901, for Dry Cleaning and Laundering of Police Uniforms, and

WHEREAS, the agreement with Value Rite Cleaners provided for an extension of said agreement for an additional one (1) year period, and

WHEREAS, Chief Daniel Hyman, 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 the agreement between the Town and ***VALUE RITE CLEANERS*** for Dry Cleaning and Laundering of Police Uniforms, be extended for an additional year.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 07/09/25 07:00 PM
DOC ID: 8556

ADOPTED

2025-304

Declaration of Property on Stephens Place as Surplus

WHEREAS, the Town is the owner of property located along Stephens Place in the Village of Spring Valley, consisting of ±3,224 square feet, and

WHEREAS, Mona Montal, Director of Purchasing, has advised the Town Board that the above property is not required by the Town and can be declared surplus, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby declares the above property surplus.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 07/09/25 07:00 PM
DOC ID: 10375

ADOPTED

2025-305

Settlement of Claim: Town of Ramapo v. Robert Schulman

WHEREAS, on April 30, 2025, a vehicle owned by Bus C. Mat and driven by Robert Schulman struck a Town of Ramapo vehicle, causing damage in the amount of $4,954.80, and,

WHEREAS, the Town is in receipt of a check from First Student in the amount of $4,954.80 for the cost of repair of the above vehicle, and

WHEREAS, the Town Attorney's Office has recommended that the Town accept the payment from First Student in full settlement of the above claim,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts payment of $4,954.80 from ***FIRST STUDENT*** in full settlement of the above claim, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign all Release documents in a form recommended by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 07/09/25 07:00 PM
DOC ID: 10378

ADOPTED

2025-306

Settlement of Tax Certiorari: Residences in Suffern LLC

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

RESIDENCES IN SUFFERN LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	47.84-1-30	$647,800	$631,600, 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:	Brendel Charles, Councilwoman
SECONDER:	Yehuda Weissmandl, Councilman
AYES:	Michael B. Specht, Brendel Charles, Yehuda Weissmandl
ABSENT:	Michael Rossman, David Wanounou

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 07/09/25 07:00 PM
DOC ID: 10381

ADOPTED

2025-307

Acceptance of Dedication: 55 West Maple Avenue

WHEREAS, the Town of Ramapo Planning Board granted site plan approval to Congregation Tifereth Israel House of Worship for the property located at 55 West Maple Avenue,

WHEREAS, said approval required the granting of a gratuitous dedication to the Town for future road widening, and

WHEREAS, MJ Engineering and the Town Attorney's Office have reviewed the dedication and recommend its acceptance,

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

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-308

Renewal of Workers' Compensation Third Party Administrator - PMA

WHEREAS, the Town presently self-insures its workers' compensation claims, and

WHEREAS, the Town currently has an agreement with PMA Management Corp., 380 Sentry Parkway, Blue Bell, PA 19422, to provide third party administrative services with respect to the Town's workers' compensation self-insurance program, which expires on July 31, 2025, and

WHEREAS, the Town is in receipt of a proposal from PMA Management Corp., to extend the above agreement at the following terms:

1. August 1, 2025 - July 31, 2026 $28,600
2. August 1, 2026 - July 31, 2027 $29,172
3. August 1, 2027 - July 31, 2028 $29,755
4. Medical Bill Review Fee: 22% of savings, and

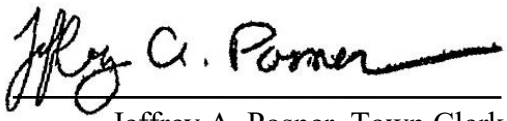
WHEREAS, Mona Montal, Director of Purchasing, has reviewed the above proposal and recommends its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above proposal of ***PMA MANAGEMENT CORP.*** to provide third party administrative services with respect to the Town's workers' compensation self-insurance program for the period August 1, 2025 through July 31, 2028, subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with PMA Management Corp. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1710CSW-341710

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



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 07/09/25 07:00 PM
DOC ID: 10386

ADOPTED

2025-309

Authorization to Apply for New York State ClimateSmart Communities Grant

WHEREAS, the Town of Ramapo hereby requests financial assistance from the New York State Climate Smart Communities Grant program pursuant to Environmental Conservation Law Article 54, Title 15.

WHEREAS, the Town of Ramapo certifies that it has identified $500,000 of matching funds from capital bonding pursuant to the requirements of the Environmental Conservation Law Article 54 Title 15.

WHEREAS, the funds would be used towards the installation of shade canopies within various Town of Ramapo parks.

NOW, THEREFORE BE IT RESOLVED, that the Town of Ramapo hereby authorizes Michael B. Specht, Town Supervisor, to act on its behalf in submittal of an application through the Consolidated Funding Application for $1,000,000 to be used for the Town of Ramapo ClimateSmart Parks program.

Adopted this 9th of July, 2025.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-310

Authorization for Installation of Traffic Control Devices and Signage: Park Street

WHEREAS, the Town is in receipt of a request by residents that live along Park Street to consider restricting parking on one side of the road, to address excessive vehicle speed and to address the high use of the road as a cut through to avoid the traffic signal at Elm Street, to alleviate hazardous conditions to the pedestrians within the neighborhood, and

WHEREAS, Joel Bianchi, PE, of MJ Engineering, the Town's traffic consultant, has reviewed the residents' inquiry, and in considering the planned improvements at the intersection of Union Avenue/ Anthony Drive and Elm Street and applying appropriate highway and traffic safety standards, recommends the following be implemented, which should have a positive effect by slowing down vehicle speeds within the neighborhood that would provide a safer environment for the public:

1. Speed Humps: Installed along Park Road with preemptive signage, in both directions of travel.
2. Limited On-Street Parking: Prohibit on-street parking on the inside of the 90-degree curve located approximately 300 feet south of the intersection with Union Road to provide as much sight distance as possible
3. Locations: Installation of the noted speed humps and signage as indicated on the attached *Illustrative Plan Signage Improvements Park Street - Phase 1,* dated June 26, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes Frederic Brinn, the Superintendent of Highways, to install the above ***TRAFFIC CONTROL DEVICES*** and ***SIGNAGE IMPROVEMENTS*** on Park Street, as recommended by MJ Engineering as set forth on the above-mentioned Plan.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-311

Installation of No-Parking Signs: Stephen Place

WHEREAS, the Town is in receipt of a request by residents that live along Stephen Place to consider restricting parking on the north side of the road, to address safety concerns, and

WHEREAS, Joel Bianchi, PE, of MJ Engineering, the Town's traffic consultant, has reviewed the residents' inquiry, and having applied appropriate highway and traffic safety standards has determined the existing roadway width is sufficient to allow parking on one side of the road and maintain sufficient room for two-way vehicular traffic on the remaining available pavement, and

WHEREAS, MJ Engineering makes the following recommendations:

1. Limited On-Street Parking: Prohibit on-street parking on one side of the road between Decatur Avenue and Herrick Avenue

2. Locations: Installation of No Parking signage as indicated on the attached *Illustrative Plan Signage Improvements Stephens Place,* dated June 26, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes Frederic Brinn, the Superintendent of Highways, to install the above ***NO PARKING SIGNAGE IMPROVEMENTS*** on Stephen Place, as recommended by MJ Engineering as set forth on the above-mentioned Plan.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 07/09/25 07:00 PM
DOC ID: 10377

ADOPTED

2025-312

Approval of Street Name: 62-64 Hempstead Road Subdivision

WHEREAS, the Planning Board approved a subdivision known as *62-64 Hempstead Road Subdivision,* on June 10, 2025, and

WHEREAS, the Rockland County Office of Fire and Emergency Services informed the owner of the property that the private road within the subdivision needs to be named, and

WHEREAS, the Town is in receipt of an emails from Asher Goldstein of T and S Construction dated July 1st and July 2nd, 2025, requesting the Town Board approve the naming of the private street "Sunny Drive" or "Sunny Court", with said private street to be maintained by the developer

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that it hereby approves the name ***"SUNNY WAY"*** for the private street within said subdivision.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 07/09/25 07:00 PM
DOC ID: 10368

ADOPTED

2025-313

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, July 9, 2025, be hereby **adjourned at 7:21 P.M.** ***IN MEMORY*** of Ramapo Police Department ***RETIRED LIEUTENANT CHARLES LYNCH*** (RPD 1963-2004) and ***RETIRED POLICE OFFICER GEORGE ALLEN (***RPD 1969-2004) who were laid to rest after decades of dedicated service to the people of the Town of Ramapo. Lt. Lynch and Officer Allen served with pride and dignity, not only to our community but also to our country as proud members of the U.S. Navy. We honor their legacy, their contributions, and their service. Thank you, Charlie and George. You will be missed. Rest in peace.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10379

ADOPTED

2025-314

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, August 13, 2025 be hereby **closed at 7:14 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10437

ADOPTED

2025-315

Set Public Hearing - Amendment to Zoning Code

RESOLVED by the Town Board of the Town of Ramapo, that a Public Hearing be hereby held October 22, 2025 at 7:05 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, New York, for the purpose of soliciting public comments on **A PROPOSED AMENDMENT TO THE ZONING CODE OF THE TOWN OF RAMAPO TO CREATE A NEW USE, to wit "HEALTH AND WELLNESS RETREAT" in the RR-80 ZONING DISTRICT.**

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

Jeffrey A. Posner, Town Clerk

Setting a Joint Public Hearing

At a regular meeting of the Town Board of the Town of Ramapo held at Ramapo Town Hall, 237 Route 59, Suffern, New York on the 13th day of August, 2025, the following resolution was offered and seconded:

WHEREAS, the following entities filed a petition for annexation with the Town of Ramapo and the Village of New Square requesting to annex the following parcels:

Tax ID	Street Address	Owner/Petitioner
42.19-2-2	834 N. Main Street, New Hempstead	KTD Home Ownership Maximization Corp.
42.15-2-29	842 N. Main Street, New Hempstead	45 Bypass Corrp.
42.15-2-30	3 Wisteria Court, New Hempstead	Wisteria Court Properties LLC
50.07-4-2	700 N. Main Street, Spring Valley	Refuah Health Center Inc.

WHEREAS, the Town of Ramapo and the Village of New Square shall hold a joint public hearing on said petition on September 10, 2025 at 7:15 P.M. at Town Hall, 237 Route 59, Suffern, New York and all parties in attendance will be permitted an opportunity to speak on behalf of or in opposition to said petition.

NOW, THEREFORE BE IT RESOLVED that the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law; and be it further

RESOLVED that this resolution will take effect immediately.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10418

ADOPTED

2025-317

Referral of Zoning Map Petition to CDRC: Optimum Azzi / Gitty Development LLC

WHEREAS, the Town Board of the Town of Ramapo has received a petition for an Amendment to the Zoning Law and Zoning Map of the Town of Ramapo from Optimum Azzi/ Gitty Development LLC ("Petitioner"), owner of property consisting of 8.4 acres and the Town has obligated to convey to Petitioner 1.3 acres, for a total 9.392 acres of property located at 53, 61, 65, 69, and 73 Summit Avenue, Spring Valley, NY 10977 (the "Premises") , which property is identified on the Town Tax Map as Section 57.13, Block 1, Lots 1-10, and

WHEREAS, the Petitioner proposes to construct a planned 233-unit residential development. Of these, 192 units will be 1,200 square foot rentals in buildings "A" and "B", and 41 units will be in townhomes around the northern, eastern and southern perimeter of the site. Buildings "A" and "B" will also feature a nursery school, synagogue, convenience store and 405 parking spaces, including 60 spaces under building "B". A variance is also proposed to allow retail use on the site, and

WHEREAS, the Premises are currently zoned MR-8 pursuant to the Zoning Law. Petitioner seeks an amendment to the Zoning Law and Zoning Map to rezone the Premises to a R-15C zoning designation for "multifamily dwellings on lots of at least 40,000 square feet" with an x.7 Use Group.

NOW THEREFORE, BE IT RESOLVED, the Town Board hereby refers the Petition of ***OPTIMUM AZZI/ GITTY DEVELOPMENT LLC.*** to the Town of Ramapo Community Design Review Committee **("CDRC")** for the purpose of assisting the Town Board in assessing the completeness of the application and submitted information.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10435

ADOPTED

2025-318

Sale of Surplus Property: Stephens Place

WHEREAS, the Town is the owner of a 25' strip of Stephens Place ("Property"), and

WHEREAS, Resolution No. 2025-304 was passed, declaring the Property surplus, and

WHEREAS, the current owners of an abutting property, Meir Oster and Sora Oster of 30 Westside Avenue, Monsey, New York 10952, have made a bona fide offer to purchase a 12.5' strip of the Property via quitclaim deed from the Town for the sum of $13,000.00, which amount is supported by an appraisal prepared by James Molinaro, a N.Y.S. Certified Appraiser,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that the Town accepts the purchase price for the above property offered by Meir Oster and Sora Oster of $13,000.00, conditioned upon the execution of a Contract of Sale and compliance with SEQR, and subject to permissive referendum, and via quitclaim deed, limited to the Town's interest in said property, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign said contract with ***MEIR OSTER AND SORA OSTER*** subject to confirmation of the proposed use of the property, as well as approval of the form of said contract by the Town Attorney's Office, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign a quitclaim deed, in a form appropriate for filing with the Rockland County Clerk and approved by the Town Attorney's Office.

RESULT:	**ADOPTED [3 TO 1]**
MOVER:	Michael Rossman, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman
NAYS:	David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10430

ADOPTED

2025-319

Intermunicipal Agreement - County of Rockland - Sidewalk Project

WHEREAS, General Municipal Law empowers municipal corporations to enter into agreements for the performance of their respective functions, powers, and duties on a cooperative basis, and

WHEREAS, the County of Rockland and the Town of Ramapo desire to cooperate in the construction of sidewalks within the Town's jurisdiction along County of Rockland roads for the mutual benefit of their respective constituents, and

WHEREAS, the County of Rockland has agreed to provide grant funds in an amount not to exceed $1,764,705.88 per County Legislator, which such amount will be distributed by the Legislator to the Town for the purpose of constructing said sidewalks.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an ***INTERMUNICIPAL AGREEMENT*** with the County of Rockland, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10414

ADOPTED

2025-320

Acceptance of Intermunicipal Agreement with Various Villages

WHEREAS, the Town of Ramapo and the Villages of Airmont, Chestnut Ridge, New Hempstead and Wesley Hills have been selected to receive Fiscal Year 2024 Congressional Directed Spending for Community Projects Funding (CPF) to implement Street Improvement Projects, and

WHEREAS, the Town of Ramapo and the Villages of Airmont, Chestnut Ridge, New Hempstead and Wesley Hills wish to enter into an Intermunicipal Agreement for enhancing pedestrian safety and making roads safer for those traveling by foot, bike or car

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an Intermunicipal Agreement with the ***VILLAGES OF AIRMONT, CHESTNUT RIDGE, NEW HEMPSTEAD and WESLEY HILLS*** for highway improvements, as set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an Intermunicipal Agreement with the Villages of Airmont, Chestnut Ridge, New Hempstead and Wesley Hills in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Acceptance of License Agreement: YH Ice Cream LLC

WHEREAS, Michelle Antosca, Director of Parks and Recreation, is in receipt of a proposal from YH Ice Cream LLC, 261 Pennsylvania Avenue, Paterson, New Jersey 07503, to operate an ice cream truck at various Town facilities, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, has recommended that said proposal be accepted at the following terms:

1) Soft Serve and Novelty Ice Cream Truck

    a) Ramapo Town Hall
    b) Rella Fields
    c) Eugene Levy Park
    d) Manny Weldler Park
    e) Children's Park
    f) Clark Park
    g) St. Lawrence Center
    h) Special Events

2) One year term:

    a) year 2025 at a fee of $2,000.00

3) Additional Terms:

    a) All trucks will be Rockland County Board of Health certified, if required
    b) Town to be provided with a list of drivers, drivers' licenses and background information
    c) All drivers will provide fingerprints and undergo background checks
    d) Town to be named as an additional insured
    e) All prices to be clearly marked on outside of trucks
    f) No music or announcements at Saddle River Pool and Manny Welder Park

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that

it hereby agrees to accept the proposal and enter into a License Agreement to operate an ice cream truck at various Town facilities with ***YH ICE CREAM, LLC,*** at the terms set forth above, subject to licensee applying for and receiving a Town of Ramapo Peddling Permit and

BE IT FURTHER RESOLVED the Town reserves the right to revoke said license for non-adherence to all the above terms, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a license agreement with YH Ice Cream LLC, in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10429

ADOPTED

2025-322

Upstate Billing - Potential Non-Renewal

WHEREAS, the Town Board, by Resolution No. 2023-506, approved an agreement with Upstate Billing, Inc., 48 Bakertown Road, Suite 407, Monroe, New York 10950, for ambulance billing services for the Town of Ramapo's Volunteer Ambulance Corps, and

WHEREAS, the Town Board, by Resolution No. 2025-63, extended such agreement for the year of 2025, and

WHEREAS, the Town of Ramapo may wish to exercise its right of non-renewal for the above agreement for the year of 2026.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees it may exercise its right to non-renewal for the ambulance billing services agreement with Upstate Billing.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10439

ADOPTED

2025-323

Authorization to Accept Grant for New York State's Highway Safety Program for Pedestrian Enforcement

WHEREAS, the New York State Governor's Traffic Safety Committee has awarded a grant in the amount of $30,462.00 to the Town of Ramapo Police Department to participate in New York State's Highway Safety Program for Pedestrian Enforcement and Education, and

WHEREAS, the goal of this program is to reduce the number of crashes, injuries, and deaths on New York's roads,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the grant from the ***NEW YORK STATE GOVERNOR'S TRAFFIC SAFETY COMMITTEE*** in the amount of $30,462.00 to participate in New York State's Highway Safety Program for Pedestrian Enforcement and Education, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute the Agreement with the New York State Governor's Traffic Safety Committee in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10404

ADOPTED

2025-324

Increase in Fee: Tax Appraiser - Valuation Plus, Inc. 2025

WHEREAS, the Town Board, by Resolution No. 2025-16, retained Valuation Plus, Inc. to provide tax appraisals for the year 2025 at a fee not to exceed $50,000, and

WHEREAS, the need to obtain appraisals in 2025 will require additional funds be allocated for said appraisals,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the fee for the conduct of tax appraisals by ***VALUATION PLUS, INC.*** for the year 2025 is hereby increased from up to a maximum of $50,000 to up to a maximum of $100,000.

SOURCE OF FUNDS: 1420A.3452 (Consultants)

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

Jeffrey A. Posner, Town Clerk

Additional Compensation: William White - Assessment Services- 2025

WHEREAS, the Town Board, by Resolution No. 2025-19, entered into an agreement with William White for assessment services for year 2025 at a total compensation not to exceed $25,000, and

WHEREAS, Harley Valencia McNally, Town Assessor, has requested that the Town increase the total compensation an additional $15,000 for the remainder of 2025

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes additional compensation up to $15,000 for ***WILLIAM WHITE*** for assessment services for year 2025, as set forth below:

a) Term: 2025

b) Compensation - $30.00 per hour

c) Total Fee for Year 2025: Not to exceed $40,000, for assessment services

d) Agreement can be terminated upon thirty days' written notice

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-326

Settlement of Tax Certiorari: Beshco LLC

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

BESHCO LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	55.11-1-16	$693,000	$500,000

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 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10432

ADOPTED

2025-327

Settlement of Tax Certiorari: Maple Leaf 11 LLC

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

MAPLE LEAF 11 LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	56.08-5-52	$195,200	$165,200
2025/26	56.08-5-52	$195,200	$165,200

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 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10433

ADOPTED

2025-328

Settlement of Tax Certiorari: Panera LLC

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

PANERA LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2025/26	55.07-2-10.1	$306,400	$269,632

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 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-329

Settlement of Claim and Installation of Check Valve: Yosef Rosenberg

WHEREAS, Yosef Rosenberg filed a Notice of Claim against the Town of Ramapo for damage sustained from a sewer backup at 3 Widman Court, Spring Valley, and

WHEREAS, the Town Attorney's Office and the Town's third party claims administrator have reviewed the claim and recommend that it be settled in the amount of $211.33, and have also recommended reimbursement for the installation of a check valve in the amount of $4,000.00,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of Yosef Rosenberg in the amount of $4,211.33, said settlement to be charged to 8130SS.341931, and

BE IT FURTHER RESOLVED that said settlement is subject to receipt of a General Release executed by Yosef Rosenberg.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 9782

ADOPTED

2025-330

Settlement of Claim: Peter and Patricia Yaniga - Installation of Check Valve

WHEREAS, Peter and Patricia Yaniga filed a Notice of Claim against the Town of Ramapo for damages sustained from a sewer backup at their residence, 68 Shuart Road, Airmont, New York, and

WHEREAS, the Town Attorney's Office and the Town's third-party claims administrator have reviewed said claim and have recommended that it be settled in the amount of $1,000.00 and have also recommended reimbursement for the installation of a check valve in the amount of $3,000.00

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of Peter and Patricia Yaniga in the amount of $1,000.00 and authorizes reimbursement for the installation of a check valve in the amount of $3,000.00, for an aggregated amount of $4,000.00, and

BE IT FURTHER RESOLVED that said settlement is subject to receipt of a General Release executed by Peter and Patricia Yaniga.

SOURCE OF FUNDS: 8130SS.341931

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10411

ADOPTED

2025-331

Settlement of Claim: Ahron Kohn

WHEREAS, Ahron Kohn filed a Notice of Claim against the Town for damage to one of his windows of his residence which was struck by a rock when a Town of Ramapo Highway employee was mowing on Horton Drive, and

WHEREAS, the Town Attorney's Office has reviewed the claim and recommends it be settled in the amount of $709.86,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of ***AHRON KOHN*** in the amount of $709.86, said settlement to be charged to 5110DB341931, and

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10395

ADOPTED

2025-332

Settlement of Claim: Town of Ramapo v. Village of Suffern

WHEREAS, on March 21, 2025, a vehicle owned by the Village of Suffern struck a Town of Ramapo Police vehicle, causing damage in the amount of $2,593.82, and,

WHEREAS, the Town is in receipt of a check from Selective Insurance in the amount of $2,593.82 for the cost of repair of the above Police vehicle, and

WHEREAS, the Town Attorney's Office has recommended that the Town accept the payment from Selective Insurance in full settlement of the above claim,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts payment of $2,593.82 from ***SELECTIVE INSURANCE*** in full settlement of the above claim, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign all Release documents in a form recommended by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10391

ADOPTED

2025-333

Settlement of Claim: Global Security

WHEREAS, a Town of Ramapo Highway vehicle was involved in a 3 car accident involving vehicles owned by Global Security and Moshe Potash, and

WHEREAS, Global Security filed a Notice of Claim against the Town for damage to its vehicle, and

WHEREAS, the Town Attorney's Office has reviewed the claim and recommends it be allowed to settle in an amount not to exceed $10,000.00,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of ***GLOBAL SECURITY*** in an amount not to exceed $10,000.00, said settlement to be charged to 5110DB341931(settlement) , and

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10434

ADOPTED

2025-334

Settlement of Claim: Barg

WHEREAS, Toby Barg of 8 Kerri Lane, Monsey, New York, has filed a Notice of Claim against the Town for damages caused by a sewer backup, and

WHEREAS, the Town Attorney's Office has reviewed the claim for damages and recommends that it be settled in the amount of $15,000, and

WHEREAS, said settlement requires that the homeowner install, at Town expense, a check valve;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of ***TOBY BARG*** in the amount of $15,000, settlement to be charged to Account 8130SS.341931, and

BE IT FURTHER RESOLVED that said settlement is subject to receipt of a General Release from Toby Barg and a final invoice of the cost of the check valve installation.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-335

Settlement of Claim: Myer Gurkov

WHEREAS, Myer Gurkov filed a Notice of Claim against the Town for damage to the gutters and siding of his house which was caused by a tree falling from the Town's easement, and

WHEREAS, the Town Attorney's Office has reviewed the claim and recommends it be settled in the amount of $3,176.72,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of ***MYER GURKOV*** in the amount of $3,176.72, said settlement to be charged to 1930A.341931, and

BE IT FURTHER RESOLVED that settlement is conditioned upon receipt of a general release executed by Myer Gurkov.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10413

ADOPTED

2025-336

Acceptance of Stormwater Maintenance Agreement and Easement - 609 Route 306

WHEREAS, the Town Planning Board approved a project located at 609 Route 306, and

WHEREAS, said approval required the granting of a Stormwater Control Facility Maintenance Agreement and Easement, and

WHEREAS, the Town of Ramapo is in receipt of a Stormwater Control Facility Maintenance Agreement and Easment to provide for the long-term maintenance and continuation of stormwater control measures at 609 Route 306

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to execute the above Agreement and Easement in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10412

ADOPTED

2025-337

Acceptance of Easement- 137 S Central Ave

WHEREAS, the Town of Ramapo Planning Board has granted Subdivision approval for 137 S. Central Ave and

WHEREAS, said approvals required the developer to provide a 5 foot wide shade tree easement along benefiting the Town, and

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10450

ADOPTED

2025-338

Acceptance of Proposed Eagel Scout Project

WHEREAS, Matthew Posner, an Eagle Scout candidate from Troop 21 in Suffern, NY, and a resident of Ramapo, presented his proposed Eagle Scout project to the Town Board, and

WHEREAS, Matthew's proposed project involves the redesign and reconstruction of the current 9/11 Memorial located outside Ramapo Town Hall existing of a 3-foot I-beam from the South Tower, mounted on a metal base and accompanied by a name plaque, and

WHEREAS, Matthew's vision for the new memorial will feature two towers symbolizing the Twin Towers, set on a pentagon-shaped base representing the Pentagon. The centerpiece of the memorial will be created by using the current Memorials South Tower I-Beam. This beam will be supported by the twin towers in the new design and oriented to point toward the original site of the World Trade Center, and

WHEREAS, the updated Memorial will also include a wreath holder, the relocation of the current name plaque, a new sign recognizing that the I-beam is from the South Tower, and a small plaque acknowledging the Eagle Scout project, and

WHEREAS, the estimated cost of the project is $1,000, which Matthew plans to raise through a GoFundMe campaign.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board hereby accepts the proposed Eagle Scout project as presented by Matthew Posner, and

BE IT FURTHER RESOLVED, Matthew Posner is hereby authorized to commence work on his Eagle Scout project of constructing a new 9/11 Memorial outside of Town Hall.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10408

ADOPTED

2025-339

Amendment of Resolution No. 2025-95: Appoint Town Assessor

WHEREAS, the Town Board by Resolution No. 2025-95 appointed Harley Valencia-McNally as Assessor of the Town of Ramapo for a six- year term effective February 13, 2025, and

WHEREAS, New York State requires Assessor's six-year terms begin on October 1

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby ***AMENDS RESOLUTION NO. 2025-95*** to read as follows:

"WHEREAS, there is a vacancy in the position of Assessor in the Town of Ramapo, and

WHEREAS, Town Supervisor, Michael B. Specht recommends the appointment of Harley Valencia-McNally as Assessor

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby appoints ***HARLEY VALENCIA-MCNALLY*** as **ASSESSOR** of the Town of Ramapo to fill said vacancy effective February 13, 2025, said term to expire September 30, 2025, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Harley Valencia-McNally in a form approved by the Town Attorney's Office."

SOURCE OF FUNDS: 1355A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10407

ADOPTED

2025-340

Re-appointment of Town Assessor

WHEREAS, the Town Board by Resolution No. 2025-339 appointed Harley Valencia-McNally as Assessor of the Town of Ramapo to fill a vacancy in the position, effective February 13, 2025, said term to expire September 30, 2025, and

WHEREAS, Town Supervisor, Michael B. Specht recommends the re-appointment of Harley Valencia-McNally as Assessor,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby re-appointments ***HARLEY VALENCIA-MCNALLY*** as **ASSESSOR** of the Town of Ramapo for a six (6) year term beginning October 1, 2025 through September 30, 2031, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Harley Valencia-McNally in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1355A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10416

ADOPTED

2025-341

Appoint Motor Equipment Operator II - Sewer Department

WHEREAS, there is a vacancy in the position of Motor Equipment Operator II within the Town of Ramapo Sewer Department, 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 ***LOUIS MANGANIELLO III*** as ***Motor Equipment Operator II***, effective August 16, 2025, at an annual salary of $93,755, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 8130SS.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10426

ADOPTED

2025-342

Reclassify Automotive Mechanic I to Automotive Mechanic II in Central Garage

WHEREAS, Supervisor Michael B. Specht has recommended the re-classification of an Automotive Mechanic I position to the title of Automotive Mechanic II in the Central Garage Department, and

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

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of the position of **AUTOMOTIVE MECHANIC II** in the Central Garage Department.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10427

ADOPTED

2025-343

Appoint Automotive Mechanic II in Central Garage

WHEREAS, there is a vacancy in the position of Automotive Mechanic II in the Central Garage 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 ***ANTHONY BROWN*** probationary ***Automotive Mechanic II*** effective August 16, 2025 at an annual salary of $77,666.

SOURCE OF FUNDS: 1620A.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10440

ADOPTED

2025-344

Establish Receptionist (Spanish-Speaking) Position

WHEREAS, the classification of a full-time Receptionist (Spanish-Speaking) position in the Town Clerk's Office within the Town of Ramapo has been recommended, and,

WHEREAS, the Rockland County Personnel Office has classified the position of Receptionist (Spanish-Speaking),

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 **RECEPTIONIST (SPANISH-SPEAKING)** in the Town Clerk's Office effective August 14, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10428

ADOPTED

2025-345

Acceptance of Justice Court Audit Year Ended 2024

WHEREAS, Section 2019-a of the Uniform Justice Court Act requires that Town Justices annually provide their court records and dockets to the Town Board and that such records be audited by the Town Board and said audit be entered into the Minutes of the Board, and

WHEREAS, Bonadio & Co., LLP was authorized to perform an audit of the Town Justice Court, and

WHEREAS, said audit was presented to the Town Board for its review and acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts for filing the **AUDIT** of the ***TOWN JUSTICE COURT*** for the year ending December 31, **2024**.

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

Jeffrey A. Posner, Town Clerk

Purchase of Highway Equipment:

WHEREAS, the Town's Highway Department has identified several locations within unincorporated Ramapo that require lanes and other major traffic improvements, and

WHEREAS, Fred Brinn, Superintendent of Highways, recommends the acquisition of highway equipment as follows:

Town of Ramapo Highway Equipment Needs August 2025				
Vendor	Equipment	Quote	Funded by Existing Bond Funds	Proposed Lease
Mc Grath	Cimline P2 Two-person patcher	112,169	112,169	
HO Penn	Catapillar CB 4.0 Compactor/Roller	80,000	80,000	
Northeast Industrial	Roll Off Boxes 4@$6,796	27,184	27,184	
Gamka	Trench Roller	38,800	38,800	
HO Penn	Catapillar AP455-07A Paver	460,000		460,000
	Totals	718,153	258,153	460,000

,and

WHEREAS, Mona Montal, Director of Purchasing concurs with said recommendation, and

WHEREAS, John Lynch, Director of Finance, has evaluated financing alternatives and determined that in the best interest of the Town, four of the items totaling $258,153 will be funded by existing capital funds, and the Caterpillar paver at a cost of $460,000 will be financed by a lease- purchase contract with HO Penn, for an aggregated cost of $718,153, and

WHEREAS, acquisition of said equipment will allow traffic improvement projects as well as cul-de-sac and short road paving projects to be done by the Town Highway Department, and

WHEREAS, it is estimated that the cost of projects done in-house will be 20-30% less than using outside vendors

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that it hereby authorizes the acquisition of the above-listed equipment at an aggregate cost of $715,153, to be funded as stated above, and

BE IT FURTHER RESOLVED, the Supervisor is hereby authorized to execute a Lease-Purchase Agreement with HO Penn, and any other documents required in connection with the financing of the Caterpillar AP455-07A Paver, in a form approved by the Town Attorney's office.

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

Jeffrey A. Posner, Town Clerk

Approval of Change Order No. 13 to the Route 306 Sidewalk Project: Colliers Engineering

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 partially funded by Orange and Rockland Utilities , and increased the contract amount to $715,166.42, and

WHEREAS, the Town Board, by Resolution No. 2024-113, approved Change Order No. 12, and increased the contract amount to $756,667.04, and

WHEREAS, Michael Sadowski, Director of Public Works, is in receipt of a proposal from Colliers Engineering & Design, CT, P.C., for Construction Inspection (CI) services, and

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

Change Order No. 13

Construction Inspection (CI) Services Increase ……$12,000.00

Total Increase Fee ……....$12,000.00

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **Change Order No. 13** 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 $756,667.04, to $768,667.04, 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Acceptance of Bid: Installation of Sidewalks along Route 306 from Viola Road to Intersection with Rita Avenue- Paladino Concrete Creations Co.

WHEREAS, the Town has undertaken a locally administered federal aid capital improvement project known as the Route 306 Pedestrian Sidewalks project, Project Identification Number (PIN) 8761.31, and

WHEREAS, the Town Board entered into an agreement with Collier Engineering & Design, CT, P.C., 18 Computer Drive E, Suite 203, Albany, New York 12205, to provide design services with respect to the Route 306 Sidewalk Project, and

WHEREAS, the Purchasing Department has solicited bids for the Installation of Sidewalks along Route 306 from Viola Road to the Intersection with Rita Avenue, and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on March 26, 2025, in accordance with the law, and

WHEREAS, Mike Sadowski, Director of Public Works, has advised all necessary paperwork is in order to the satisfaction of the Local Projects Unit of the NYSDOT, and has recommended that the bid from Paladino Concrete Creations Co., 315 N MacQuestren Parkway, Mt. Vernon, NY 10550**,** be accepted as the lowest responsible bid in the amount of $3,851,264.00, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation, and

WHEREAS, said project is funded through a combination of sources as follows:

- Federal Share: $1,037,000.00
- Local Share: $1,701,331.14
- Betterment Share: $1,112,932.86 to be contributed by Orange & Rockland Utilities

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the bid of ***PALADINO CONCRETE CREATIONS CO.*** for the Installation of Sidewalks along Route 306 from Viola Road to the Intersection with Rita Avenue in the amount of $3,851,264.00, and

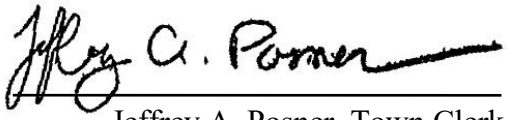
BE IT FURTHER RESOLVED, that the Town shall absorb a local share of $1,701,331.14, with additional project funding coming from a federal grant of $1,037,000.00, and a Betterment Share of $1,112,932.86 to be provided by Orange & Rockland Utilities associated with the relocation of a gas line, and

BE IT FURTHER RESOLVED that the Supervisor and/or other authorized Town officials

are hereby empowered to execute any and all documents and agreements necessary to advance and complete the Route 306 Pedestrian Sidewalks project (PIN: 8761.31) in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.3470

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



Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Colliers Engineering - Topographic Survey- Campbell Avenue

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along Campbell Avenue from its western intersection with Haskel Avenue to its southern intersection with N.Y.S. Route 59, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk along Campbell Avenue, approximately 2,600 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on July 7, 2025, at which time three proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Colliers Engineering, 18 Corporate Woods Boulevard 4th Floor, Albany, NY 12211, dated July 7, 2025, to perform all survey work on both sides of Campbell Avenue, plot all data and provide ten (10) printed sets and the digital file of the completed survey, for the base price amount of $31,500.00, and $2,000 per acquisition map, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***COLLIERS ENGINEERING*** for the preparation of a topographic survey along both sides of Campbell Avenue from its western intersection with Haskel Avenue to its southern intersection with N.Y.S. Route 59, for the base price amount of $31,500.00, and $2,000 per acquisition map, and

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

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Anthony R. Celentano, P.E. - Campbell Avenue Curb & Sidewalk Design

WHEREAS, the Town of Ramapo Department of Public Works solicited proposals for the design and preparation of plans and written specifications for the construction of concrete curb, sidewalk, and drainage along both sides of Campbell Avenue from its western intersection with Haskel Avenue to its southern intersection with N.Y.S. Route 59, approximately 2,600 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on July 7, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated June 27, 2025, in the amount of $50,000.00, for design and specification phase services to be utilized for the construction of concrete curb and sidewalk at the areas identified above, as follows:

1. Design concrete curb and sidewalk and prepare construction plans
2. Design appropriate drainage
3. Provide ten (10) printed sets of construction plans and bid documents for public bid

, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO, P.E***. for the Campbell Avenue Curb and Sidewalk Design, at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano. P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Anthony R. Celentano P.E. - Topographic Survey -Smolley Drive

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along the north and south sides of Smolley Drive from its western intersection with College Road to its eastern intersection with Sophia Street, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk along the south and west side of the road, approximately 1,200 linear feet of roadway along Smolley Drive, and

WHEREAS, proposals were due by 11:00 A.M. on July 11, 2025, at which time three proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated July 30, 2025, to perform all survey work on both sides of Smolley Drive, plot all data and provide ten (10) printed sets and the digital file of the completed survey, for the base price amount of $15,000.00, and $1,000 per acquisition map, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO P.E.*** for the preparation of a topographic survey along both sides of Smolley Drive from its western intersection with College Road to its eastern intersection with Sophia Street, for the base price amount of $15,000.00, and $1,000 per acquisition map, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Anthony R. Celentano P.E. - Smolley Drive Curb & Sidewalk Design

WHEREAS, the Town of Ramapo Department of Public Works solicited proposals for the design and preparation of plans and written specifications for the construction of concrete curb, sidewalk, and drainage along the north and south sides of Smolley Drive from its western intersection with College Road to its eastern intersection with Sophia Street, approximately 1,200 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on July 11, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated June 30, 2025, in the amount of $25,000.00, for design and specification phase services to be utilized for the construction of concrete curb and sidewalk at the areas identified above, as follows:

1. Design concrete curb and sidewalk and prepare construction plans
2. Design appropriate drainage
3. Provide ten (10) printed sets of construction plans and bid documents for public bid

, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO, P.E***. for the Smolley Drive Curb and Sidewalk Design, at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano. P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Civil Tec Engineering & Surveying P.C. - Topographic Survey -Suffern Place/Roberts Road/Johanna Lane

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along both sides of Suffern Place/ Roberts Road loop from its southern intersection with N.Y.S. Route 59, and Johanna Lane in its entirety, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk, approximately 3,100 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on July 11, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Civil Tec Engineering & Surveying, 139 Lafayette Avenue, 2nd floor, Suffern, NY 10901, dated July 9, 2025, to perform all survey work on both sides of Suffern Place, Roberts Road, and Johanna Lane, plot all data and provide ten (10) printed sets and the digital file of the completed survey, in the amount of $31,750.00, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***CIVIL TEC ENGINEERING & SURVEYING*** for the preparation of a topographic survey along both sides of Suffern Place, Roberts Road, and Johanna Lane, in the amount of $31,750.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Civil Tec Engineering & Surveying in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Anthony R. Celentano P.E. - Suffern Place/Roberts Road/Johanna Lane Curb & Sidewalk Design

WHEREAS, the Town of Ramapo Department of Public Works solicited proposals for the design and preparation of plans and written specifications for the construction of concrete curb, sidewalk, and drainage along both sides of Suffern Place/ Roberts Road loop from its southern intersection with N.Y.S. Route 59, and Johanna Lane in its entirety, approximately 3,100 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on July 11, 2025, at which time one proposal was received, and

WHEREAS, the Department of Public Works has reviewed the proposal and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated June 30, 2025, in the amount of $40,000.00, for design and specification phase services to be utilized for the construction of concrete curb and sidewalk at the areas identified above, as follows:

1. Design concrete curb and sidewalk and prepare construction plans
2. Design appropriate drainage
3. Provide ten (10) printed sets of construction plans and bid documents for public bid

, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO, P.E***. for the Suffern Place/ Roberts Road/ Johanna Lane Curb and Sidewalk Design, at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano. P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10419

ADOPTED

2025-355

Extension of Agreements: Purchase of Auto and Truck Parts

WHEREAS, the Town of Ramapo, by Resolution No. 2024-354, approved agreements with Advance Stores Co., d/b/a Advanced Auto Parts, 4200 Six Forks Road, Raleigh, NC 27022; Campbell Freightliner of Orange County, LLC, PO Box 2249, Newburgh, NY 12550; Elliott Auto Supply Co. Inc, d/b/a Factory Motor Parts, 95 Clarkstown Road, Nanuet NY 10954; RG Group, 305 Island Road, Mahwah, NJ 07430; Gabrielli Truck and Sales LTD, 3200 Horseblock Road, Medford, NY 11763; Parts Authority LLC, 3 Dakota Drive, Suite 110, New Hyde Park, NY 11042; United Ford, 330 Country Avenue, Seacaucus, NJ 07094; Fleet Pride Truck & Trailer Parts, 508 Temple Road, New Windsor, NY 12553; and At Northern New Jersey, 525 West Linden Avenue, Linden, NJ 07036, for Purchase of Auto and Truck Parts and Services, and

WHEREAS, the above agreements provide for a one-year extension, and

WHEREAS, Michael Sadowski, Deputy Director of Public Works, recommends that the above agreements be extended at the same terms and conditions, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with said recommendation, and

WHEREAS, said companies have agreed to extend the above agreements, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the agreements between the Town and ***ADVANCE STORES CO. d/b/a ADVANCED AUTO PARTS; CAMPBELL FREIGHTLINER OF ORANGE COUNTY, LLC; ELLIOTT AUTO SUPPLY CO. INC. d/b/a FACTORY MOTOR PARTS; RG GROUP; GABRIELLI TRUCK AND SALES LTD; PARTS AUTHORITY LLC; UNITED FORD; FLEET PRIDE TRUCK & TRAILER PARTS; and AT NORTHERN NEW JERSEY;*** for Purchase of Truck and Auto Parts, be extended for an additional one (1) year period through September 29,2026, at the same terms and conditions, and

BE IT FURTHER RESOLVED the Supervisor is hereby authorized to execute agreements with the above companies in a form approved by the Town Attorney's office.

SOURCE OF FUNDS:

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10409

ADOPTED

2025-356

Extension of Agreement: American Wear Inc. -Furnishing and Cleaning of Work Uniforms

WHEREAS, the Town of Ramapo, by Resolution No. 2024-353, entered into an agreement with American Wear, Inc, 261 North 18th Street, East Orange, Nj 07017 for Furnishing and Cleaning of Work Uniforms, and

WHEREAS, the agreement with American Wear, Inc. provided for an extension of said agreement for an additional one (1) year period, and

WHEREAS, Mona Montal, Director of Purchasing, recommends that the above agreement be extended

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the agreement between the Town and ***AMERICAN WEAR INC.*** be extended for an additional year.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10442

ADOPTED

2025-357

Waiver of Rules of Order: 24Hr. Rule

WHEREAS the Town Board, by Resolution No. 2018-83, adopted Rules of Order for the Town Board of the Town of Ramapo, and

WHEREAS, pursuant to said Rules, to the extent practicable, no resolution may be brought for a vote unless printed or digital copies are presented to each Board member 24 hours prior to the opening of the meeting, and

WHEREAS, said rule can be waived by a majority consent of the Board members present,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the ***RULES OF ORDER*** with regard to the 24 hour rule.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10445

ADOPTED

2025-358

Retention of Special Counsel: Wilson Elser

WHEREAS, the Town of Ramapo requires the services of a special counsel to review and provide a legal opinion with respect to a Civil Action, and

WHEREAS, the Town is in receipt of a proposal, dated August 12, 2025, from Wilson Elser Moskowitz Edelman & Dicker LLP, 1133 Westchester Avenue, White Plains, New York 10604, to serve as special counsel at a fee not to exceed $7,500, and

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby retains ***WILSON ELSER MOSKOWITZ EDELMAN & DICKER LLP***, to serve as special counsel to the Town of Ramapo with respect to a Civil Action, at a fee not to exceed $7,500, all payments only pursuant to that proposal, and

BE IT FURTHER RESOLVED that the Supervisor has authority to execute a Letter Agreement with Wilson Elser Moskowitz Edelman & Dicker LLP in a form approved by the Town Attorney's Office, subject to the terms set forth above.

SOURCE OF FUNDS: 1420A.3452 (Consultant)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/13/25 07:00 PM
DOC ID: 10380

ADOPTED

2025-359

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, August 13, 2025, be hereby **adjourned at 8:13 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/27/25 07:00 PM
DOC ID: 10420

ADOPTED

2025-360

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, August 27, 2025 be hereby **closed at 7:07 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/27/25 07:00 PM
DOC ID: 10443

ADOPTED

2025-361

Regular Meeting of July 9, 2025

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:

JULY 9, 2025 - REGULAR

RESULT:	**ADOPTED [3 TO 0]**
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Yehuda Weissmandl, Councilman
AYES:	Michael B. Specht, Brendel Charles, Yehuda Weissmandl
ABSTAIN:	Michael Rossman, David Wanounou

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/27/25 07:00 PM
DOC ID: 10455

ADOPTED

2025-362

Regular Meeting of August 13, 2025

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:

AUGUST 13, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/27/25 07:00 PM
DOC ID: 10447

ADOPTED

2025-363

Settlement of Potential Disciplinary Charges

WHEREAS, a Dispatcher was the subject of an investigation into potential disciplinary charges, and

WHEREAS, the Town Attorney's Office and Sgt. Andres Sanchez, Communications Sergeant, have recommended that the potential disciplinary charges be settled pursuant to an agreement between the Town and the Civil Service Employees Association, a copy of which is on file in the Town Clerk's Office,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to settle potential disciplinary charges against said employee pursuant to the agreement set forth above, and

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

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

Jeffrey A. Posner, Town Clerk

Confidential

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/27/25 07:00 PM
DOC ID: 10454

ADOPTED

2025-364

Authorization to Execute Franchise Audit Agreements: Troy and Banks

WHEREAS, the Town is party to franchise agreement with Verizon and Cablevision which permit those companies to offer cable and broadband services to residents of the Town, and

WHEREAS, the Town has service contracts with various telecommunication companies for landline, mobile and internet services, and

WHEREAS, Troy and Banks is the leading forensic auditing firm in New York specializing in obtaining additional franchise fee payments and obtaining refunds for overpaid telecom costs, and

WHEREAS, Director of Purchasing Mona Montal recommends retaining Troy and Banks on a success fee only basis of 40% of franchise fees collected and 25% of telecom refunds received

NOW THEREFORE BE IT RESOLVED by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to execute franchise audit agreements with ***TROY AND BANKS*** 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/27/25 07:00 PM
DOC ID: 10451

ADOPTED

2025-365

Appoint Permanent Assistant Superintendent of Public Works

WHEREAS, Micheal Lepori has been provisional Assistant Superintendent of Public Works, within the Town of Ramapo Department of Public Works, and

WHEREAS, Michael Lepori's name appears on Civil Service List #60000910,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint **MICHAEL LEPORI** as permanent ASSISTANT SUPERINTENDENT OF PUBLIC WORKS, effective August 28, 2025. Salary is to remain the same.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-366

Acceptance of Proposal: Colliers Engineering - Topographic Survey -Neil Road

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along the east and west sides of Neil Road from its intersection with Fanley Avenue to the dead-end cul-de-sac, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk along both side of Neil Road, approximately 1,000 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on August 13, 2025, at which time three proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Colliers Engineering, 18 Corporate Woods Boulevard 4th Floor, Albany, NY 12211, dated August 13, 2025, to perform all survey work on both sides of Neil Road, plot all data and provide ten (10) printed sets and the digital file of the completed survey, for the base price amount of $11,500.00, and

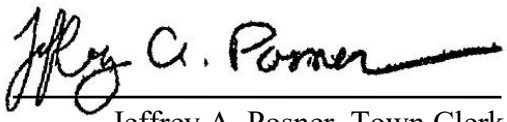
WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***COLLIERS ENGINEERING*** for the preparation of a topographic survey along both sides of Neil Road from its intersection with Fanley Avenue to the dead-end cul-de-sac, for the base price amount of $11,500.00, and

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

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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



Jeffrey A. Posner, Town Clerk

ADOPTED

2025-367

Acceptance of Proposal: Anthony R. Celentano - Neil Road Curb & Sidewalk Design

WHEREAS, the Town of Ramapo Department of Public Works solicited proposals for the design and preparation of plans and written specifications for the construction of concrete curb, sidewalk, and drainage along the east and west sides of Neil Road from its intersection with Fanley Avenue to the dead end at the cul-de-sac, approximately 1,000 linear feet of roadway along Neil Road, and

WHEREAS, proposals were due by 11:00 A.M. on August 13, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated August 7, 2025, in the amount of $15,000.00, for design and specification phase services to be utilized for the construction of concrete curb and sidewalk at the areas identified above, as follows:

1. Design concrete curb and sidewalk and prepare construction plans
2. Design appropriate drainage
3. Provide ten (10) printed sets of construction plans and bid documents for public bid

, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO, P.E***. for the Neil Road Curb and Sidewalk Design, at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano. P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-368

Amendment to 2025 Budget: Garden of Hope - County ARPA Money

WHEREAS, the Town is in receipt of County ARPA funds for Garden of Hope in the amount of $90,893.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 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 2025** ***TOWN BUDGET*** as follows:

- Increase Revenue: A.24393C (ARPA County money) by $90,893.00
- Increase Expenditure: 7110A.3446 (Property Repair & Maintenance) by $6,022.00
- Increase Expenditure: 7110A. 3482 (Special Supplies) by $$84,871.00,

to reflect receipt of the above funds for 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/27/25 07:00 PM
DOC ID: 10448

ADOPTED

2025-369

Amendment to 2025 Budget: Besen Park - County ARPA Money

WHEREAS, the Town is in receipt of County ARPA funds for Besen Park in the amount of $200,000.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 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 2025** ***TOWN BUDGET*** as follows:

- Increase Revenue: A.24393C (ARPA County Money) by $200,000.00
- Increase Expenditure: 7110A.3260 (Other Equipment) by $200,000.00

to reflect receipt of the above funds for 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/27/25 07:00 PM
DOC ID: 10453

ADOPTED

2025-370

Amendment to 2025 Budget- Insurance Recoveries

WHEREAS, the Town is in receipt of $2,593 from insurance recovery, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes John Lynch, Director of Finance, to **amend the 2025 *TOWN BUDGET*** as follows:

- Increase Revenue AB.22680 (Insurance Recovery) by $2,593
- Increase Expenditure 3120AB.3462 (Motor Vehicle Repair) - $2,593

to reflect receipt of the above funds.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/27/25 07:00 PM
DOC ID: 10452

ADOPTED

2025-371

Amendment to 2025 Budget- Governor's Traffic Safety Committee Grant

WHEREAS, the Town is in receipt of $20,147 from a Governor's Traffic Safety Committee Grant, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes John Lynch, Director of Finance, to **amend the 2025 *TOWN BUDGET*** as follows:

- Increase Revenue- $20,147-AB.24394 (Traffic Safety Grant)
- Increase Expenditure- $20,147-3120AB.3144 (Traffic Safety)

to reflect receipt of the above funds.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-372

Waiver of Rules of Order: 24Hr. Rule

WHEREAS the Town Board, by Resolution No. 2018-83, adopted Rules of Order for the Town Board of the Town of Ramapo, and

WHEREAS, pursuant to said Rules, to the extent practicable, no resolution may be brought for a vote unless printed or digital copies are presented to each Board member 24 hours prior to the opening of the meeting, and

WHEREAS, said rule can be waived by a majority consent of the Board members present,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the ***RULES OF ORDER*** with regard to the 24 hour rule.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-373

Approval of Recommendation - Urgent Traffic Upgrade

WHEREAS, the Town is in receipt of a recommendation from MJ Engineering, Architecture, Landscape Architecture and Surveying PC ("MJ Engineering"), with respect to the ongoing challenges of buses navigating Decatur Avenue, Herrick Avenue, 1st Street and North Cole Avenue, and

WHEREAS, MJ Engineering recommends the implementation of additional restrictive parking along 1st Street as well as within a few one hundred feet of any intersection with 1st Street to provide sufficient room for buses and one way traffic may be implemented along with modifications to traffic patterns for portions of North Cole Avenue, and

WHEREAS, MJ Engineering believes the work should be done in phases to monitor performance with the intial implementation to be as follows:

-No Parking signs along both sides of Herrick Avenue within 100-feet of the intersection with 1st Street.

-No Parking signs along both sides of Decatur Avenue within 100-feet of the intersection with 1st Street.

-No Parking signs along both sides of North Cole Avenue within 100-feet of the intersection with 1st Street and along the east side of North Cole Avenue from 1st Street to the Village of Spring Valley municipal border.

-No Parking signs along 1st street both sides within 100-feet of the intersections with Decatur Avenue, Herrick Avenue and North Cole Avenue.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Highway Superintendent to install certain signage as set forth in MJ Engineering's recommendation and that such be implemented prior to the start of the 2025/2026 school year.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 08/27/25 07:00 PM
DOC ID: 10422

ADOPTED

2025-374

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, August 27, 2025, be hereby **adjourned at 7:31 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10421

ADOPTED

2025-375

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, September 10, 2025 be hereby **closed at 7:04 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10467

ADOPTED

2025-376

Regular Meeting of August 27, 2025

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:

AUGUST 27, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10472

ADOPTED

2025-377

Declaration of Surplus Property- 225 Route 59

WHEREAS, the Town of Ramapo (the "Town") is the fee owner of real property located at 225 Route 59, designated on the Town of Ramapo Tax Map as Section 55.11, Block 3, Lot 18.2 (the "Property"); and

WHEREAS, said Property was encumbered by a restrictive covenant, recorded October 17, 1996 as Instrument ID 1996-00019247 in the Rockland County Clerk's Office, which contained provisions allowing the removal of said encumbrance by agreement of the property owner and the Village of Airmont; and

WHEREAS, said encumbrance was properly removed by Village Board Resolution 25-0095 and Town Board Resolution 2024-309; and

WHEREAS, the Director of Purchasing has advised that the Property is no longer necessary for Town purposes and may therefore be declared surplus.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby declares the above Property **SURPLUS**.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-378

Adopt SEQR Negative Declaration- Unlisted Action: Sale of 225 Route 59

WHEREAS, the Town of Ramapo Town Board is proposing to transfer the property **l**ocated at 225 Route 59, designated on the Town of Ramapo Tax Map as Section 55.11, Block 3, Lot 18.2 (the "Property"), and

WHEREAS, the Town Board has received a Short Environmental Assessment Form ("EAF") dated September 10, 2025, for the project with Part I completed by the Town's Engineer, MJ Engineering. The Town of Ramapo Town Board determined this application to be an Unlisted SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL). The Town of Ramapo Town Board assumes SEQR Lead Agency Status for this Unlisted action and will undergo an uncoordinated review under SEQR, and

WHEREAS, the Town of Ramapo Town Board, as the SEQR Lead Agency has reviewed Part 2 of the EAF, which identifies potential project impacts, and

WHEREAS, the Town of Ramapo Town Board, in its review of Part 2 of the EAF has determined that the project impacts that may occur will be minimal in nature.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Ramapo Town Board hereby determines that the information provided is adequate for determining the significance of the proposed action; and

BE IT FURTHER RESOLVED, that based upon its review of the project and the EAF, review of the application by the Town's professional staff, including, town attorney and town engineer, and comparison with the criteria for determining significance found at 6 NYCRR Section 617.7 (c), the Town Board hereby finds that the project will not have a significant impact on the environment and therefore does not require the preparation of a Draft Environmental Impact Statement, and

BE IT FURTHER RESOLVED, that this determination is based upon the facts and conclusions outlined within the Part 3 of the EAF completed by MJ Engineering & Land Surveying PC and reviewed by the Town of Ramapo Town Board affixed to this resolution, and

BE IT FURTHER RESOLVED, that this Determination of Significance shall be considered a Negative Declaration made pursuant to Article 8 of the Environmental Conservation Law; and

BE IT FURTHER RESOLVED, that the Town's professional staff is hereby authorized to file any and all appropriate notices so that the intent of this Resolution is carried out.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10473

ADOPTED

2025-379

Transfer of Surplus Property at 225 Route 59

WHEREAS, the property located at 225 Route 59, designated on the Town of Ramapo Tax Map as Section 55.11, Block 3, Lot 18.2 (the "Property") has been declared Surplus by Town Board Resolution 2025-377; and

WHEREAS, the Yitzchok Frankel has made a bonafide offer to purchase the Property from the Town of Ramapo by paying the sum of $200,000.00, together with the premises located at 5 DeBaun Avenue, plus $120,000.00 in improvements to 5 DeBaun Avenue, and

WHEREAS, the Town Board has obtained and reviewed appraisals of the Property done by Valuation Plus and Robert Klein, both NYS Certified Appraisers, and finds that the exchange, together with the cash consideration, constitutes an equal fair market value transaction in the best interests of the Town; and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, on a **ROLL CALL VOTE** authorizes conveyance of the Property to ***YITZCHOK FRANKEL*** for the sum of $200,000.00, together with the premises located at 5 DeBaun Avenue, plus $120,000.00 in improvements to 5 DeBaun Avenue, finding such exchange to represent fair market value and be in the public interest, conditioned up the execution of a Contract of Sale, compliance with SEQR and subject to permissive referendum;

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a contract of sale in a form approved by the Town Attorney's office.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-380

Authorization to Accept Grant for NY State's Highway Safety Program for Police Traffic Service

WHEREAS, the New York State Governor's Traffic Safety Committee has awarded a grant in the amount of $43,760 to the Town of Ramapo Police Department to participate in New York State's Program for Police Traffic Services, and

WHEREAS, the goal of this program is to increase seat belt usage and reduce dangerous driving behaviors in an effort to reduce serious injury and death from traffic crashes,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the grant from the ***NEW YORK STATE GOVERNOR'S TRAFFIC SAFETY COMMITTEE*** in the amount of $43,760 to participate in New York State's Program for Police Traffic Services, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute the Agreement with the New York State Governor's Traffic Safety Committee in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10477

ADOPTED

2025-381

Inter-Municipal Agreement: Counter-Terrorism Training - County of Rockland

WHEREAS, the County of Rockland wishes to reimburse the Town for counter-terrorism training under the State Homeland Security Program ("SHSP") and the LETPP Homeland Security Grant Program, in the amount of $25,000.00, and

WHEREAS, the County requires the Town to enter into an agreement in order to assign members of the Police Department to the New York State Homeland Security Program for overtime counter-terrorism training and for the Town to receive reimbursement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an ***Inter-Municipal Agreement*** with the ***COUNTY OF ROCKLAND*** with respect to reimbursement to the Town for overtime expenses for counter-terrorism training by the Police Department under the State Homeland Security Program and the LETPP Homeland Security Grant Program, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Settlement of Tax Certiorari: Eva Margaretten

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

EVA MARGARETTEN

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2021/22	56.08-5-23.-1	$101,700	$60,000
2022/23	56.08-5-23.-1	$101,700	$60,000
2023/24	56.08-5-23.-1	$101,700	$60,000
2024/25	56.08-5-23.-1	$101,700	$60,000
2025/26	56.08-5-23.-1	$101,700	$60,000

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 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10461

ADOPTED

2025-383

Settlement of Tax Certiorari: Hickory House Tenants Corp

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

HICKORY HOUSE TENANTS CP

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2019/20	50.72-1-2	$1,290,600	$1,193,800
2023/24	50.72-1-2	$1,290,600	$1,168,000
2024/25	50.72-1-2	$1,290,600	$1,097,000
2025/26	50.72-1-2	$1,290,600	$1,097,000

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 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-384

Settlement of Tax Certiorari: Yehoshua Kohen

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

YEHOSHUA KOHEN

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2023/24	50.10-5-26	$54,200	$51,490
2024/25	50.10-5-26	$54,200	$50,135

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 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10462

ADOPTED

2025-385

Settlement of Tax Certiorari: L&M Spring Valley

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

L&M SPRING VALLEY

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2023/24	57.53-1-3	$17,300	$14,985
2024/25	57.53-1-3	$17,300	$13,495
2025/26	57.53-1-3	$17,300	$13,495
2023/24	57.53-1-2	$738,700	$639,860
2024/25	57.53-1-2	$738,700	$576,185
2025/26	57.53-1-2	$738,700	$576,185

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 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10476

ADOPTED

2025-386

Acceptance of Sloatsburg Ambulance Assets

WHEREAS, Sloatsburg Ambulance Corp., a New York not-for-profit corporation, is in the process of dissolution pursuant to Article 10 of the Not-for-Profit Corporation Law; and

WHEREAS, the Town of Ramapo has been designated as a recipient organization for the distribution of assets of the dissolving corporation; and

WHEREAS, the Town Board of the Town of Ramapo deems it to be in the best interests of the Town to accept said assets to be used for public purposes consistent with the charitable and/or not-for-profit purposes of the dissolving corporation;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Town of Ramapo hereby consents to and accepts the transfer of such assets; and

BE IT FURTHER RESOLVED, that the Supervisor of the Town of Ramapo be, and hereby is, authorized and directed to execute any and all documents, affidavits, and instruments necessary to effectuate the acceptance of such assets, subject to the approval and oversight of the Attorney General of the State of New York and/or the Supreme Court of the State of New York, as required by law.

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

Jeffrey A. Posner, Town Clerk

Settlement of Tax Certiorari: 59306 LLC

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

59306 LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	56.15-2-17	$272,800	$218,240
2024/25	56.15-2-18	$15,000	$12,000
2025/26	56.15-2-18	$15,000	$11,250
2024/25	56.15-2-19	$13,500	$10,800
2025/26	56.15-2-19	$13,500	$10,125
2024/25	56.15-2-20	$22,000	$17,600
2025/26	56.15-2-20	$22,000	$16,500

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 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:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
ABSENT:	Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10483

ADOPTED

2025-388

Waiver of Rules of Order: 24Hr. Rule

WHEREAS the Town Board, by Resolution No. 2018-83, adopted Rules of Order for the Town Board of the Town of Ramapo, and

WHEREAS, pursuant to said Rules, to the extent practicable, no resolution may be brought for a vote unless printed or digital copies are presented to each Board member 24 hours prior to the opening of the meeting, and

WHEREAS, said rule can be waived by a majority consent of the Board members present,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the ***RULES OF ORDER*** with regard to the 24 hour rule.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10481

ADOPTED

2025-389

Acceptance of Check - Village of Spring Valley

WHEREAS, the Village of Spring Valley has requested copies of the Town's preliminary appraisals with respect to certain properties, and

WHEREAS, the Village of Spring Valley has agreed to reimburse the Town 40% of the total cost of each appraisal requested, and

WHEREAS, in the future, the Village of Spring Valley may request certain appraisals from the Town at the rate of 40% of the total cost of each appraisal, and

WHEREAS, it shall be at the discretion of the Town Attorney's Office and the Town Assessor's office which preliminary appraisals may be released to the Village, and

WHEREAS, the Town is in receipt of a check in the amount of $4,700 from Harris Beach Murtha Cullina PLLC, counsel for the Village of Spring Valley, representing payment toward four separate preliminary appraisals.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts payment of $4,700 from ***HARRIS BEACH MURTHA CULLINA PLLC*** in full payment for copies of four separate preliminary appraisals, and

BE IT FURTHER RESOLVED that if, in the future, the Village of Spring Valley requests certain appraisals, and the Town Attorney's Office and Town Assessor's Office agree to the release of the requested appraisals, the Village of Spring Valley shall pay 40% of the total cost of each appraisal requested prior to the release of same.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10466

ADOPTED

2025-390

Establish Two (2) Police Radio Dispatcher (Computer-Aided Dispatch) (Spanish Speaking) Positions

WHEREAS, the classification of two (2) Police Radio Dispatcher (Computer-Aided Dispatch) (Spanish Speaking) positions (one part-time and one full-time) in the Police Department within the Town of Ramapo has been recommended, and,

WHEREAS, the Rockland County Personnel Office has classified two (2) Police Radio Dispatcher (Computer-Aided Dispatch) (Spanish Speaking) positions (one part-time and one full-time),

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of two (2) Police Radio Dispatcher (Computer-Aided Dispatch) (Spanish Speaking) positions (one part-time and one full-time) in the Police Department effective September 11, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10464

ADOPTED

2025-391

Establish Four (4) Maintenance Mechanic I Positions

WHEREAS, the classification of four (4) full-time Maintenance Mechanic I (Group of Classes) positions in the Parks and Recreation department within the Town of Ramapo has been recommended, and,

WHEREAS, the Rockland County Personnel Office has classified four (4) positions of Maintenance Mechanic I (Group of Classes) ,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of four (4) full-time positions of **MAINTENANCE MECHANIC I (GROUP OF CLASSES)** in the Parks and Recreation department effective September 11, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10456

ADOPTED

2025-392

Extension of Agreement: Maintenance of Generators

WHEREAS, the Town of Ramapo, by Resolution No. 2024-460, approved an agreement with Peak Power Systems, Inc., 99 Spraque Avenue, Middletown, NY 10940 for Maintenance of Town Generators , and

WHEREAS, the agreement with Peak Power Systems, Inc. provided for an extension of said agreement for an additional one (1) year period, and

WHEREAS, Michael Sadowski, Supervisor, Department of Public Works, 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 the agreement between the Town and ***PEAK POWER SYSTEMS, INC***. for Maintenance of Town Generators, be extended for an additional year.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-393

Extension of Agreement: Various Fencing Within the Town of Ramapo

WHEREAS, the Town of Ramapo, by Resolution No. 2024-456, approved an agreement with Yaboo Fence Co., Inc., 95 West Nyack Way, West Nyack, NY 10994, for Various Fencing Within the Town of Ramapo, and

WHEREAS, the agreement with Yaboo Fenco Co., 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 the agreement between the Town and ***YABOO FENCE CO., INC.*.** for Various Fencing Within the Town of Ramapo, be extended for an additional year.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10479

ADOPTED

2025-394

Acceptance of Proposal: MJ Engineering - Saddle River Road and West Maple Avenue Intersection

WHEREAS, the Town is in receipt of a proposal dated July 7, 2025 from MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, PC, for professional services for planned improvements at the intersection of Saddle River Road and West Maple Avenue, and

WHEREAS, Ed Moran, Town Engineer, and Mona Montal, Director of Purchasing, has reviewed the proposal and recommends that the Town Board accept the proposal from MJ Engneering.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the proposal of ***MJ ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, AND LAND SURVEYING, PC*** for planned improvements at the intersection of Saddle River Road and West Maple Avenue is hereby accepted, at a fee not to exceed $185,000, at the terms set forth in the proposal, a copy of which is available at the Office of the Town Clerk of Ramapo, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, PC in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS:

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10480

ADOPTED

2025-395

Amendment to 2025 Budget-Garden of Hope-County ARPA Money

WHEREAS, the Town is in receipt of County ARPA funds for Garden of Hope in the amount of $8,122, and

WHEREAS, receipt of said funds is not reflected in the 2025 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 2025** ***TOWN BUDGET*** as follows:

- Increase Revenue: A.24393C (ARPA County money) by $8,122.00
- Increase Expenditure: 7110A.3482 (Special Supplies) by $8,122.00

to reflect receipt of the above funds for 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10471 A

ADOPTED

2025-396

Creating a Climate Smart Community Task Force and Appointing a Climate Smart Community Coordinator

WHEREAS, the Town of Ramapo has committed to advancing sustainability and resiliency by participating in the New York State Climate Smart Communities (CSC) program; and

WHEREAS, the CSC program encourages municipalities to create a local Climate Smart Community Task Force to guide and implement climate-smart actions; and

WHEREAS, the CSC program further recommends designating a Climate Smart Community Coordinator to organize, facilitate, and track local climate actions; and

WHEREAS, Jeff Posner has demonstrated knowledge, commitment, and leadership in matters of environmental stewardship, climate action, and community engagement.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town of Ramapo hereby creates a ***CLIMATE SMART COMMUNITY TASK FORCE,*** whose purpose is to support CSC certification and implementation of sustainability initiatives; and

BE IT FURTHER RESOLVED that the following individuals are hereby appointed as ***MEMBERS*** of the Task Force:

HERSHEY GREENZWEIG
HERSH HOROWITZ

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following persons be hereby appointed to serve as members of the Climate Smart Community Task Force effective September 11, 2025, said term to expire on December 31, 2026, and

BE IT FURTHER RESOLVED that Town Board of the Town of Ramapo hereby appoints ***JEFF POSNER*** as the official ***CLIMATE SMART COMMUNITY COORDINATOR*** for the Town of Ramapo effective September 11, 2025, set to expire on December 31, 2026, and

BE IT FURTHER RESOLVED that the CSC Task Force, in collaboration with the Coordinator, shall continue working toward certification and implementation of climate-smart practices that promote sustainability, resilience, and the well-being of our community, and

BE IT FURTHER RESOLVED that the following persons be hereby appointed to serve as ***ADVISORS*** on the Climate Smart Community Task Force effective September 11, 2025, said term to expire said term to expire December 31, 2026.

MONA MONTAL
FRED BRINN
JOSH HANS
MICHAEL KLATSKY
YOSSI MARGARETTEN

Adopted this 10th day of September 2025, by the Town Board of the Town of Ramapo

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10417

ADOPTED

2025-397

Re-Appoint BOAR Member - Mordechai Perlstein

WHEREAS, the Town Board by Resolution No. 2020-362 re-appointed Mordechai Perlstein to serve as a member of the Town of Ramapo Board of Assessment Review for a five (5) year term, said term to expire September 30, 2025, and

WHEREAS, the Town Board wishes to re-appoint Mr. Perlstein for another 5-year term

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby re-appoint ***MORDECHAI PERLSTEIN*** of Monsey, NY, to the Town of Ramapo Board of Assessment Review, said term to expire **September 30, 2030.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10484

ADOPTED

2025-398

Changes to Town Board Meeting Schedule

WHEREAS, the Town Board wishes to make the following changes to the Town Board Meeting Schedule:

CANCEL

Regular Meeting	**Wednesday**	**September 24, 2025**	**7:00 P.M.**
Regular Meeting	**Wednesday**	**October 08, 2025**	**7:00 P.M.**

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Town Board Meeting Schedule be changed as stated above.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:00 PM
DOC ID: 10423

ADOPTED

2025-399

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, September 10, 2025, be hereby **adjourned at 7:32 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:15 PM
DOC ID: 10470

ADOPTED

2025-400

Close Joint Public Hearing

RESOLVED by the Town Board of the Town of Ramapo that the Joint Public Hearing held this evening, September 10, 2025, between the Town Board of the Town of Ramapo and the Village Board of the Village of New Square, on **AN ANNEXATION PETITION SUBMITTED BY KTD HOME OWNERSHIP MAXIMIZATION ENTERPRISE CORP., 45 BYPASS CORP., WISTERIA CT PROPERTIES LLC and REFUAH HEALTH CENTER, INC.** for the annexation of certain territory from the Town of Ramapo to the Village of New Square, be hereby **Closed,** and

BE IT FURTHER RESOLVED that a written comment period is hereby extended to September 22, 2025, written comments must be submitted to Jeffrey Posner, Town Clerk, at <mailto:Clerk@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., and

BE IT FURTHER RESOLVED the Ramapo Town Board does hereby reserve decision on the petition for annexation.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 09/10/25 07:15 PM
DOC ID: 10468

ADOPTED

2025-401

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Joint Meeting of the Ramapo Town Board and the New Square Village Board held this evening, September 10, 2025, on the Annexation Petition submitted to the Town of Ramapo by KTD Home Ownership Maximization Enterprise Corp., ET AL, be hereby **adjourned at 8:26 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/03/25 08:00 AM
DOC ID: 10500

ADOPTED

2025-402

Scheduling of Budget Workshops- 2026 Budget

WHEREAS, the Ramapo Town Board would like to schedule the following Town Board Budget Workshops:

SCHEDULED

Budget Workshop	**Monday**	**October 20, 2025**	**5:30 P.M.**
Budget Workshop	**Wednesday**	**October 22, 2025**	**5:30 P.M.**
Budget Workshop	**Monday**	**October 27, 2025**	**5:30 P.M.**

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the dates and times of the ***TOWN BOARD BUDGET WORKSHOPS*** be scheduled as stated above**.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/03/25 08:00 AM
DOC ID: 10499

ADOPTED

2025-403

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this morning, October 3, 2025, be hereby **adjourned at 8:32 A.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10488

ADOPTED

2025-404

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, October 22, 2025 be hereby **closed at 7:02 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10511

ADOPTED

2025-405

Adjourn Public Hearing: Amendment to Zoning Code

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, October 22, 2025, to solicit public comment on **A PROPOSED AMENDMENT TO THE ZONING CODE OF THE TOWN OF RAMAPO TO CREATE A NEW USE, to wit "HEALTH AND WELLNESS RETREAT" in the RR-80 ZONING DISTRICT** be hereby ***ADJOURNED*** to **December 10, 2025 at 7:00 P.M.** at Ramapo Town Hall, 237 Route 59, Suffern, NY 10901**.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10520 A

ADOPTED

2025-406

Declare Lead Agency - Referral for GML Review: TR-HV, LLC

WHEREAS, the Town Board of the Town of Ramapo received a petition dated November 13, 2024, from TR-HV, LLC (applicant/owner) referenced as TR-HV for a zoning map amendment applicable to 150-201 Sister Servants Lane. The development parcel consists of +/- 146.25 acres of land. The parcel is currently zoned RR-80, and the applicant is requesting an amendment to the Ramapo Zoning Law to create a new use, to wit: "Health and Wellness Retreat" in the RR-80 zoning district, and

WHEREAS, the Town Board has received a Full Environmental Assessment Form ("EAF") dated November 13, 2024, for the project with Part I completed by the applicant. The Town of Ramapo Town Board determined this application to be a Type 1 SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL); and

NOW THEREFORE, BE IT RESOLVED, The Town of Ramapo Town Board, as the only involved agency, assumes SEQR Lead Agency Status for this Type 1 action. There are no other involved agencies and therefore, coordinated review is not required, and

BE IT FURTHER RESOLVED, that the Town Clerk's Office is directed to circulate the Petition and associated documents to Rockland County Planning Department and appropriate agencies for GML 239 review.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10510

ADOPTED

2025-407

Set Public Hearing: Preliminary Budget Year 2026

WHEREAS, Town Law requires a public hearing be held on the Town's Preliminary Budget for the year 2026,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that a Public Hearing be held on November 5, 2025 at 7:01P.M., at Ramapo Town Hall, to solicit public comment on the **PRELIMINARY BUDGET FOR THE TOWN OF RAMAPO FOR THE YEAR 2026.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10537

ADOPTED

2025-408

Set Public Hearing: Fire Protection Services - Park Crest Fire Protection District (Year 2026)

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Park Crest Fire Protection District expires December 31, 2025, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2026 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following ***PUBLIC HEARING*** be held on November 5,2025 as follows:

7:02 P.M. Provision of Fire Protection Services: ***PARK CREST FIRE PROTECTION DISTRICT*** (for the year 2026)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10538

ADOPTED

2025-409

Set Public Hearing: Fire Protection Services - Johnsontown Road Fire Protection District (Year 2026)

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Johnstown Road Fire Protection District expires December 31, 2025, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2026 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following ***PUBLIC HEARING*** be held on November 5, 2025 as follows:

7:03 P.M. Provision of Fire Protection Services: **JOHNSTOWN ROAD FIRE PROTECTION DISTRICT** (for the year 2026)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10539

ADOPTED

2025-410

Set Public Hearing: Fire Protection Services - Ramapo Fire Protection District No. 1 (Year 2026)

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Ramapo Fire Protection District No. 1 expires December 31, 2025, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2026 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following ***PUBLIC HEARING*** be held on November 5, 2025 as follows:

7:04 P.M. Provision of Fire Protection Services: ***RAMAPO FIRE PROTECTION DISTRICT NO. 1*** (for the year 2026)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10540

ADOPTED

2025-411

Set Public Hearing: Fire Protection Services: Ramapo Fire Protection District No. 2 (Year 2026)

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Ramapo Fire Protection District No. 2 expires December 31, 2025, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2026 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following ***PUBLIC HEARING*** be held at Ramapo Town Hall on November 5, 2025 as follows:

7:05 P.M. Provision of Fire Protection Services: ***RAMAPO FIRE PROTECTION DISTRICT NO. 2*** (for the year 2026)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10541

ADOPTED

2025-412

Set Public Hearing: Fire Protection Services - Ramapo Fire Protection District No. 3 (Year 2026)

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Ramapo Fire Protection District No. 3 expires December 31, 2025, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2026 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following ***PUBLIC HEARING*** be held at Ramapo Town Hall on November 5, 2025 as follows:

7:06 P.M. Provision of Fire Protection Services: ***RAMAPO FIRE PROTECTION DISTRICT NO. 3*** **(**for the year 2026)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10542

ADOPTED

2025-413

Set Public Hearing: Fire Protection Services- Ramapo Fire Protection District No. 4 (Year 2026)

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Ramapo Fire Protection District No. 4 expires December 31, 2025, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2026 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following ***PUBLIC HEARING*** be held on November 5, 2025 as follows:

7:07 P.M. Provision of Fire Protection Services: ***RAMAPO FIRE PROTECTION DISTRICT NO. 4*** (for the year 2026)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10543

ADOPTED

2025-414

Set Public Hearing: Fire Protection Services - Ramapo Fire Protection District No. 5 (Year 2026)

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Ramapo Fire Protection District No. 5 expires December 31, 2025, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2026 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following ***PUBLIC HEARING*** be held on November 5, 2025:

7:08 P.M. Provision of Fire Protection Services: ***RAMAPO FIRE PROTECTION DISTRICT NO. 5*** **(for the year 2026)**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10498

ADOPTED

2025-415

Regular Meeting of September 10, 2025

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:

SEPTEMBER 10, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10497

ADOPTED

2025-416

Joint Public Hearing September 10, 2025

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:

SEPTEMBER 10, 2025 - JOINT PUBLIC HEARING

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10509

ADOPTED

2025-417

Special Meeting of October 3, 2025

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:

OCTOBER 3, 2025 - SPECIAL

RESULT:	**ADOPTED [3 TO 0]**
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSTAIN:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10508

ADOPTED

2025-418

Acceptance of Check - Law Office of Reuven Epstein

WHEREAS, the Law Office of Reuven Epstein filed a frivolous lawsuit against the Town of Ramapo, and

WHEREAS, the Town filed a Motion to Dismiss the lawsuit and sought sanctions, and

WHEREAS, Judge Thomas P. Zugibe granted the Town's Motion to Dismiss, and awarded the Town of Ramapo $2,000 as reimbursement for legal fees and costs incurred by the Town, and

WHEREAS, the Town is in receipt of a check in the amount of $2,000 from the Law Office of Reuven Epstein.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts payment of $2,000 for legal fee reimbursement from the ***LAW OFFICE OF REUVEN EPSTEIN*** in full payment as per Judge Zugibe's Order.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10487

ADOPTED

2025-419

Approval of Agreement: State of New York to Provide Control of Snow and Ice - 2024-2029

WHEREAS, pursuant to Section 12 of the Highway Law of the State of New York, the maintenance of State Highways includes the control of snow and ice thereon as the Commissioner of Transportation, hereinafter "Commissioner," may deem to be necessary to provide reasonable passage and movement of vehicles over such highways, and

WHEREAS, the work of such control of snow and ice may be done by the Town of Ramapo, hereinafter "Town," pursuant to an agreement entered into between the Town and the Commissioner, and

WHEREAS, the Town has previously entered into an agreement with the Commissioner and such agreement expired on June 30, 2024, and

WHEREAS, the Commissioner has proposed to extend the agreement for an additional five year period from July 1, 2024 and terminating June 30, 2029 at a yearly fee of $146,072.70 for the remainder of the agreement unless adjusted upon demonstrated increases or decreases in the cost of performing the work, and

WHEREAS, Fredric Brinn, Superintendent of Highways, has reviewed the agreement and recommends its approval,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby approves and authorizes the Supervisor to execute an agreement to extend the ***MUNICIPAL SNOW AND ICE AGREEMENT*** for an additional five years to June 30, 2029 at a yearly fee of $146,072.70, total compensation to be $730,363.50.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10512

ADOPTED

2025-420

Acceptance of Stormwater Maintenance Agreement - Watchtower

WHEREAS, the Town Planning Board approved a project located within the Rockland County Right-of-Way on the northern side of Sterling Mine Road, also known as HPR Utility Extension & Pump Station ("Project"), and

WHEREAS, said approval required the granting of a Stormwater Control Facility Maintenance Agreement, and

WHEREAS, the Town of Ramapo is in receipt of a Stormwater Control Facility Maintenance Agreement to provide for the long-term maintenance and continuation of stormwater control measures at the Project site.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to execute the above Agreement 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10528

ADOPTED

2025-421

Increase in Fee: Tax Appraiser - Alliance Appraisal Services 2025

WHEREAS, the Town Board, by Resolution No. 2025-24, retained Alliance Appraisal Services to provide tax appraisals for the year 2025 at a fee not to exceed $10,000, and

WHEREAS, the need to obtain appraisals in 2025 will require additional funds be allocated for said appraisals,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the fee for the conduct of tax appraisals by ***ALLIANCE APPRAISAL SERVICES*** for the year 2025 is hereby increased from up to a maximum of $10,000 to up to a maximum of $20,000.

SOURCE OF FUNDS: 1420A.3452 (Consultants)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10514

ADOPTED

2025-422

Appoint Chief Fire Safety Inspector

WHEREAS, there is a vacancy in the position of Chief Fire Safety Inspector in the Building Department within the Town of Ramapo, and

WHEREAS, Chief of Staff, Mona Montal, 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 on a provisional basis ***ADAM PELTZ*** as probationary ***CHIEF FIRE SAFETY INSPECTOR,*** effective October 25, 2025 with an annual salary of $131,923, in accordance with the current CSEA contract.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10513

ADOPTED

2025-423

Appoint Receptionist (Spanish-Speaking)

WHEREAS, there is a vacancy in the position of Receptionist (Spanish Speaking) in the Town Clerk's office within the Town of Ramapo, and

WHEREAS, Chief of Staff, Mona Montal, 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 ***MARIA ROSARIO*** as probationary ***RECEPTIONIST (SPANISH SPEAKING)*** through the NY HELPS Program, effective October 27, 2025 with an annual salary of $80,989, in accordance with the current CSEA contract.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-424

Appointment of Four Police Officers

WHEREAS, there are vacancies in the position of Police Officer in Police Department within the Town of Ramapo, and

WHEREAS, Emma Sullivan, Rahsone Simpson, Daniel Rivera, and Brian Nugent currently occupy the same title in other jurisdictions within New York State, and

WHEREAS, the Rockland County Department of Personnel is in the process of clearing these candidates for appointment within the Town of Ramapo Police Department via resignation/reinstatement, and

WHEREAS, Police Chief, Daniel Hyman, has made the following recommendations,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint **EMMA SULLIVAN, RAHSONE SIMPSON, DANIEL RIVERA**, and **BRIAN NUGENT** to the position of Police Officer in the Ramapo Police Department via resignation/reinstatement, at an annual salary of $62,234, according to the latest PBA contract, pending final clearance.

SOURCE OF FUNDS: 3120AB.3100

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10530

ADOPTED

2025-425

Appoint Zoning Board of Appeals Member

WHEREAS, there is a vacancy on the Zoning Board of Appeals due to the resignation of Jacob Lefkowitz

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo, that ***YOSEF WEISS***, of Monsey, NY, be hereby appointed as a Member of the Zoning Board of Appeals, effective immediately, said term to expire February 5, 2030.

RESULT:	**ADOPTED [3 TO 0]**
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman
ABSTAIN:	David Wanounou, Yehuda Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10529

ADOPTED

2025-426

Updated Salary Schedule - As of 11/1/2025

WHEREAS, it is required that the Ramapo Town Board approve the updated Salary Schedule for all Town Personnel as of November 1, 2025,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the **2025 SALARY SCHEDULE, updated as of 11/1/2025** for the Town of Ramapo CSEA Employees, Town of Ramapo Non-Union Employees, Town of Ramapo Highway CSEA Employees, Town of Ramapo PBA, Ramapo Police Superior Officers Association, Code Enforcement Officers and Boards and Commissions, a copy of which is on file at the Town Clerk's office, be hereby approved and updated as of 11/1/2025. Salaries are to be paid on a bi-weekly basis.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10518

ADOPTED

2025-427

Amendment to 2025 Budget: Sale of Police Equipment

WHEREAS, the Town is in receipt of funds from the sale of Police equipment in the amount of $5,858.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Department of Finance to **amend the *2025 TOWN BUDGET*** as follows:

- Increase Revenue: AB.22665 (Sale of Equipment) - $5,858.00
- Increase Expenditures: 3120AB.3260 (Other Equipment) - $5,858.00, to reflect receipt of the above funds from the sale of Police equipment

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10519

ADOPTED

2025-428

Amendment to 2025 Budget: CSEA Reimbursement for Employee Time

WHEREAS, the Town is in receipt of reimbursement funds from CSEA for employee time in the amount of $4,515.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Department of Finance to **amend the *2025 TOWN BUDGET*** as follows:

- Increase Revenue: A.27702 (Refund of current yr exp) $4,515.00
- Increase Expenditure: 7110A.3101 (P&R Overtime)- $4,515.00, to reflect receipt of the above funds for reimbursement from CSEA

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10523

ADOPTED

2025-429

Amendment to 2025 Budget: Reimbursement from Town of Haverstraw for Assessor's Time

WHEREAS, the Town is in receipt of reimbursement funds from the Town of Haverstraw for the Assessor's time in the amount of $61,866.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Department of Finance to **amend the *2025 TOWN BUDGET*** as follows:

- Increase Revenue: A.22702 (Refund current year expend) -$61,866
- Increase Expenditure: 1355A.3100 (Assessor Salaries) - $61,866, to reflect receipt of the above funds for reimbursement for the Assessor's time

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10524

ADOPTED

2025-430

Amendment to 2025 Budget: Insurance Recovery for Parks and Recreations Vehicle

WHEREAS, the Town is in receipt of Insurance Recovery funds for a Parks and Recreations Vehicle in the amount of $4,955.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Department of Finance to **amend the *2025 TOWN BUDGET*** as follows:

- Increase Revenue: A.22680 (Insurance Recovery)- $4,955.00
- Increase Expenditure: 7110A.3462 (Vehicle Repair)-$4,955.00, to reflect receipt of the above Insurance Recovery funds.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10525

ADOPTED

2025-431

Amendment to 2025 Budget: Unclaimed Funds Revenue

WHEREAS, the Town is in receipt of Unclaimed Funds Revenue in the amount of $3,372.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Department of Finance to **amend the *2025 TOWN BUDGET*** as follows:

- Increase Revenue: A.22770 (Unclassified Revenue)- $3,372.00
- Increase Expenditures: 7110A.3420 (Gas & Electric)- $3,372.00, to reflect receipt of the above funds.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10526

ADOPTED

2025-432

Amendment to 2025 Budget: FEMA

WHEREAS, the Town is in receipt of a grant from FEMA in the amount of $30,180.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Department of Finance to **amend the *2025 TOWN BUDGET*** as follows:

Increase Revenue: A.24397 (FEMA-Federal Portion) - $30,180.00
Increase Expenditures: 1490A.3100 (Engineering Salaries) - $1,769.00
Increase Expenditures: 1989A.3100 (Safety Salaries) - $18,639.00
Increase Expenditures: 1310A.3100 (Finance Salaries) - $9,772.00, to reflect receipt of the above grant.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-433

Amendment to 2025 Budget: Temporary Municipal Aid

WHEREAS, the Town is in receipt of a grant for Temporary Municipal Aid in the amount of $29,893.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Department of Finance to **amend the *2025 TOWN BUDGET*** as follows:

- Increase Revenue: A.23089 (State Aid) - $29,893.00, and
- Increase Expenditure: 7110A.3104 (Parks & Recreation Seasonal Salaries) $29,893.00, to reflect receipt of the above grant.

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

Jeffrey A. Posner, Town Clerk

Grant Application- New York Statewide Investment in More Swimming, Initiative (NY SWIMS)

WHEREAS, the State of New York has established the SWIMS Initiative, which will enable Towns to apply for grants of State funds to assist in the upgrade and modernization of public swimming pools, and

WHEREAS, the Town has considered properties that would potentially qualify for funding under the program and has selected one property to be included in an application that will be submitted to NY SWIMS grant as follows:

- Upgrading of the Town of Ramapo Spook Rock Pool Facility. The project will upgrade the pool, decking and add a zero-entry area.

, and

WHEREAS, this project is consistent with all existing local plans, the proposed financing is appropriate for the project, the project will facilitate effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources and the project develops and enhances infrastructure and/or other facilities in a manner that will attract, create and sustain employment opportunities in the Town of Ramapo.

NOW, THEREFORE, BE IN RESOLVED that the Town Board of the Town of Ramapo hereby supports and will sponsor an application for NY SWIMS funding for the upgrade and modernization of the Town of Ramapo Spook Rock Pool Facility and will administer the grant in accordance with all applicable rules and regulations established by the NY SWIMS grant process, and

BE IT FURTHER RESOLVED that the Town of Ramapo hereby commits to match 20% of the grant funds provided by NY SWIMS, and

BE IT FURTHER RESOLVED that the Supervisor and/or Director of Purchasing is authorized to sign the application(s) and any agreements required by NY SWIMS for grant funding that results from the application.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10490

ADOPTED

2025-435

Extension of Agreement: Printing of 2026 Summer Activity Brochures

WHEREAS, the Town of Ramapo, by Resolution No. 2024-457, approved an agreement with Catamount Color, 89 Sand Hill Road, Essex, Vermont, 05451 for Printing of 2026 Summer Activity Brochures, and

WHEREAS, the agreement with Catamount Color 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 the agreement between the Town and ***CATAMOUNT COLORS*** for Printing of 2026 Summer Activity Brochures, be extended for an additional year.

SOURCE OF FUNDS: 7020/3498

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: CivicPlus: Software

WHEREAS, the Town requires the most appropriate Software Licenses and Professional Services of said Software (collectively the "Software") to best service the Town and all Town Residents as well as Town taxpayers; and

WHEREAS, the Town is in receipt of a proposal for Software Licensing, dated September 10, 2025, from CivicPlus, 302 South 4th St., Suite 500, Manhattan, KS 66502, for the provision of software systems as follows:

- FOIL Management System
- Social Media Archiving
- Agenda & Meeting Management
- Municipal Website & Accessibility

, and

WHEREAS, Mona Montal, Purchasing Director, has reviewed and fully considered the best provider of said Software and recommends acceptance of the proposal by CivicPlus for a term of 24 months as follows:

- Initial Term: first 12 months of the agreement: List Price $110,879.40 discounted to $62,647.00 for an Initial Term savings of $48,232.40
- Annual Recurring Services (subject to Uplift): second 12 months of the agreement: $63,795.00
- Renewal Procedure: Automatic 1 year renewal term, unless 60 days' notice provided prior to renewal date
- Annual Uplift: 5% to be applied in year 2

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal submitted by ***CIVICPLUS*** at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Software Consulting Associates, Inc. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 1410A.3444 Town Clerk (Software Programs)
1680A.3444 IT (Software Programs)

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Anthony R. Celentano P.E. - Topographic Survey -Calvert Drive

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along the north and south sides of Calvert Drive from its intersection with Crest Court westward to its intersection with Sands Point Road, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk along both sides of the road, approximately 1,100 linear feet of roadway along Calvert Drive, and

WHEREAS, proposals were due by 11:00 A.M. on August 27, 2025, at which time three proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated August 21, 2025, to perform all survey work on both sides of Calvert Drive, plot all data and provide ten (10) printed sets and the digital file of the completed survey, for the base price amount of $10,000.00, and $1,000 per acquisition map, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO P.E.*** for the preparation of a topographic survey along the north and south sides of Calvert Drive from its intersection with Crest Court westward to intersection with Sands Point Road, for the base price amount of $10,000.00, and $1,000 per acquisition map, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-438

Acceptance of Proposal: Anthony R. Celentano P.E.- Calvert Drive Curb & Sidewalk Design

WHEREAS, the Town of Ramapo Department of Public Works solicited proposals for the design and preparation of plans and written specifications for the construction of concrete curb, sidewalk, and drainage along the north and south sides of Calvert Drive from its intersection with Crest Court to its intersection with Sands Point Road, approximately 1,100 linear feet of roadway along Calvert Drive, and

WHEREAS, proposals were due by 11:00 A.M. on August 27, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated August 21, 2025, in the amount of $15,000.00, for design and specification phase services to be utilized for the construction of concrete curb and sidewalk at the areas identified above, as follows:

1. Design concrete curb and sidewalk and prepare construction plans
2. Design appropriate drainage
3. Provide ten (10) printed sets of construction plans and bid documents for public bid

, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO, P.E***. for the Calvert Drive Curb and Sidewalk Design, at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano. P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-439

Acceptance of Proposal: Anthony R. Celentano P.E. - Topographic Survey - Carlton Road

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along the north and south sides of Carlton Road from its intersection with West Maple Avenue to its intersection with Blauvelt Road, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk along both sides of the road, approximately 2,000 linear feet of roadway along Carlton Road, and

WHEREAS, proposals were due by 11:00 A.M. on October 3, 2025, at which time three proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY, 10984, dated September 25, 2025, to perform all survey work on both sides of Carlton Road, plot all data and provide ten (10) printed sets and the digital file of the completed survey, for a lump sum fee of $25,000, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO P.E.*** for the preparation of a topographic survey along the north and south sides of Carlton Road from its intersection with West Maple Avenue to its intersection with Blauvelt Road, for a lump sum fee $25,000, and

BE IT FURTHER RESOLVED the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-440

Acceptance of Proposal: Anthony R. Celentano P.E. - Carlton Road Curb & Sidewalk Design

WHEREAS, the Town solicited proposals for the design and preparation of plans and written specifications for the construction of concrete curb, sidewalk, and drainage along the north and south sides of Carlton Road from its intersection with West Maple Avenue to its intersection with Blauvelt Road, approximately 2,000 linear feet of roadway along Carlton Road, and

WHEREAS, proposals were due by 11:00 A.M. on October 3, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated September 24, 2025, in the amount of $20,000, for design and specification phase services to be utilized for the construction of concrete curb and sidewalk at the areas identified above, as follows:

1. Design concrete curb and sidewalk and prepare construction plans
2. Design appropriate drainage
3. Provide ten (10) printed sets of construction plans and bid documents for public bid

, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO, P.E***. for the Carlton Road Curb and Sidewalk Design, at the terms set forth above, and

BE IT FURTHER RESOLVED the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano. P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Anthony R. Celentano P.E. - Topographic Survey Herrick/Decatur between Maple Ave. & W. Central Ave.

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along a network of roadways between Maple Avenue and West Central Avenue, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk, approximately 7,000 linear feet of roadway, as follows:

- Herrick Avenue- both sides from Maple Ave. to W. Central Ave.
- Decatur Avenue- both sides from Maple Ave. to W. Central Ave.
- Westside Avenue - both sides from Stephen Pl. to W. Central Ave.
- Stephen Place - both sides from westerly dead end to N. Cole Ave.
- Woodside Place - both sides from Westside Ave to Herrick Ave

,and

WHEREAS, proposals were due by 11:00 A.M. on October 3, 2025, at which time three proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated September 24, 2025, to perform all survey work on both sides of all named streets, plot all data and provide ten (10) printed sets and the digital file of the completed survey, for the base price amount of $50,000.00, and $1,000 per acquisition map, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO P.E.*** for the preparation of a topographic survey along a network of roadways between Maple Avenue and West Central Avenue, as listed above, for the base price amount of $50,000.00, and $1,000 per acquisition map, and

BE IT FURTHER RESOLVED the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Jeffrey A. Posner, Town Clerk

Acceptance of Proposal: Anthony R. Celentano P.E.- Concrete Curb & Sidewalk Design Herrick/Decatur between Maple Ave. & W. Central Ave.

WHEREAS, the Town solicited proposals for the design and preparation of plans and written specifications for the construction of concrete curb, sidewalk, and drainage along a network of roadways between Maple Avenue and West Central Avenue, approximately 7,000 linear feet of roadway, as follows:

- Herrick Avenue- both sides from Maple Ave. to W. Central Ave.
- Decatur Avenue- both sides from Maple Ave. to W. Central Ave.
- Westside Avenue - both sides from Stephen Pl. to W. Central Ave.
- Stephen Place - both sides from westerly dead end to N. Cole Ave.
- Woodside Place - both sides from Westside Ave to Herrick Ave

,and

WHEREAS, proposals were due by 11:00 A.M. on October 3, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated September 24, 2025, for a lump sum fee of $70,000.00, for design and specification phase servicesto be utilized for the construction of concrete curb and sidewalk at the areas identified above, as follows:

1. Design concrete curb and sidewalk and prepare construction plans
2. Design appropriate drainage
3. Provide ten (10) printed sets of construction plans and bid documents for public bid

,and

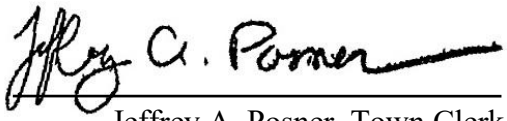
WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***ANTHONY R. CELENTANO, P.E.,*** for the preparation of plans and specification phase services for the construction of concrete curb, sidewalk, and drainage at the areas identified above, at the terms set forth, and

BE IT FURTHER RESOLVED the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano P.E. in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10491

ADOPTED

2025-443

Acceptance of Proposal: Pump Station Generator Program

WHEREAS, the Town of Ramapo Department of Public Works solicited proposals for Pump Station Generator Program for 29-35 Bayard Lane and 13 Hawk Street, Town of Ramapo, Rockland County NY and preparation of plans, and

WHEREAS, the Town is in receipt of a proposal from Colliers Engineering & Design, 555 Hudson Valley Avenue, Suite 101, New Windsor, NY, 12553, for Pump Station Generator Program, in the amount of $95,000.00, and

WHEREAS, Paul Gdanski, Town of Ramapo Professional Engineer, has reviewed the above proposal and recommends its acceptance, 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 ***COLLIERS ENGINEERING & DESIGN*** in the amount of $95,000.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Colliers Engineering & Design in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS:

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10533

ADOPTED

2025-444

Acceptance of Proposal: LKB Engineering, PLLC- Modification of Walkway on Lake Suzanne

WHEREAS, Rockland County is currently administering a walkway project located on Lake Suzanne which is nearing completion, and

WHEREAS, the Town wishes to reconfigure the walkway currently under construction to accommodate a large open space, and

WHEREAS, Rockland County will modify their project based upon the Town's goals by eliminating the northwest portion of the walkway from the current contract, and

WHEREAS, the Town is in receipt of a proposal dated September 25, 2025, from LKB Engineering, PLLC, ("LKB") 1 Aerial Way, Syosset, NY 11791, for services for the design of the walkway structure over the lake to achieve the Town's objective, in an amount not to exceed $68,300, for the following scope of work:

- **Design:** including project coordination, preliminary design, contract documents, bid book and bid assistance, environmental permits
- **Engineering Construction Support**

,and

WHEREAS, LKB is currently providing engineering support services to the County during construction of the County's project, and

WHEREAS, Mona Montal, Director of Purchasing, recommends the acceptance of the proposal submitted by LKB based upon their understanding of the previous project, and the changes required for the new project

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ***LKB ENGINEERING, PLLC,*** for engineering services to modify plans for the walkway on Lake Suzanne, at the terms set forth above, and

BE IT FURTHER RESOLVED, the Town shall pay LKB for additional services that may be required in accordance with rates and charges agreed to in writing prior to authorization by the Town, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with LKB Engineering, PLLC, in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: _____

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10494 A

ADOPTED

2025-445

Declaration of Surplus Vehicles

WHEREAS, the following Town of Ramapo vehicles, as set forth below, have become obsolete and are no longer functional and should be declared surplus:

YEAR & MAKE	VIN #
633-1989 FWD DUMP	1F9AR28R7KCFT1132
634-1989 FWD DUMP	1F9AR28RXKCFT1139
694-2006 LEEBOY 8515	8615R-45802
707-1994 FORD DUMP	1FDZU90L4RVA08673
4531-2018 F0RD EXPLO	1FM5K8AR6JGC75792
165783-2004 FORD CR VIC	2FAHP74W04X165783
289268-2010 VOLVO VHD84B	4V5K99EG8AN289268
366553-2011 INTER 7500SBA	IHTWKAZROBJ366553
A33523-2014 FORD EXPLORER	1FMM5K8AROEGA33523
C38247-2014 FORD EXPLORER	1FM5K8AR8EGC38247
E01341-2017 FORD EXPLORER	1FMSK8ARXHGE01341
X09514-2017 FREIGHTLINE FC-80	1FVAB6BV07DX09514
028383-2005 MACK CV713	1M2AG11C15M028383
728-2005 STERLING L7500	2FZAATDC05AU85035

WHEREAS, Mona Montal, Director of Purchasing, recommends the above vehicles be declared surplus,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that the foresaid vehicles are hereby ***DECLARED SURPLUS***, and the Director of Purchasing is hereby authorized to dispose of said vehicles in accordance with New York State Law.

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

_____

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10501

ADOPTED

2025-446

Rendering Opinion: Application for Liquor License: TLREOF I Ranch Concessionaire LLC

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, and

WHEREAS, the Town is in receipt of a Standardized Notice Form for Providing 30-Day Advance Notice from TLREOF I Ranch Concessionaire LLC d/b/a The Ranch Hudson Valley, 150 Sister Servants Lane, Sloatsburg, NY 10974, for an on-premises catering establishment liquor license

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that with respect to the application submitted by ***TLREOF I RANCH CONCESSIONAIRE LLC ,*** for on-premises consumption, the Ramapo Town Board does hereby express a **FAVORABLE OPINION.**

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-447

Waiver of Rules of Order: 24Hr. Rule

WHEREAS the Town Board, by Resolution No. 2018-83, adopted Rules of Order for the Town Board of the Town of Ramapo, and

WHEREAS, pursuant to said Rules, to the extent practicable, no resolution may be brought for a vote unless printed or digital copies are presented to each Board member 24 hours prior to the opening of the meeting, and

WHEREAS, said rule can be waived by a majority consent of the Board members present,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the ***RULES OF ORDER*** with regard to the 24 hour rule.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10482

ADOPTED

2025-448

Authorization to Apply for Justice Court Assistance Program Grant

WHEREAS, Melinda Mallia, Chief Court Clerk, requests authorization from the Town Board to apply for funding from the Justice Court Assistance Program ("JCAP"), during the upcoming grant cycle, and

WHEREAS, all Town and Village Courts may apply for a JCAP Grant for a variety of purposes including security equipment items, furniture, office equipment, courtroom and court facilities improvement, and renovations, and

WHEREAS, the maximum JCAP award is $30,000.00 per Court,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Town of Ramapo Justice Court to apply for a ***JUSTICE COURT ASSISTANCE PROGRAM GRANT*** in the 2025-26 grant cycle for an amount not to exceed $30,000.00.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 10/22/25 07:00 PM
DOC ID: 10545

ADOPTED

2025-449

Authorization to Commence Injunction Action: 6 Galbraith Road, Suffern

WHEREAS, Ian Smith, Building Inspector for the Town of Ramapo, has advised the Town Board that the premises located at 6 Galbraith Road, Suffern, present an imminent threat to the safety and welfare of the residents of the Town and is in violation of the New York State Property Maintenance Code, New York State Uniform Fire Prevention and Building Code, and the Revised Code of the Town of Ramapo, and

WHEREAS, Ian Smith has requested that the Town commence an injunction action to enjoin the continuing use of the property.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Town Attorney's Office to commence a proceeding in the Supreme Court, Rockland County, New York, against the owner of the above property, to enjoin use of the above property in violation of the New York State Property Maintenance Code, New York State Uniform Fire Prevention and Building Code, and the Revised Code of the Town of Ramapo.

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

Jeffrey A. Posner, Town Clerk

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, October 22, 2025, be hereby adjourned at 8:02 P.M. ***IN MEMORY OF VINCENT ALTIERI***. Vince served as Executive Director of the Rockland County Drainage Agency and served as a Judge in the Village of Spring Valley. Dedicating 18 years of service to Rockland County, he will be deeply missed as a valued member of our community. The Board expresses their deepest condolences to his family and friends.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10559

ADOPTED

2025-451

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, November 5, 2025 be hereby **closed at 7:01 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10535

ADOPTED

2025-452

Close Public Hearing: Preliminary Budget for Year 2025

RESOLVED by the Town Board of the Town of Ramapo, that the Public Hearing held this evening, November 5, 2025, to solicit public comments on the **PRELIMINARY BUDGET FOR THE TOWN OF RAMAPO FOR THE YEAR 2026, be hereby closed at 7:09 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10550

ADOPTED

2025-453

Close Public Hearing: Fire Protection Services - Parkcrest Fire Protection District for Year 2026

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, November 5, 2025 to solicit public comment regarding the **PROPOSED CONTRACT AGREEMENT FOR FIRE PROTECTION SERVICES FOR PARKCREST FIRE PROTECTION DISTRICT FOR THE YEAR 2026**, be hereby **closed at 7:12 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10551

ADOPTED

2025-454

Close Public Hearing: Fire Protection Services - Johnsontown Road Fire Protection District for Year 2026

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, November 5, 2025, to solicit public comment regarding the **PROPOSED CONTRACT AGREEMENT FOR FIRE PROTECTION SERVICES FOR JOHNSONTOWN ROAD FIRE PROTECTION DISTRICT FOR THE YEAR 2026**, be hereby **closed at 7:12 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10552

ADOPTED

2025-455

Close Public Hearing: Fire Protection Services- Ramapo Fire Protection District No. 1 (Year 2026)

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, November 5, 2025, to solicit public comment regarding the **PROPOSED CONTRACT AGREEMENT FOR FIRE PROTECTION SERVICES FOR RAMAPO FIRE PROTECTION DISTRICT NO. 1 FOR THE YEAR 2026**, be hereby **closed at 7:13 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10553

ADOPTED

2025-456

Close Public Hearing: Fire Protection Services - Ramapo Fire Protection District No. 2 (Year 2026)

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, November 5, 2025, to solicit public comment regarding the **PROPOSED CONTRACT AGREEMENT FOR FIRE PROTECTION SERVICES FOR RAMAPO FIRE PROTECTION DISTRICT NO. 2 FOR THE YEAR 2026**, be hereby **closed at 7:14 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10554

ADOPTED

2025-457

Close Public Hearing: Fire Protection Services- Ramapo Fire Protection District No. 3 for Year 2026

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, November 5, 2025, to solicit public comment regarding the **PROPOSED CONTRACT AGREEMENT FOR FIRE PROTECTION SERVICES FOR RAMAPO FIRE PROTECTION DISTRICT NO. 3 FOR THE YEAR 2026**, be hereby **closed at 7:14 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10555

ADOPTED

2025-458

Close Public Hearing: Fire Protection Services - Ramapo Fire Protection District No. 4 for Year 2026

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, November 5, 2025, to solicit public comment regarding the **PROPOSED CONTRACT AGREEMENT FOR FIRE PROTECTION SERVICES FOR RAMAPO FIRE PROTECTION DISTRICT NO. 4 FOR THE YEAR 2026**, be hereby **closed at 7:14 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10556

ADOPTED

2025-459

Close Public Hearing: Fire Protection Services - Ramapo Fire Protection District No. 5 for Year 2026

RESOLVED by the Town Board of the Town of Ramapo that the Public Hearing held this evening, November 5, 2025, to solicit public comment regarding the **PROPOSED CONTRACT AGREEMENT FOR FIRE PROTECTION SERVICES FOR RAMAPO FIRE PROTECTION DISTRICT NO. 5 FOR THE YEAR 2026**, be hereby **closed at 7: 15 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10562

ADOPTED

2025-460

Changes to Town Board Meeting Schedule

WHEREAS, the Town Board wishes to make the following changes to the Town Board Meeting Schedule:

CANCEL

Regular Meeting	**Wednesday**	**November 12, 2025**	**7:00 P.M.**
Regular Meeting	**Wednesday**	**November 26, 2025**	**7:00 P.M.**

SCHEDULE

Special Meeting	**Wednesday**	**November 19, 2025**	**7:00 P.M.**

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Town Board Meeting Schedule be changed as stated above.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/05/25 07:00 PM
DOC ID: 10536

ADOPTED

2025-461

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, November 5, 2025, be hereby adjourned at 7:16 P.M. in tribute to ***RICHARD WEINBERGER***, who passed away on September 21st at the age of 89. Richard was a resident of Spring Valley and served the Town of Ramapo as Chairman on the Commission on Ethics.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10531

ADOPTED

2025-462

Close Open Period For Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, November 19, 2025 be hereby **closed at 7:14 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10574

ADOPTED

2025-463

Set Public Hearing: Local Law Amending Chapter 376 Regarding Taxi Parking

WHEREAS, the Town Board of the Town of Ramapo ("Town Board") hereby desires to set a Public Hearing to consider **A LOCAL LAW AMENDING CHAPTER 376 REGARDING TAXI PARKING IN RESIDENTIAL DISTRICTS**; and

WHEREAS, the Town Board wishes to solicit public comment prior to the adoption of the proposed amendment that would regulate the parking of livery vehicles in the Town.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo as follows:

Section 1. The above "WHEREAS" clauses are incorporated herein as if set forth in full.

Section 2. The Town Clerk is hereby directed to publish a Notice of Public Hearing for the proposed adoption of a Local Law regarding the parking of livery vehicles in the Town of Ramapo. The Town Clerk is authorized to publish notification for the **Public Hearing** to be held on **December 10, 2025** at **7:01 P.M**. at Ramapo Town Hall, and, the Town Clerk is directed to proceed with all appropriate notifications and required publications of the Notice of Public Hearing and proposed Local Law as required by law.

Section 3. This Resolution shall be effective immediately.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10560

ADOPTED

2025-464

Regular Meeting of October 22, 2025

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:

OCTOBER 22, 2025 - REGULAR

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10572

ADOPTED

2025-465

Special Meeting of November 5, 2025

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:

NOVEMBER 5, 2025 - SPECIAL

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

Jeffrey A. Posner, Town Clerk

Highway Maintenance and Snow Removal Services for Various Villages (2026)

WHEREAS, New York State Villages have a non-delegable duty to maintain Village roads in a safe condition allowing for public travel, and

WHEREAS, various Villages within the Town of Ramapo lack the personnel and equipment to perform the above duties, and

WHEREAS, the Villages listed below have requested that the Town of Ramapo contractually provide certain Highway Maintenance and Snow Removal services for them, and

WHEREAS, the Town of Ramapo, in 2025, provided Highway Maintenance and Snow Removal Services pursuant to written agreements to the following Villages:

1. Chestnut Ridge
2. Pomona
3. New Hempstead
4. Wesley Hills
5. Kaser
6. New Square
7. Montebello, and

WHEREAS, the Town and Villages are desirous of entering into new agreements for the year 2026, and

WHEREAS, the cost for providing said services to the Villages is as follows:

1.	Chestnut Ridge	$728,739.00
2.	Pomona	$307,155.00
3.	New Hempstead	$393,881.00
4.	Wesley Hills	$480,607.00
5.	Kaser	$42,158.00
6.	New Square	$99,976.00
7.	Montebello	$433,630.00,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into ***INTER-MUNICIPAL AGREEMENTS*** with the aforementioned Villages for the above services for the **year 2026,** the Town to be compensated as follows:

1. **Chestnut Ridge** $728,739.00
2. **Pomona** $307,155.00
3. **New Hempstead** $393,881.00
4. **Wesley Hills** $480,607.00
5. **Kaser** $42,158.00
6. **New Square** $99,976.00
7. **Montebello** $433,630.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute agreements with the above Villages in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10557

ADOPTED

2025-467

Acceptance of Retroactive Application for Real Property Tax Exemption: Toras Dovid Community Kollel, Inc

WHEREAS, legislation will be introduced in the New York State Legislature that would grant authority for the Town to accept retroactive application by the following organization for real property tax exemptions as follows:

a) **Toras Dovid Community Kollel, Inc**
SBL: 89/49.14-1-56 & 89/49.14-1-57
16 & 18 Kuperman La, Town of Ramapo
2023 & 2024 Assessment Rolls &
Appropriate Tax Rolls (2023, 2024 & 2025)

WHEREAS, the State Legislature requires the Town Board to state that it will grant the retroactive tax exemptions once appropriate State authority is granted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it has no objection to the passage of the above legislation and it hereby agrees that it will grant a tax exemption for the above property for the assessment and tax years in question if legislation is passed and signed by the Governor.

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

Jeffrey A. Posner, Town Clerk

Settlement of Tax Certiorari: Board of Managers of New Hempstead Professional Plaza Condominium

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

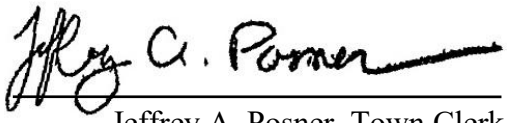
BOARD OF MANAGERS OF NEW HEMPSTEAD PROFESSIONAL PLAZA CONDOMINIUM

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	42.15-1-3.-1100	$50,900	$44,277
2025/26	42.15-1-3.-1100	$50,900	$43,022
2024/25	42.15-1-3.-1200	$33,200	$28,880
2025/26	42.15-1-3.-1200	$33,200	$28,061
2024/25	42.15-1-3.-1300	$82,900	$72,113
2025/26	42.15-1-3.-1300	$82,900	$70,069
2024/25	42.15-1-3.-1400	$24,000	$20,877
2025/26	42.15-1-3.-1400	$24,000	$20,285
2024/25	42.15-1-3.-1500	$32,800	$28,532
2025/26	42.15-1-3.-1500	$32,800	$27,723
2024/25	42.15-1-3.-1600	$29,500	$25,662
2025/26	42.15-1-3.-1600	$29,500	$24,934
2024/25	42.15-1-3.-1700	$26,750	$23,269
2025/26	42.15-1-3.-1700	$26,750	$22,610
2024/25	42.15-1-3.-1800	$29,500	$25,662
2025/26	42.15-1-3.-1800	$29,500	$24,934
2024/25	42.15-1-3.-1900	$56,200	$48,887
2025/26	42.15-1-3.-1900	$56,200	$47,501

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 refunds can only be made when the Petitioner is current on all tax liability.

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



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10534

ADOPTED

2025-469

Increased Compensation: Michael Murphy - Assessment Services- 2025

WHEREAS, the Town Board, by Resolution No. 2025-25, entered into an agreement with Michael Murphy for assessment services for year 2025 at a total compensation not to exceed $60,000, and

WHEREAS, Harley Valencia McNally, Town Assessor, has requested that the Town increase the total compensation an additional $10,000 for the remainder of 2025, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes additional compensation up to $10,000 for ***MICHAEL MURPHY*** for assessment services for year 2025, as set forth below:

a) Term: 2025

b) Compensation - $45.00 per hour

c) Total Fee for Year 2025: Not to exceed $70,000, for assessment services

d) Agreement can be terminated upon thirty days' written notice

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10586

ADOPTED

2025-470

Waiver of Rules of Order: 24Hr. Rule

WHEREAS the Town Board, by Resolution No. 2018-83, adopted Rules of Order for the Town Board of the Town of Ramapo, and

WHEREAS, pursuant to said Rules, to the extent practicable, no resolution may be brought for a vote unless printed or digital copies are presented to each Board member 24 hours prior to the opening of the meeting, and

WHEREAS, said rule can be waived by a majority consent of the Board members present,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the ***RULES OF ORDER*** with regard to the 24 hour rule.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10585

ADOPTED

2025-471

Agreement with the Village of Spring Valley - Park Crest Fire Protection District

WHEREAS, the Town Board of the Town of Ramapo has duly established a Fire Protection District known as the Park Crest Fire Protection District, and

WHEREAS, it is proposed that a contract be entered into with the Village of Spring Valley for the year 2026 for the furnishing of fire protection to such district at the following compensation:

2026 - $5,950.00, and

WHEREAS, a public hearing was held on November 5, 2025 with respect to the proposed agreement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into an agreement with the Village of Spring Valley for fire protection services for the ***PARK CREST FIRE PROTECTION DISTRICT*** for the **year 2026** at the terms set forth above, 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 [UNANIMOUS]**
MOVER:	Brendel Charles, Councilwoman
SECONDER:	David Wanounou, Councilman
AYES:	Michael B. Specht, Brendel Charles, David Wanounou, Yehuda Weissmandl
ABSENT:	Michael Rossman

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-472

Agreement with the Village of Sloatsburg - Johnsontown Road Fire Protection District

WHEREAS, the Town Board of the Town of Ramapo has duly established a Fire Protection District known as the Johnsontown Road Fire Protection District, and

WHEREAS, it is proposed that a contract be entered into with the Village of Sloatsburg for the year 2026 for the furnishing of fire protection to such district at the following compensation:

2026 - $8,000.00, and

WHEREAS, a public hearing was held on November 5, 2025 with respect to the proposed agreement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into an agreement with Village of Sloatsburg for fire protection services for the ***JOHNSONTOWN ROAD FIRE PROTECTION DISTRICT*** for the **year 2026** at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Village of Sloatsburg in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10580

ADOPTED

2025-473

Agreement with the Village of Hillburn - Fire Protection District No. 1

WHEREAS, the Town Board of the Town of Ramapo has duly established a Fire Protection District known as Ramapo Fire Protection District No. 1, and

WHEREAS, it is proposed that a contract be entered into with the Village of Hillburn for the year 2026 for the furnishing of fire protection to such district at the following compensation:

2026 - $120,525.00, and

WHEREAS, a public hearing was held on November 5, 2025 with respect to the proposed agreement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into an agreement with the Village of Hillburn for fire protection services for ***RAMAPO FIRE PROTECTION DISTRICT NO. 1*** for the **year 2026** at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the Village of Hillburn in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10582

ADOPTED

2025-474

Agreement with the Village of Sloatsburg - Fire Protection District No. 2

WHEREAS, the Town Board of the Town of Ramapo has duly established a Fire Protection District known as Ramapo Fire Protection District No. 2, and

WHEREAS, it is proposed that a contract be entered into with Village of Sloatsburg for the year 2026 for the furnishing of fire protection to such district at the following compensation:

2026 - $198,500.00, and

WHEREAS, a public hearing was held on November 5, 2025 with respect to the proposed agreement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into an agreement with Village of Sloatsburg for fire protection services for ***RAMAPO FIRE PROTECTION DISTRICT NO. 2*** for the **year 2026** at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Village of Sloatsburg in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10583

ADOPTED

2025-475

Agreement with the Village of Sloatsburg - Fire Protection District No. 3

WHEREAS, the Town Board of the Town of Ramapo has duly established a Fire Protection District known as Ramapo Fire Protection District No. 3, and

WHEREAS, it is proposed that a contract be entered into with the Village of Sloatsburg for the year 2026 for the furnishing of fire protection to such district at the following compensation:

2026 - $103,500.00, and

WHEREAS, a public hearing was held on November 5, 2025 with respect to the proposed agreement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into an agreement with the Village of Sloatsburg for fire protection services for ***RAMAPO FIRE PROTECTION DISTRICT NO. 3*** for the **year 2026** at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the Village of Sloatsburg in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10584

ADOPTED

2025-476

Agreement with the Moleston Fire District - Fire Protection District No. 4

WHEREAS, the Town Board of the Town of Ramapo has duly established a Fire Protection District known as Ramapo Fire Protection District No. 4, and

WHEREAS, it is proposed that a contract be entered into with the Moleston Fire District for the year 2026 for the furnishing of fire protection to such district at the following compensation:

2026 - $25,000.00, and

WHEREAS, a public hearing was held on November 5, 2025 with respect to the proposed agreement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into an agreement with Moleston Fire District for fire protection services for ***RAMAPO FIRE PROTECTION DISTRICT NO. 4*** for the **year 2026** at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Moleston Fire District in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10581

ADOPTED

2025-477

Agreement with the Village of Hillburn - Fire Protection District No. 5

WHEREAS, the Town Board of the Town of Ramapo has duly established a Fire Protection District known as Ramapo Fire Protection District No. 5, and

WHEREAS, it is proposed that a contract be entered into with the Village of Hillburn for the year 2026 for the furnishing of fire protection to such district at the following compensation:

2026 - $70,000.00, and

WHEREAS, a public hearing was held on November 5, 2025 with respect to the proposed agreement,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby agree to enter into an agreement with the Village of Hillburn for fire protection services for ***RAMAPO FIRE PROTECTION DISTRICT NO. 5*** for the **year 2026** at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the Village of Hillburn in a form approved by the Town Attorney's Office.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10573

ADOPTED

2025-478

Adoption of Town of Ramapo Budget for Year 2026

WHEREAS, the Preliminary Budget for the Town of Ramapo for year 2026 was filed in the Town Clerk's office, and

WHEREAS, the Town Board reviewed said Preliminary Budget at a duly noticed Public Hearing, held on November 5, 2025, and

WHEREAS, the Town Board has amended the 2026 Preliminary Budget as presented at said public Hearing, pursuant to "Schedule A", a copy of which is on file in the Town Clerk's Office,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Preliminary Budget of the Town of Ramapo for the Year 2026, as amended, be hereby approved and ***ADOPTED*** for the **fiscal year beginning January 1, 2026**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10577

ADOPTED

2025-479

Appointment of Part-time Police Radio Dispatcher (CAD)

WHEREAS, there is a vacancy in the position of Part-time Police Radio Dispatcher (CAD) within the Town of Ramapo Police Department, and

WHEREAS, Chief of Police Daniel Hyman, 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 **BERNADETTE ERRICO** from Civil Service List #23031 (OC), as Probationary Part-time Police Radio Dispatcher (CAD), effective December 1, 2025, at a pay rate of $34.39 per hour, in accordance with the current CSEA contract.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10564

ADOPTED

2025-480

Appoint Two Maintenance Mechanics in Parks Department

WHEREAS, there are two vacancies in the position of Maintenance Mechanic in the Parks and Recreation Department within the Town of Ramapo, and

WHEREAS, the Director of Parks and Recreation, Michelle Antosca, 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 ***RICHARD MANN AND FRANCO PALAMARO*** as probationary **MAINTENANCE MECHANIC**, effective November 22, 2025 with the annual salary in accordance with the current CSEA contract.

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

Jeffrey A. Posner, Town Clerk

Rockland County Heat Emergency Plan Annex- Comprehensive Emergency Management Plan

WHEREAS, the Rockland County Heat Emergency Plan ("HEP") is designed to document and share protocols of the Rockland County Office of Fire and Emergency Services ("OFES") as well to inform the public about the resources and services available in the event of heat related emergencies, and

WHEREAS, the County of Rockland may implement its HEP when an excessive heat emergency occurs, and the National Weather Service ("NWS") issues an 'excessive heat warning' for our area, and

WHEREAS, the HEP is compatible with the Emergency Services Function 8 ("ESF-8") Plan and supports the following functions of the local emergency response effort:

- Maximize the protection of lives while minimizing morbidity and mortality rates related to excessive heat and humidity levels.
- Document strategies and procedures to respond to extreme heat related emergencies; specifically, to identify cooling center locations where the public can take refuge in response to extreme heat conditions, and

WHEREAS, Cooling centers are an important component in which to provide relief during heat emergencies and the Town of Ramapo has identified the following locations where residents can seek relief:

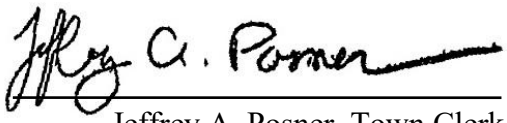
- Ramapo Town Hall 237 Route 59, Suffern
- Ramapo Senior Center 484 New Hempstead Road, New City
- St. Lawrence Community Center 115 Torne Valley Road, Hillburn

,and

WHEREAS, the Town of Ramapo supports the County's HEP and wishes to utilize the County's resources to inform and protect its residents when an excessive heat emergency occurs that may cause severe illness, requiring a response effort over a defined period of time

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby adopts the County of Rockland Heat Emergency Plan Annex and the Comprehensive Emergency Management Plan.

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



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10561

ADOPTED

2025-482

Acceptance of Bid: Harry Reiss Park Project Blauvelt Road

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for Harry Reiss Park Project Blauvelt Road, and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened September 29, 2025, in accordance with the provision of the law, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, in a memorandum dated October 1, 2025, recommends acceptance of the bid from Green Valley Group, Inc., 110 West Crooked Hill Road, Pearl River, NY, 10956, in the amount of $ 533,000.00, for the installation of a playground and rubber surface, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with said recommendation, and

WHEREAS, Rockland County Community Development Grant funds of $350,000.00 will be applied to the cost of the project.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the bid submitted by ***GREEN VALLEY GROUP, INC.,*** in the amount of $533,00.00 is hereby approved and accepted, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Green Valley Group, Inc., in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 7197H18.34460 (NP&R)

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-483

Acceptance of Proposal - Cyber Insurance

WHEREAS, the Town is in receipt of a proposal from Lebaum Company, Inc. to provide cyber insurance coverage for the period of November 1, 2025 to November 1, 2026,

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board 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:

Travelers:

$1,000,000 limit with a $25,000 retention,
Premium: $33,039.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute all documents approved by the Town Attorney's Office as necessary to accept the above proposal for insurance coverage.

SOURCE OF FUNDS: 1910A.341710

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10578

ADOPTED

2025-484

Approval of Petty Cash Funds: Town Clerk's office

WHEREAS, Town Clerk Jeffrey Posner has requested a petty cash draw for the day-to-day operations of the Town Clerk's office in the amount of $500.00.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Finance Department is hereby authorized to establish a ***PETTY CASH DRAW*** as stated above.

SOURCE OF FUNDS: A.0210-Petty Cash

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10563

ADOPTED

2025-485

Rendering Opinion on an Application for Liquor License: RyanLiam, Inc. d/b/a El Amazonas

WHEREAS, the Ramapo Town Board by Resolution No. 2025-298 rendered a favorable opinion for an on-premises catering establishment liquor license with respect to an application for an on-premises beer license submitted to the New York State Liquor Authority by RyanLiam Inc, d/b/a El Amazonas, 274 Old Nyack Turnpike, Spring Valley, NY 10977, and

WHEREAS, El Amazonas' Standardized Notice Form, dated June 6, 2025, provided the Town with a 30-day advanced notice of its intent to apply for an on-premises beer license, and

WHEREAS, the New York State Liquor Authority, by letter dated October 29, 2025, denied El Amazonas' application for an on-premises beer license as the language in Town Board Resolution No. 2025-298 expressing a favorable opinion for a Catering Establishment Liquor License did not match said application for an on-premises Restaurant "Eating Place" Beer License, and

WHEREAS, pursuant to the requirements of the New York State Alcoholic Beverage Control Law, the Town is in receipt of a Standardized Notice Form for Providing 30-Day Advance Notice from El Amazonas, dated November 4, 2025, re-notifying the Town of its intent to apply for an on-premises beer license

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that with respect to the application submitted by ***RYANLIAM, INC. d/b/a EL AMAZONAS,*** for an on-premises beer license, the Ramapo Town Board does hereby express a **FAVORABLE OPINION.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10587

ADOPTED

2025-486

Rendering Opinion on an Application for Liquor License: Kosher Diner Corp. d/b/a The Diner

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, and

WHEREAS, the Town is in receipt of a Standardized Notice Form for Providing 30-Day Advance Notice from Kosher Diner Corp. d/b/a The Diner, 1669 US Route 202, Pomona, NY 10970, for an on-premises full liquor license

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that with respect to the application submitted by ***KOSHER DINER CORP. d/b/a THE DINER*** for on-premises full liquor license, the Ramapo Town Board does hereby express a **FAVORABLE OPINION.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10565

ADOPTED

2025-487

Authorization to Attend Annual Association of Towns Conference 2026

WHEREAS, the ***ANNUAL ASSOCIATION OF TOWNS CONFERENCE*** will be held in New York City February 14th through February 17th, 2026

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to grant permission to individual Town Employees to attend said Conference, and

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

BE IT FURTHER RESOLVED, that the meal allowance for the Association of Towns Conference shall be a maximum of $60.00 per day, and a maximum of $45.00 per day for days of travel.

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

Jeffrey A. Posner, Town Clerk

Re-Appoint Community Development Program Citizens Advisory Committee Members

WHEREAS, the Town Board by Resolution No. 2025-126 appointed members to the Community Development Program Citizens Advisory Committee (CAC) - Rockland County Consortium, effective January 1, 2025 through December 31, 2025, and

WHEREAS, the Town Board wishes to re-appoint said membership

WHEREAS, the CAC can advise on other Community Projects and programs for future grant opportunities

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following persons be hereby re-appointed to serve as ***MEMBERS*** on the ***COMMUNITY DEVELOPMENT PROGRAM CITIZENS ADVISORY COMMITTEE (CAC) - ROCKLAND COUNTY CONSORTIUM*** effective January 1, 2026, said term to expire December 31, 2026:

ARON BINETH
HERSHE GREENZWEIG
JOSEPH MARGARETTEN
SHIMON SINGER

and

BE IT FURTHER RESOLVED that the following persons be hereby re-appointed to serve as ***ADVISORS*** on the ***COMMUNITY DEVELOPMENT PROGRAM CITIZENS ADVISORY COMMITTEE (CAC) - ROCKLAND COUNTY CONSORTIUM*** effective January 1, 2026, said term to expire December 31, 202:6

MONA MONTAL
LORETTA FURLONG
EDWARD MORAN

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10558

ADOPTED

2025-489

Approval of Waiver of Fees: Building Permit Renewal- Greener Pastures Assembly

WHEREAS, Building Permit Number 21-0403 issued to Greener Pastures Assembly, 322 North Main Street, Spring Valley, NY 10977, for interior alterations has expired, and

WHEREAS, the Town is in receipt of a request from Pastor Ademuyiwa Karunwi on behalf of Greener Pastures Assembly, seeking to renew said building permit, which requires an additional fee of half of the original permit fee, and

WHEREAS, Greener Pastures Assembly is a non-profit organization experiencing funding shortages and escalating building costs, and

WHEREAS, Building Inspector Ian Smith, has no objection should the Board choose to waive said renewal fee.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that Building Inspector Ian Smith is hereby authorized to waive the renewal fee for Building Permit Number 21-0403, issued to Greener Pastures Assembly in the amount of $3,182.50.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 11/19/25 07:00 PM
DOC ID: 10532

ADOPTED

2025-490

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, November 19, 2025, be hereby **adjourned at 7:46 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10568

ADOPTED

2025-491

Close Open Period for Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, December 10, 2025 be hereby **closed at 7:00 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10570

ADOPTED

2025-492

Close Continued Public Hearing: Amendment to Zoning Code

WHEREAS, the Town Board noticed and held a public hearing on **A PROPOSED AMENDMENT TO THE ZONING CODE OF THE TOWN OF RAMAPO TO CREATE A NEW USE, to wit "HEALTH AND WELLNESS RETREAT" in the RR-80 ZONING DISTRICT** on October 22, 2025, and December 10, 2025, at which all persons were given the opportunity to be heard

NOW, THEREFORE, IT IS RESOLVED by the Town Board of the Town of Ramapo that the public hearing held this evening, December 10, 2025, be hereby
Closed at 7:29 P.M.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10575

ADOPTED

2025-493

Adopt Negative Declaration and Override GML: TR-HV LLC

WHEREAS, the Town Board of the Town of Ramapo received a petition dated November 13, 2024, from TR-HV, LLC (applicant/owner) referenced as TR-HV for a zoning map amendment applicable to 150-201 Sister Servants Lane. The development parcel consists of +/- 146.25 acres of land. The parcel is currently zoned RR-80, and the applicant is requesting an amendment to the Ramapo Zoning Law to create a new use, to wit: "Health and Wellness Retreat" in the RR-80 zoning district, and

WHEREAS, the Town Board has received a Full Environmental Assessment Form ("EAF") dated November 13, 2024, and declared SEQR Lead Agency Status for this Type 1 action on October 22, 2025, by Resolution No. 2025-406.

WHEREAS, the Town of Ramapo Town Board, in its review of Part 2 of the EAF has determined that the project impacts that may occur will be minimal in nature

WHEREAS, the Rockland County Department of Planning has issued a Recommendation for Modifications for which the applicant is seeking an override of comments 1,2,3,4 and 5 for reasons stated in the attached letter; and

NOW, THEREFORE, BE IT RESOLVED, that the Town of Ramapo Town Board by **ROLL CALL** hereby determines that the information provided is adequate for determining the significance of the proposed action; and

BE IT FURTHER RESOLVED, that this determination is based upon the facts and conclusions outlined within the Part 3 of the EAF completed by MJ Engineering & Land Surveying PC and reviewed by the Town of Ramapo Town Board affixed to this resolution, and

BE IT FURTHER RESOLVED, that this Determination of Significance shall be considered a Negative Declaration made pursuant to Article 8 of the Environmental Conservation Law; and

BE IT FURTHER RESOLVED, that the Town's professional staff is hereby authorized to file any and all appropriate notices so that the intent of this Resolution is carried out.

BE IT FURTHER RESOLVED that the Town Board overrides comments 1,2,3,4 and 5 of the GML.

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael B. Specht, Supervisor
AYES:	Michael B. Specht, Brendel Charles, Michael Rossman, David Wanounou
NAYS:	Yehuda Weissmandl

_____

Jeffrey A. Posner, Town Clerk

Adopt Local Law 5of 2025: A Local Law Amending Chapter 376 To Add "Health and Wellness Retreat" as an Additional Use Allowed by Right in the RR-80 Zoning District

RESOLVED by the Town Board of the Town of Ramapo, by ***ROLL CALL*** that the **PROPOSED LOCAL LAW AMENDING CHAPTER 376, ZONING TO ADD "HEALTH AND WELLNESS RETREAT" AS AN ADDITIONAL USE ALLOWED BY RIGHT IN THE RR-80 ZONING DISTRICT** which was the subject of a Public Hearing held this evening, December 10, 2025, at 7:00 P.M., at Ramapo Town Hall, be hereby **Adopted as advertised** and shall be known as **Local Law No. 5 of 2025.**

A LOCAL LAW AMENDING CHAPTER 376, ZONING,
TO ADD "HEALTH AND WELLNESS RETREAT" AS AN ADDITIONAL USE
ALLOWED BY RIGHT IN THE RR-80 ZONING DISTRICT

BE IT ENACTED by the Town Board of the Town of Ramapo by authority of Article 16 of the Town Law and Article 2, Section 10 of the Municipal Home Rule Law, as follows:

Section 1. Legislative findings and intent. The Town Board of the Town of Ramapo hereby finds and declares:

The Town periodically reviews its Zoning Code to ensure that the various provisions continue to effectively implement the purposes set forth in § 376-3 of the Town Code, which directs the zoning law to protect the character and the social and economic stability of all parts of the Town and to encourage the orderly and beneficial development of all parts of the Town. The Town finds that a health and wellness retreat, which is a compatible use to others located in the RR-160 and RR-80 Districts, should be added to the list of uses permitted by right in said District.

Section 2. Amend Chapter 376 Zoning, Article 1, "Title, Purpose and Word Use", Section 376-5, "Definitions," by adding the following new definition of "Health and Wellness Retreat," as follows:

HEALTH AND WELLNESS RETREAT

A Health and Wellness Retreat is defined as an estate-type residential structure which had in the past served as a single-family residence, and any additions thereto, and in which the following uses are permitted:

A. Residential accommodations for enrollees at on-site health and wellness training programs, and corporate retreats, and for faculty and staff.
B. Restaurant and/or dining facility primarily serving enrollees.

C. Facilities for exercise, training, yoga, meditation, spa, swimming, classes and lectures, group discussions, meetings and similar activities.
D. Administrative offices for retreat.

Section 3. Amend Chapter 376, Zoning, Attachment 4 - Table of General Use Requirements, RR-160 and RR-80 District, by adding the following use to column B, Uses Permitted by Right:

6. Health and Wellness Retreat

Section 4. Amend Chapter 376, Zoning, Attachment 4 - Table of General Use Requirements, RR-160 and RR-80 District, by adding the following use group for a Health and Wellness Retreat to column B-1, Use Group, as follows:

O

Section 5. Amend Chapter 376, Zoning, Attachment 4 - Table of General Use Requirements, RR-160 and RR-80 District, by adding the following accessory uses to column E, Accessory Uses Permitted by Right, as follows:

18. Health and Wellness Retreat:

a. swimming pools, solarium, tennis courts and other sport courts, hiking trails, boathouse, and similar structures for the use of persons staying at the retreat.
b. greenhouses, gardens and agricultural operations permitted in the District provided produce is primarily for "farm to table" use on the premises.
c. garages, sheds, barns, seasonal event tents, laundry and similar structures servicing the retreat.
d. cottages or other residential structures for use by enrollees or faculty and staff with a cumulative gross floor area not to exceed 175% of the gross floor area of the principal building.
e. maintenance and utility shops for the upkeep and repair of buildings and structures on the site and the grounds.

Section 6. Amend Chapter 376, Zoning, Attachment 4 - Table of General Use Requirements, RR-160 and RR-80 District, by adding the following parking requirement to column F, Minimum Off-Street Parking Spaces, left hand column titled "For" as follows:

24. Health and Wellness Retreat: one space per residential unit plus one space per three employees in a maximum working shift

Section 7. Amend Chapter 376, Zoning, Attachment 5 - Table of Bulk Requirements, Part 11, by adding a new Use Group designated "O", as follows:

Use Group	Minimum Lot Area	Lot Width (feet)	Front Setback (feet)	Front Yard (feet)
O	100 acres	400	50	10

Side Setback (feet)	Total Side Setback (feet)	Side Yard (feet)	Rear Setback (feet)
50	100	10	50

Rear Yard (feet)	Street Frontage (feet)	Maximum Height (feet)
10	300	55

Development Coverage	Floor Area Ratio (FAR)
35	.25

Section 8. Effective Date

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

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

Jeffrey A. Posner, Town Clerk

Comprehensive Plan Update and Code Amendments for the Monsey, Hillcrest and Western Ramapo Unincorporated Areas of The Town of Ramapo SEQR Determination of Significance Approval of Draft Scoping Document and Schedule Public Scoping Session

WHEREAS, The Town of Ramapo Town Board is undertaking the preparation of a Comprehensive Plan Update and Code Amendments for the Monsey, Hillcrest and Western Ramapo unincorporated areas of the Town (the "Action") pursuant to state Town Law §272-a, the State Environmental Quality Review Act and Regulations (SEQR) and other applicable laws and regulations. The Action is a Type 1 SEQR action, because the Action involves the adoption of the Town's land use plan and may involve the adoption of changes in the allowable uses within a zoning district(s) affecting 25 or more acres of the district [SEQR Regulations §617.4(b)(1) and (2)]. The Board has commenced this process by conducting stakeholder meetings, soliciting feedback on relevant subjects, and conducting an on-line community survey. Although the Town Board is the only SEQR Involved Agency regarding this Action, the Board will continue to solicit and consider input from the public and from interested agencies and other parties as it prepares a Generic Environmental Impact Statement (GEIS) and Comprehensive Plan Update. The Board has reviewed a draft Scoping Document (Scope), prepared by its consultants in accordance with §617.8 of the SEQR Regulations, and seeks public comment on the draft Scope. After considering comments on the draft Scope, the Board will approve a final Scope which will serve as the outline for preparation of a Draft Generic Environmental Impact Statement (DGEIS).

NOW, THEREFORE, IT IS RESOLVED as follows:

This Action may have a significant adverse impact on the environment and a Generic Environmental Impact Statement will be prepared.

Title of Action: Comprehensive Plan Update and Code Amendments for the Monsey, Hillcrest and Western Ramapo unincorporated areas of the Town.

SEQR Status: Type 1

Project Location: Unincorporated areas of Monsey, Hillcrest and Western Ramapo

Description of Action: See Title of Action and Draft Scope

The draft Scope is available for public review in the Town Clerk's office and on the Town website www.ramapo.gov <http://www.ramapo.gov> .

A public hearing on the Draft Scope will be held on January 7, 2026 at 7:00 P.M., at the Town Hall, located at 237 Route 59, Suffern, NY 10901.

On a motion by Councilperson Weissmandl, seconded by Councilperson Charles, the foregoing Resolution was adopted on a vote of 5 Ayes, 0 Nays.

Dated: December 10, 2025

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10599

ADOPTED

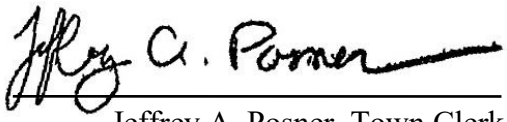
2025-496

Appointment of Town Clerk/Registrar of Vital Statistics - Jeffrey A. Posner

RESOLVED by the Town Board of the Town of Ramapo that ***JEFFREY A. POSNER*** of Suffern, New York, be hereby appointed to serve as **TOWN CLERK** and **REGISTRAR OF VITAL STATISTICS** of the Town of Ramapo for a period of two (2) years, effective January 1, 2026 through December 31, 2027, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Jeffrey Posner 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, Weissmandl



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10600

ADOPTED

2025-497

Appointment of Deputy Town Clerk/Deputy Registrar of Vital Statistics - Maureen Pehush

WHEREAS, Town of Ramapo Town Clerk Jeffrey A. Posner has appointed Maureen Pehush to serve as Deputy Town Clerk and Deputy Registrar of Vital Statistics for a two year term effective January 1, 2026,

RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies the appointment of ***MAUREEN PEHUSH*** to serve as **DEPUTY TOWN CLERK and DEPUTY REGISTRAR OF VITAL STATISTICS** of the Town of Ramapo for a two (2) year term, effective January 1, 2026 through December 31, 2027, and

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10602

ADOPTED

2025-498

Appointment of Sub-Registrar: Sandra Howells -2026

WHEREAS, Town of Ramapo Registrar of Vital Statistics, Jeffrey A. Posner, has appointed - **SANDRA HOWELLS** to serve as Sub- Registrar of Vital Statistics in the absence of the Registrar and Deputy Registrar for a one year term effective January 1, 2026,

RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies the appointment of **SANDRA HOWELLS** to serve as **SUB-REGISTRAR OF VITAL STATISTICS** of the Town of Ramapo for a period of one (1) year, effective January 1, 2026 and terminating on December 31, 2026.

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

Jeffrey A. Posner, Town Clerk

Appointment of Marriage Officers-2026

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 the following named persons as ***MARRIAGE OFFICERS*** of the Town of Ramapo for one (1) year term, commencing January 1, 2026 and ending December 31, 2026.

Michael B. Specht, Supervisor

Mona Montal

Hon. Brendel Charles

Hon. Michael Rossman

Hon. David Wanounou

Hon. Yehuda Weissmandl

Jeffrey A. Posner

Maria Rosario

Yitzchok Ullman

Christian G. Sampson

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10588

ADOPTED

2025-500

Special Meeting of November 19, 2025

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:

NOVEMBER 19, 2025 - SPECIAL

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

Jeffrey A. Posner, Town Clerk

Findings, Order of The Town of Ramapo on Petition of 834 N. Main Street, 842 N. Main Street, 3 Wisteria Court and 700 N. Main Street

WHEREAS, the Town Board of the Town of Ramapo has heretofore received a Petition from seeking the annexation of certain property described as:

Tax ID	Street Address	Owner/Petitioner
42.19-2-2	834 N. Main Street, New Hempstead	KTD Home Ownership Maximization Corp.
42.15-2-29	842 N. Main Street, New Hempstead	45 Bypass Corrp.
42.15-2-30	3 Wisteria Court, New Hempstead	Wisteria Court Properties LLC
50.07-4-2	700 N. Main Street, Spring Valley	Refuah Health Center Inc.

Hereinafter (the "'Properties") from the Town of Ramapo into Village of New Square, and;

WHEREAS, such Petition was also filed with the Village of New Square; and

WHEREAS, the Town Board of the Town of Ramapo, has received and reviewed the EAF under the State Environmental Quality Review Act ("SEQRA") for, among other actions, the Unlisted action of the proposed annexation of the Property into the Village of New Square; and

WHEREAS, the Properties adjoin the Village of New Square; and

WHEREAS, following receipt of an annexation petition which the Town Board finds to have been sufficient and meeting all requirements of Article 17 of the General Municipal Law, the Town Board of the Town of Ramapo and the Village of New Square Village Board scheduled and then held a joint public hearing (after giving and publishing the required notices therefore) on September 10, 2025 at 7:15 pm; and

WHEREAS, at such hearing a quorum of members of the Town Board of the Town of Ramapo and five (5) trustees of the Village of New Square Village Board were present and a record was produced of such hearing; and

WHEREAS, at the conclusion of said hearing, the Boards of both municipalities voted to accept written comments for an additional ten (10) days; and

WHEREAS, the comments from the joint public hearing and the written comments submitted within the specified time period were all considered in connection with this decision.

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Ramapo, by **ROLL CALL**, and pursuant to the requirements of Article 17 of the General Municipal Law makes the following findings and determinations:

1. The Petition and the annexation process substantially comply with the requirements of Article 17 of the General Municipal Law;

2. The Petition contains the signature of the persons (hereinafter "Petitioners'") constituting the owners of more than one-half of the assessed valuation of property within the territory proposed to be annexed;

3. The Petitioners were therefore qualified to sign the Petition, as the Petition also contains a certificate signed by the Town Assessor responsible for the preparation of the last preceding assessment roll of the Town certifying that the Petitioners are the owners of a majority in assessed valuation of the real property in the territory proposed to be annexed to the Village and now situated in the Town as shown on the last preceding assessment roll of the Town;

4. Pursuant to General Municipal Law § 711, the approval of said annexation is in the overall public interest of the territory proposed to be annexed; the local government to which the territory is proposed to be annexed; the remaining area of the local government in which territory is currently situated; and the local school district.

5. The determination that such annexation is in the overall public interest is based upon the following findings:

   (a) The annexation will allow the unified and consistent development of the property, which promotes beneficial use of land and comprehensive future planning for said land, efficient governmental services and administration. The property currently adjoins the Town along its northwestern boundary line.

   (b) The intended use for the annexed property is currently proposed as light industrial. The annexation will allow all lots, improvements and infrastructure included therein to be under one jurisdiction, which is beneficial for both logistical and taxing reasons.

   (c) Taxes to the Village of New Square will increase as a result of the annexation and development of said property. The Town will continue to receive

some tax since the Village is within the Town. The fiscal results of slightly reduced taxes to the Village of New Square are *de minimis* in comparison to the Town's overall budget and tax base.

(d) The Village shall adopt legislation to designate a zoning designation on the Properties.

(e) As set forth in the attached Negative Declaration, the Town Board acknowledges that any further development of the Properties for light industrial use (or any other use designated as allowable by the Village) will be subject to a site specific SEQRA review by the Village of New Square, and therefore, the issuance of the attached negative declaration will be no less protective of the environment because no meaningful environmental review can be conducted at this time.

IT IS HEREBY RESOLVED AND ORDERED, that the Town Board of the Town of Ramapo hereby approves the proposed annexation petition, and finds it is in the overall public interest, and issues this resolution, which shall constitute an Order of the Town Board, approving the proposed annexation; and be it further

ORDERED, that the Town Board of the Town of Ramapo directs that a certified copy of this Resolution, Findings and Order be filed with the Rockland County Clerk and with the Clerks of the Village of New Square and Town of Ramapo; and be it further

ORDERED, that the municipal boundaries of the Town of Ramapo shall be altered so as to reflect the annexation of the Property to the Village of New Square; and be it further

ORDERED, that this Resolution shall constitute findings, a resolution, and an order and it is further

ORDERED, that attachments to this Resolution, Findings and Order shall include:

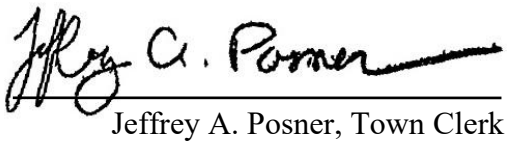
- Petition of property owners, property information, and included exhibits;
- Minutes of Hearing;
- SEQRA Negative Declaration;
- Minutes of meetings where motions were made setting public hearing, proof of publication, and notices relating to the hearing;

IT IS FURTHER RESOLVED AND ORDERED, that the Town Clerk shall make such

filings as are required and take any other lawful action necessary to effectuate the purposes of this Resolution, Findings and Order.

Dated: December 9, 2025

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



Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10606

ADOPTED

2025-502

Referral of Carlton Road PUD to Planning Board

WHEREAS, the Town Board of the Town of Ramapo has received a petition from Whiteman Osterman & Hanna LLP on behalf of Carlton Road Owner, LLC and Carlton Farms Corp. ("Petitioners") the current owners of property located at the northeast corner of College Road and West Carlton Road (SBL 49.13-2-9,2 and 49.14-1-75) (the "Project Site") consisting of 43.65 acres located outside the Northeast Corridor of the Town currently zoned within the Town's R-50 zoning district, and

WHEREAS, on August 25, 2025, by Resolution No. 2025-302 the Town of Ramapo Town Board ("Town Board") referred the Carlton Road Owner, LLC and Carlton Farms Corp. PUD Application to the CDRC for comment, and

WHEREAS, the Town Board received comments from the CDRC with various recommendations and technical comments, and

WHEREAS, the Town Board has received a Full Environmental Assessment Form ("EAF") dated June 25, 2025, for the project with Part I completed by the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Town Board hereby refers this application to the Planning Board for review and comment, and this referral does not constitute any opinion on the merit of the application by the Town Board.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10609

ADOPTED

2025-503

Settlement of Tax Certiorari: AT&T Communications of New York

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

AT&T COMMUNICATIONS OF NEW YORK INC.

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	38.17-1-1	$113,000	$101,700
2025/26	38.17-1-1	$113,000	$101,700

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 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, Weissmandl

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-504

Settlement of Tax Certiorari: A&S Realty LLC

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

A&S REALTY LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2023/24	57.54-1-3	$190,000	$161,500
2024/25	57.54-1-3	$190,000	$144,400
2025/26	57.54-1-3	$190,000	$138,700

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 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10611

ADOPTED

2025-505

Settlement of Tax Certiorari: Renata Development LLC

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

RENATA DEVELOPMENT LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	54.43-2-52	$63,000	$56,000

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 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10612

ADOPTED

2025-506

Settlement of Tax Certiorari: Route 59 Holdings LLC

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

ROUTE 59 HOLDINGS LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2025/26	55.10-3-3	$359,500	$269,600

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 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10613

ADOPTED

2025-507

Settlement of Tax Certiorari: Roosevelt 10 LLC

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

ROOSEVELT 10, LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2024/25	42.19-1-2.121	$148,100	$140,500
2025/26	42.19-1-2.121	$148,100	$140,500

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 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, Weissmandl

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10607

ADOPTED

2025-508

Acceptance of Easement - 12 Buena Vista Avenue

WHEREAS, the Town of Ramapo Planning Board has granted Subdivision approval for 12 Buena Vista Avenue, and

WHEREAS, said approvals required the developer to provide a 5 foot wide shade tree easement benefiting the Town, and

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10608

ADOPTED

2025-509

Acceptance of Easement - 250 North Pascack Road

WHEREAS, the Town of Ramapo Planning Board has granted Subdivision approval for 250 North Pascack Road and

WHEREAS, said approvals required the developer to provide a 5 foot wide shade tree easement along with a road widening dedication benefiting the Town, and

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

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

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10605

ADOPTED

2025-510

Establish Four (4) Police Radio Dispatcher (Computer-Aided Dispatch) (PT) Positions

WHEREAS, the classification of four (4) Police Radio Dispatcher (Computer-Aided Dispatch) (PT) positions in the Police Department within the Town of Ramapo has been recommended, and,

WHEREAS, the Rockland County Personnel Office has classified four (4) Police Radio Dispatcher (Computer-Aided Dispatch) (PT) positions,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of four (4) Police Radio Dispatcher (Computer-Aided Dispatch) (PT) positions in the Police Department, pending approval from Rockland County.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10592

ADOPTED

2025-511

Establish Two (2) Laborer Positions

WHEREAS, the classification of two (2) full-time Laborer positions in the Solid Waste/Litter Patrol department within the Town of Ramapo has been recommended, and,

WHEREAS, the Rockland County Personnel Office has classified two (2) Laborer positions,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of two (2) full-time **LABORER** positions in the Solid Waste/ Litter Patrol department effective December 11, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10598

ADOPTED

2025-512

Appointment of Part-time Police Radio Dispatcher (CAD)

WHEREAS, there is an anticipated vacancy in the position of Part-time Police Radio Dispatcher (CAD) within the Town of Ramapo Police Department, and

WHEREAS, Chief of Police Daniel Hyman, 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 **SETH NEEDLEMAN** as he retires from another municipality, and reinstate him, pending approval from Rockland County, as Probationary Part-time Police Radio Dispatcher (CAD), effective December 31, 2025, at a pay rate of $34.39 per hour, in accordance with the current CSEA contract.

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

Jeffrey A. Posner, Town Clerk

ADOPTED

2025-513

Agreement with ESI Group Inc: Employee Assistance Program - Police 2026

WHEREAS, ESI Group Inc. (hereinafter, "ESI") conducts an employee assistance program, (hereinafter "EAP,") which provides professional and confidential assistance to help public safety employees and their families resolve personal problems which may affect their home life, their health, and possibly their employment, and

WHEREAS, ESI has submitted a proposal to provide to the Town of Ramapo Police Department and their families the services hereinabove described for the calendar year 2026 at the fee of $2,741.34, and

WHEREAS, there is no cost to the individual police officers or their family members for these EAP services, and

WHEREAS, Chief of Staff, Mona Montal, recommends accepting the proposal from ESI,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to execute an agreement with ***ESI GROUP INC.***, to provide professional and confidential assistance to help police officers and their families at a fee of $2,741.34 for the time period of January 1, 2026 to December 31, 2026.

SOURCE OF FUNDS: 3120AB.389060

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10601

ADOPTED

2025-514

Agreement with ESI Group Inc: Employee Assistance Program - Non-Police 2026

WHEREAS, ESI Group Inc. (hereinafter, "ESI") conducts an employee assistance program, (hereinafter "EAP,") which provides professional and confidential assistance to help employees and their families resolve personal problems which may affect their home life, their health, and possibly their employment, and

WHEREAS, ESI has submitted a proposal to continue to provide to the Town of Ramapo (Non-Police) employees and their families the services hereinabove described for the one-year time period of January 1, 2026 through December 31, 2026 for a fee of $5,047.14, and

WHEREAS, there is no cost to the individual employee or their family members for these EAP services, and

WHEREAS, Chief of Staff, Mona Montal, recommends accepting the proposal from ESI,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to execute an agreement with ***ESI GROUP INC.***, to provide professional and confidential assistance to help Town employees and their families at a fee of $5,047.14 for the time period of January 1, 2026 to December 31, 2026.

Source of Funds: Various.389060

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10589

ADOPTED

2025-515

Acceptance of Proposal: Excess Workers' Compensation 2026

WHEREAS, the Town is in receipt of a proposal from Safety National Casualty Corporation through LeBaum Company, Inc., 17 Monsey Boulevard, Monsey, New York 10952, for renewal of the Town's Specific Excess Workers Compensation by Safety National Casualty Corporation as follows:

SPECIFIC EXCESS WORKERS COMPENSATION

W.C. Limit Each Accident	Statutory
E.L. Limit Each Accident	$2,000,000.00
Retention Each Accident (Non-Police)	$600,000.00
Retention Each Accident (Police)	$900,000.00
Rate Per $100 Payroll	0.6354
Minimum Premium	Not to exceed $264,722.00
Deposit Premium	Not to exceed $294,135.00
Term	January 1, 2026 - January 1, 2027

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the proposal of ***LEBAUM COMPANY, INC.*** with respect to the Specific Excess Workers Compensation as set forth above is hereby approved and accepted.

SOURCE OF FUNDS: 1710CSW 341710

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

Jeffrey A. Posner

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10590

ADOPTED

2025-516

Acceptance of Bid: Purchase of Motor Oil, Anti-Freeze, Hydraulic Oil & Transmission Fluid

WHEREAS, the Purchasing Department solicited bids for Purchase of Motor Oil, Gear Oil, Hydraulic Oil, Transmission Fluid, Lubricants, Antifreeze and Window Wash, and

WHEREAS, said bids were opened by the Town Clerk on November 6, 2025, in accordance with the provisions of the law, and

WHEREAS, Michael Sadowski, Superintendent of Public Works, recommends the acceptance of the bids of Safety-Kleen Systems, Inc., 42 Longwater Drive, Norwell, Massachusetts 02061 and LubeNet, LLC, 126 Scott Avenue, Brooklyn, NY 11237, and

,**WHEREAS**, Mona Montal, Director of Purchasing, concurs with the recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the lowest responsible bids submitted by ***SAFETY-KLEEN SYSTEMS, INC. and LUBENET, LLC*** be hereby approved and accepted.

Source of Funds: 1640A.3426

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10591

ADOPTED

2025-517

Acceptance of Proposal: Third Party Administrator for Alcohol and Drug Testing 2026

WHEREAS, the Town requires the services of a contractor to provide alcohol and drug testing services, and

WHEREAS, Mona Montal, Chief of Staff, is in receipt of a proposal from Partners in Safety to administer the federally mandated DOT program and provide alcohol and drug testing services for the calendar year 2026 for the following fee:

$49.00 Per DOT mandated employee

Additional fees, as needed, for pre-employment, post-accident, reasonable suspicion, and follow-up tests during normal business hours at a lab or office of Partners in Safety:

$53.00 per DOT Drug Test at lab or offices of Partners in Safety
$105.00 per DOT Drug Test at approved walk-in medical facility
$82.00 per Return to Duty/Follow-up drug test at offices of Partners in Safety
$122.00 per Return to Duty/Follow-up drug test at approved walk-in medical facility
$44.00 per DOT Alcohol Test at offices of Partners in Safety
$68.00 per DOT Alcohol Test at approved walk-in medical facility
$80.00 pre-employment DOT physical at offices of Partners in Safety
$84.00 pre-employment DOT physical On-Site (minimum volume required)
$275.00 per DOT Split Specimen Retest
$185.00 per hour for 24 hour/day Emergency Services (2 hour minimum)

WHEREAS, Mona Montal has reviewed the proposal and recommends its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby accept the proposal of ***PARTNERS IN SAFETY*** to provide alcohol and drug testing services subject to the fees set forth above for the period of January 1, 2026 to December 31, 2026.

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

SOURCE OF FUNDS: 1989A.3466 (Drug and Alcohol Testing)

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10594

ADOPTED

2025-518

Acceptance of Resignation - Moshe Seidenfeld Zoning Board Member

WHEREAS, Moshe Seidenfeld has submitted a letter of resignation from his position as a Member of the Town of Ramapo Zoning Board of Appeals,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the resignation, as submitted by ***MOSHE SEIDENFELD***, is hereby accepted, effective October 21, 2025.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10620

ADOPTED

2025-519

Appointment Alternate Member to Zoning Board of Appeals -

WHEREAS, there is a vacancy on the Zoning Board of Appeals due to the resignation of Moshe Seidenfeld

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo, that **HENRY SPITZER,** of Monsey, NY, be hereby appointed as an Alternate Member of the Zoning Board of Appeals, to fill said unexpired term, term to expire December 31, 2027.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10596

ADOPTED

2025-520

Authorization to Purchase Department Issued Firearms

WHEREAS, a retiring Police Officer has requested to purchase their department issued firearms, a Sig Sauer P-320, 9mm handgun, Serial #58J716248, and a Sig Sauer P-365 handgun, Serial # 66F669545, and

WHEREAS, said firearms 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 firearms 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 Master Arms, 160 Orange Turnpike, Sloatsburg, NY 10974.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10604

ADOPTED

2025-521

Changes to Town Board Meeting Schedule

WHEREAS, the Town Board wishes to make the following changes to the Town Board Meeting Schedule:

CANCEL

Regular Meeting	**Wednesday**	**December 24, 2025**	**7:00 P.M.**

SCHEDULE

Special Meeting	**Monday**	**December 22, 2025**	**5:15 P.M.**
Special Meeting	**Wednesday**	**January 7, 2026**	**7:00 P.M.**

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Town Board Meeting Schedule be changed as stated above.

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10593

ADOPTED

2025-522

Close Public Hearing: Local Law Amending Chapter 376 Regarding Taxi Parking in Residential Districts

WHEREAS, the Town Board noticed and held a public hearing on **A PROPOSED LOCAL LAW AMENDING CHAPTER 376, REGARDING TAXI PARKING IN RESIDENTIAL DISTRICTS** on December 10, 2025, at which all persons were given the opportunity to be heard

NOW, THEREFORE, IT IS RESOLVED by the Town Board of the Town of Ramapo that the public hearing held this evening, December 10, 2025, be hereby **Closed at 8:37 P.M.**

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

Jeffrey A. Posner, Town Clerk

Adopt Local Law 6 of 2025: Amending Chapter 376 of the Town Code

RESOLVED by the Town Board of the Town of Ramapo, that the **PROPOSED LOCAL LAW AMENDING CHAPTER 376 REGARDING TAXI PARKING IN RESIDENTIAL DISTRICTS,** which was the subject of a Public Hearing held this evening, December 10, 2025, at 7:01 P.M., at Ramapo Town Hall, be hereby **Adopted as advertised** and shall be known as **Local Law No. 6 of 2025.**

LOCAL LAW NO. 6-2025

A LOCAL LAW AMENDING CHAPTER 376
REGARDING TAXI PARKING IN RESIDENTIAL DISTRICTS

Chapter 376 of the Town Code of The Town of Ramapo shall be amended as follows:

BE IT ENACTED by the Town Board of the Town of Ramapo, Rockland County, New York, as follows:

Section 1. Legislative Intent.

It is the intent of this Local Law to amend Chapter 376 of the Code of the Town of Ramapo to regulate the parking of livery vehicles, which includes but is not limited to taxis, limousines, and other for-hire vehicles in residential districts, consistent with existing restrictions on commercial vehicles. The amendment clarifies that not more than one livery vehicle may be parked or stored on a residential lot, in addition to the limitations already applicable to commercial vehicles.

Section 2. Authority.

This Local Law is adopted pursuant to Section 10 of the New York State Municipal Home Rule Law.

Section 3. Amendment.

Section 376-75 of the Code of the Town of Ramapo ("Commercial vehicles") is hereby amended to read as follows:

§ 376-75. Commercial vehicles.

A.Not more than one commercial vehicle of 25 feet or less in length **and not more than one livery vehicle** may be parked on a developed lot in any residential district, but not within the

required yards of such lot and in no case between the street line and the principal building.

B. Not more than one commercial vehicle of 25 feet or less in length **and not more than one livery vehicle** may be parked within a private garage in any residential district.

C. Commercial vehicles are permitted as accessory to a commercial farm use in any residential district but shall not be stored or parked within any required yard.

D. No commercial vehicle or livery vehicle shall be parked or stored on any unimproved lot.

E. No commercial vehicle or livery vehicle shall be parked on public streets for more than 24 hours.

Section 4. Effective Date.

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

Dated: Suffern, New York,
December 10, 2025
BY ORDER OF THE TOWN BOARD OF THE TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/10/25 07:00 PM
DOC ID: 10569

ADOPTED

2025-524

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, December 10, 2025, be hereby **adjourned at 8:39 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/22/25 05:15 PM
DOC ID: 10625

ADOPTED

2025-525

Close Open Period For Public Participation

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, December 22, 2025 be hereby **closed at 5:15 P.M.**

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/22/25 05:15 PM
DOC ID: 10623

ADOPTED

2025-526

Adoption of Tax Rates for Year 2026

RESOLVED by the Town Board of the Town of Ramapo that upon the advice of the Director of Finance, the Town Board does hereby adopt the following rates as the **TAX RATES FOR THE YEAR 2026** for the Town of Ramapo as shown on the attached "Schedule A."

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

Jeffrey A. Posner, Town Clerk

Town Board
237 Rt 59
Suffern, NY 10901

Meeting: 12/22/25 05:15 PM
DOC ID: 10624

ADOPTED

2025-527

Adjournment

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, December 22, 2025, be hereby **adjourned at 5:20 P.M.**

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

Jeffrey A. Posner, Town Clerk