

MINUTES OF THE SPECIAL MEETING OF THE RAMAPO TOWN BOARD HELD ON
MAY 20, 2024

The Town Board of the Town of Ramapo convened in on Monday, May 20, 2024 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

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

Call to Order

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

Moment of Silence:

As Memorial Day is this Monday, May 27th, **Supervisor Specht** requested a **MOMENT OF SILENCE** to honor the U.S. Military personnel who died while defending our Country, and in recognition of the commitment of all members of the US military.

Supervisor's Announcement:

Supervisor Specht announced a Ramapo Local Development Corporation Meeting will immediately follow this evening's Town Board Meeting.

Public Participation:

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

Robert Romanowski - 183 Maple Avenue, Monsey, NY - Re: agenda item VI.B.: Acceptance of Bid for new traffic signal: commented that road improvements are needed and suggested lefthand turning lane would help to move traffic; Re: Supervisor’s radio comments on traffic laws: stated there are parking problems in Monsey particularly Walter Dr. and Monsey Blvd intersection where cars are parked in no-parking zones, also on Jeffery Place, Maple Avenue, Park Lane and Sunrise Drive cars are parked in no-parking zones. Asked why parking laws are not being enforced.

Close Open Period for Public Particiaption

RESOLUTION NO. 2024-228

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, May 20, 2024, be hereby **closed at 7:09 P.M.**

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

Public Hearing:

A Public Hearing was held this evening to solicit public comment and to discuss the Town’s Restore NY Communities Initiative Application and Property Assessment List.

Town Attorney Alyssa Slater entered the following into the record and stated the Town may proceed with said Hearing:

- Affidavit of Publication
- Affidavit of Posting
- Public Notice

Chief of Staff Mona Montal addressed the Board on the Restore NY grant opportunity to assist the Town in rehabilitating the Cultural Arts Center (the “Center”) into affordable housing and handed out renderings of “what could be”. Tonight, the Board is asked to acknowledge the possibility of the rehabilitation of the Center and authorize submitting a grant application.

Ms. Montal stated the County of Rockland has reviewed the renderings being put forth and approved pre-development funding of 1.5million and that the proposed project is appropriate for the opportunity of CDBG funding.

The conversion of the Center into 38 affordable housing units (1-2-3 bedrooms) allows the Town to keep the assets and turn what is a liability into Rockland County funding of 1million per year. With continued funding, the Town hopes to meet requirements for 100% Section 8 low-income housing.

It was reiterated that the Public Hearing is to discuss this initiative as the first of other possible projects and put forth an application. If the grant is received, the Board will reconvene to discuss what they would formally do.

Supervisor Specht discussed the time constraints for filing the grant application.

No one wished to address the Town Board this evening.

Close Public Hearing: Restore New York Communities Initiative

RESOLUTION NO. 2024-229

WHEREAS, a Public Hearing was held this evening, May 20, 2024, at 7:00 P.M., at Ramapo Town Hall, for the purpose of soliciting public comment and to discuss the Town’s Restore New York Communities Initiative Application and Property Assessment List

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that said Public Hearing be hereby **closed at 7:12 P.M.**

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

Acceptance of Minutes:

Regular Meeting of May 8, 2024

RESOLUTION NO. 2024-230

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 8, 2024 - REGULAR

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

Town Attorney:

Authorizing the Transfer of Property to the Village of New Square

RESOLUTION NO. 2024-231

WHEREAS, the Town owns certain property known as “Hoover Park” located adjacent to the Village of New Square; and

WHEREAS, the Village of New Square has requested that the Town transfer the Property to the Village, and

WHEREAS, pursuant to General Municipal Law §72-h, the Town may transfer property to another municipality for no consideration, and

WHEREAS, upon the transfer, the Village of New Square will be responsible for the maintenance of the Property,

WHEREAS, the Town Board desires to transfer the Property to the Village of New Square.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo on a **ROLL CALL VOTE** that it hereby authorizes the transfer of the Property to the Village of New Square for no consideration pursuant to General Municipal Law §72-h, and

BE IT FURTHER RESOLVED that the Town Board has determined that: a) the transfer of the Property, in and of itself, will have no significant adverse impact on the environment thus requiring no further review pursuant to the N.Y. State Environmental Review Act ("SEQRA"); b) the transfer is in the best interests of the public, in that the Property is located adjacent to the Village of New Square which shall assume responsibility for its maintenance; and c) the Property shall continue to be utilized as parkland in perpetuity, and the deed conveying the Property shall so state; and

BE IT FURTHER RESOLVED that said transfer shall be subject to permissive referendum.

Roll Call Vote:

SUPERVISOR SPECHT	VOTING	YES
COUNCILMAN ROSSMAN	VOTING	YES
COUNCILMAN WANOUNOU	VOTING	YES
COUNCILMAN WEISSMANDL	VOTING	YES
COUNCILWOMAN CHARLES	ABSENT	

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

Finance:

Amendment to 2024 Budget- NYS Office of Mental Health

RESOLUTION NO. 2024-232

WHEREAS, the Town of Ramapo received a grant from NYS Office of Mental Health, and
WHEREAS, receipt of said funds is not reflected in the 2024 Town Budget,
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that John Lynch, Director of Finance, is hereby authorized to amend the 2024 TOWN BUDGET as follows:

- Increase Revenue: \$7,500 - AB.23389 (Other Public Safety Aid)
- Increase Expenditure: \$7,500 - 3120AB.3260 (Other Equipment)

to reflect receipt of the above grant for 2024.

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

Purchasing:

Rejection of Bid: Childrens Park Tank Removal

RESOLUTION NO. 2024-233

WHEREAS, the Purchasing Department solicited bids for Children's Park Tank Removal, and
WHEREAS, bids were received by the Town Clerk and opened on May 7th, 2024 and
WHEREAS, Michelle Antosca, Director of Parks and Recreation, 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 Children's Park Tank Removal be rejected.

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

Acceptance of Bid: New Traffic Signal at Maple Avenue Intersection with Howard Drive/Park Lane

RESOLUTION NO. 2024-234

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for the New Traffic Signal at the Maple Avenue Intersection with Howard Drive/Park Lane Project, and

WHEREAS, said bids were opened April 3, 2024, in accordance with provisions of the law, and

WHEREAS, Frederic Brinn, Superintendent of Highways, and MJ Engineering, Traffic Consultants have recommended that the bid of Verde Electric Maintenance Corp., 89 Edison Avenue, Mount Vernon, New York, 10550, in the amount of \$832,711.00 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 bid of *VERDE ELECTRIC MAINTENANCE CORP.* for the New Traffic Signal at the Maple Avenue Intersection with Howard Drive/Park Lane Project, in the amount of \$832,711.00, subject to polling of the Board after Board’s review of project plans, 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: 5197H36.34460

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

Authorization for Allocation of Funds: Sandy Brook Park

RESOLUTION NO. 2024-235

WHEREAS, the Town Board, by Resolution No. 2023-65, accepted a proposal and quote for playground equipment and rubber surfacing for installation at Sandy Brook Park, and

WHEREAS, John Lynch, Director of Finance, seeks authorization to allocate \$287,832.00 of the funding for said project from Neighborhood Park & Recreation money.

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 \$287,832.00 to partially fund the above Sandy Brook Park project.

SOURCE OF FUNDS: H18.NP&R

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

Renewal of Agreement: Honeywell International, Inc. - Maintenance of Heating and Air Conditioning Systems at Ramapo Police Department

RESOLUTION NO. 2024-236

WHEREAS, the Town Board by Resolution No. 2023-244 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, 2024, and

WHEREAS, the Town is in receipt of a renewal proposal dated February 6, 2024, from Honeywell International Inc., for continued maintenance of said heating and air conditioning systems in the amount of \$34,479.49, 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 \$34,479.49, renewal date June 1, 2024 through May 31, 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 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:	David Wanounou, Councilman
AYES:	Specht, Rossman, Wanounou, Weissmandl
ABSENT:	Charles

General Matters:

Grant Application- Restore NY Communities Initiative

RESOLUTION NO. 2024-237

WHEREAS, the State of New York has established the Restore NY Communities Initiative, which will enable Towns to apply to for grants of State funds to assist in the rehabilitation and conversion of Town properties into affordable housing, 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 Empire State Development Corporation (ESDC) as follows:

Redevelopment of the Town of Ramapo Spring Valley Cultural Arts Center (CAC). The project will transform the CAC into a vibrant residential complex which will include community space.

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 Restore NY funding for the redevelopment of the Town of Ramapo Spring Valley Cultural Arts Center and will administer the grant in accordance with all applicable rules and regulations established by Empire State Development Corporation, and

BE IT FURTHER RESOLVED that the Town of Ramapo hereby commits to match 10% of the grant funds provided by Empire State Development Corporation, 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 Empire State Development Corporation for grant funding that results from the application.

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

New Business:

Waiver of Rules of Order: 24 hr. Rule

RESOLUTION NO. 2024-238

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:	Specht, Rossman, Wanounou, Weissmandl
ABSENT:	Charles

Changes to Town Board Meeting Schedule

RESOLUTION NO. 2024-239

WHEREAS, the Town Board wishes to make the following changes to the Town Board Meeting Schedule:

CANCEL

Special Meeting Thursday June 6, 2024 7:00 P.M.

SCHEDULE

Special Meeting Thursday June 6, 2024 6:15 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:	David Wanounou, Councilman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Rossman, Wanounou, Weissmandl
ABSENT:	Charles

Supervisor's Announcements:

Supervisor Specht made the following Announcements:

- Update on Comprehensive Plan: Continuing to organize the remaining areas of unincorporated Ramapo, working with MJ Engineering & Land Surveyors and J&G Law LLP. Focused on community survey input and keeping community informed.
- Chief Reilly’s last day is June 14th, walk out will be at 4:00 P.M., everyone welcomed.

- Ramapo PD 9th Annual Award Ceremony was held last Wednesday, May 15th celebrating the outstanding achievements and exceptional service of our officers. Chief Reilly was honored with the Ramapo Eagle Award for his exemplary service and commitment to the Town. The Chief has led with distinction and brought the Department to new heights of excellent service.
- PSA: Increase in car larcenies targeting unlocked cars. “please lock your cars”
- June 6th appointing new Police Chief
- 50th Anniversary of National EMS Week:

Town has amazing corps and dedicated volunteers. Thank you for all you do for Town residents.

Adjournment:

Adjournment:

RESOLUTION NO. 2024-240

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, May 20, 2024, be hereby **adjourned at 7:43 P.M.**

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