

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
MAY 28, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, May 28, 2025 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

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

Call to Order

Attendee Name	Title	Status	Arrived
Michael B. Specht	Supervisor	Present	
Brendel Charles	Councilwoman	Present	7:04 PM
Michael Rossman	Councilman	Present	
David Wanounou	Councilman	Present	
Yehuda Weissmandl	Councilman	Present	
Alyssa Slater	First Assistant Town Attorney	Present	
Jeffrey Posner	Town Clerk	Present	

Public Participation:

The following persons wished to address the Town Board this evening during the Public Participation Period:

Peter Warren - 4 Lake Street, Suffern - RE: Agenda Item II.A. PUD Local Law: stated Town is now hiring a firm to update the 2004 Comprehensive Plan, against local law without first updating the 2004 Comprehensive Plan

Nana Koch - 45-47 South Mountain Road, New City - RE: Agenda Item II.A. PUD Local Law: read from submitted comments

Robert Trostle - 45-47 South Mountain Road, New City - RE: Agenda Item II.A. PUD Local Law: spoke against pushing PUD local law through before 2004 Comprehensive Plan update

David Koegel - 16 Harriett Lane, Spring Valley - RE: Agenda Item II.A. PUD Local Law: existing traffic causing delays is costly to residents, in favor of a pause on the local law

Shani Bechhoffer - 3 Zabriski Terrace, Monsey - RE: Agenda Item II.A. PUD Local Law: responded to information packet arguing each point, need for affordable housing

Michael Parietti - 6 Spook Rock, Suffern - RE: Agenda Item II.A. PUD Local Law: downsize issues for 20 years, spoke of taking legal action on Town zoning enforcement

Miriam Rosenberg - 12 Celia Court, Suffern - RE: Agenda Item II.A. PUD Local Law: spoke against development, complained about adjournment

Robert Romanowski - 183 Maple Avenue, Monsey - spoke on radio station WRCR closing, requests plan to replace radio station; RE: Agenda Item II.A. PUD Local Law: favors tabling PUD local law

Moshe Botnick - 26 Smolley Drive, Monsey - RE: Agenda Item II.A. PUD Local Law: happy with additional PUD information, spoke in favor of PUD local law

Omer Berg - Briarwood, Queens - RE: Agenda Item II.A. PUD Local Law: cannot live in Ramapo as there is a housing shortage

Jacob Wagshal - 8 Neva Court, Suffern - RE: Agenda Item II.A. PUD Local Law: in favor of PUD local law

Susan Gunsburg - 16 Voyager Court, Monsey - RE: Agenda Item II.A. PUD Local Law: moved here from NYC for the open space, roads are now too crowded, spoke against growth

Close Open Period for Public Participation

RESOLUTION NO. 2025-247

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

Local Law: PUD- Tabled from May 21, 2025

Local Law: Planned Unit Development District Regulations Outside of the Northeast Area of the Town

RESOLUTION NO. 2025-248

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:	Specht, Charles, Rossman, Weissmandl
ABSTAIN:	Wanounou

Statement:
The Town Board took a five minute recess and resumed tonight's Meeting 7:50 P.M.

Supervisor:

Approval of Funds for the Jewish Federation and Foundation of Rockland County

RESOLUTION NO. 2025-249

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

Town Attorney:

Acceptance of Agreement: Supreme Lumens Inc.

RESOLUTION NO. 2025-250

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

Intermunicipal Agreement - RCIC and RIRC

RESOLUTION NO. 2025-251

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

Recission of Resolution No. 2024-477

RESOLUTION NO. 2025-252

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

Intermunicipal Agreement: Village of Pomona

RESOLUTION NO. 2025-253

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

Finance:

Amendment to 2025 Budget: JCAP Grant

RESOLUTION NO. 2025-254

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

Amendment to 2025 Budget - Rockland County LEAD Program

RESOLUTION NO. 2025-255

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

Amendment to 2025 Budget - Stop DWI

RESOLUTION NO. 2025-256

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

Amendment to 2025 Budget - Adopt a K-9 Gift

RESOLUTION NO. 2025-257

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

Amendment to 2025 Budget- JTTF Grant & Safe Streets

RESOLUTION NO. 2025-258

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

Amendment to 2025 Budget - PEER Coalition Donation

RESOLUTION NO. 2025-259

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

Amendment to 2025 Budget - Sneden Place DARE Donation

RESOLUTION NO. 2025-260

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 \$14,656and
 - 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

Amendment to 2025 Budget- Insurance Recovery

RESOLUTION NO. 2025-261

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

Boards and Commissions:

Acceptance of Resignation - Devorah Gutman Zoning Board Member

RESOLUTION NO. 2025-262

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

Adjournment:

Adjournment

RESOLUTION NO. 2025-263

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