

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
JUNE 23, 2021

The Town Board of the Town of Ramapo convened in on Wednesday, June 23, 2021 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

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

Call to Order

Attendee Name	Title	Status	Arrived
Michael B. Specht	Supervisor	Present	
Brendel Charles	Councilwoman	Absent	
Michael Rossman	Councilman	Present	
David Wanounou	Councilman	Present	
Yehuda Weissmandl	Councilman	Present	
Dennis Lynch	Assistant Town Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

Comprehensive Plan Update

OPENING REMARKS OF SUPERVISOR MICHAEL B. SPECHT

As part of the Town Board’s periodic updates on the status of our comprehensive planning process, I would like to continue to share the progress made since the June 9, 2021 update.

- The Town Planning professionals remain diligently working on sections of the Draft Generic Environmental Impact Statement (DGEIS) to be sure all requirements of SEQRA are fully complied with at all times.
- A Planning Professionals Workshop was held via Zoom on June 17, 2021 at 6:00 pm. The entire Northeast Ramapo Professional Team was present at that Zoom Meeting to provide an update and overview of land use concepts being considered within the Northeast Ramapo Development Plan/DGEIS. There was an opportunity for the public to submit questions in advance to the Professional Team and those questions were addressed as part of the Planning Professionals presentation. The public also had an opportunity to ask questions during this Planning Professional’s Workshop and the public in attendance did ask questions. The Professional Team responded to all questions asked.
- Responses to the questions submitted in writing to the Professional Team have been posted to the FAQ section of the project webpage.

In terms of next steps, the Town Planning Professionals will continue to move forward with preparation of the DGEIS to be presented in the immediate future to the Town Board to determine the completeness of the DGEIS for public comment. This is all pursuant to the SEQRA Regulations. The Town Board after determining that the DGEIS is complete for purposes of public review will schedule a Public Hearing for all public comment. A period of time after that Public Hearing will be available for written comments by the public also.

For myself and on behalf of the Town Board, I thank all for their interest and comments and other contributions to this comprehensive planning process. I continue to welcome all to make your questions and comments through the Town's webpage in a timely fashion.

Public Participation:

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

Robert Trostle - 45 S. Mountain Road, New City, NY - specified new area "C" for rezoning westside of 45 from S Mtn. Rd to Rt 202; stated 13 acres which there were offers queried if any discussions with developers

Supervisor Specht answer "No", and **Assistant Town Attorney Dennis Lynch** confirmed "No".

Sheldon Krause - 3 Shalva Place, Monsey, NY - advised website was not updated; asked why meetings are still held via zoom, especially Planning & Zoning meetings

Supervisor Specht advised the website will be updated.

Close Open Period for Public Participation

RESOLUTION NO. 2021-241

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, June 23, 2021, be hereby **closed at 7:10 P.M.**

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

Acceptance of Minutes:

Special Meeting of June 9, 2021

RESOLUTION NO. 2021-242

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 9, 20201 - SPECIAL

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

Regular Meeting of June 9, 2021

RESOLUTION NO. 2021-243

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 9, 20201 - REGULAR

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

Town Attorney:

Settlement of Action: O'Brien v. Town of Ramapo

RESOLUTION NO. 2021-244

WHEREAS, Joseph O'Brien commenced a lawsuit against the Town of Ramapo for injuries sustained by his child while attending a birthday party at the Joseph T .St. Lawrence Center, and

WHEREAS, the Town Attorney's Office has recommended the matter be settled in the amount of \$275,000, with the Town's out of pocket obligation to be limited to \$50,000,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the personal injury claim of **JOSEPH O'BRIEN** is hereby settled in the amount of \$275,000, said settlement to be charged to 1930A.341931, and

BE IT FURTHER RESOLVED that said settlement is subject to receipt of a general release executed by Joseph O'Brien.

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

Settlement of Action: Goldfarb (24 Grosser Lane)

RESOLUTION NO. 2021-245

WHEREAS, Daniel and Rivka Goldfarb and other Plaintiffs commenced a lawsuit against the Town of Ramapo regarding issues concerning the sale of property designed on the Tax Map as 49.15-2-29 and commonly known as 24 Grosser Lane (the "Subject Property"), and

WHEREAS, the Town Attorney's Office has recommended the matter be settled pursuant to the proposed Stipulation of Settlement annexed hereto which provides *inter alia* that the Town can make municipal improvements on the Subject Property and that the balance of said Subject Property shall remain undeveloped for the next ten years.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the matter of Goldfarb v. Town of Ramapo, et al is hereby settled subject to the above terms and the Town Supervisor is authorized to execute said Stipulation of Settlement on behalf of the Town.

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

Settlement of Action: Ward v. Mendez, et al**RESOLUTION NO. 2021-246**

WHEREAS, Linda Ward commenced a federal lawsuit against two Town of Ramapo police officers alleging damages as a result of her arrest, and

WHEREAS, the Town's outside counsel as well as the Town Attorney's Office has reviewed the matter and recommend that it be settled in the amount of \$19,200,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the above action, *WARD v. MENDEZ, et al*, is hereby settled subject to the terms set forth above, said settlement to be charged to 3120AB.341931, and

BE IT FURTHER RESOLVED that said settlement is subject to receipt of a general release executed by Linda Ward.

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

SEQRA Determination: Sale of Property – 11 College Road**RESOLUTION NO. 2021-247**

WHEREAS, the Town is the owner of vacant land located at 11 College Road, Monsey, New York, and identified on the Town of Ramapo Tax Map as 56.09-1-4.2, and

WHEREAS, the Northern Metropolitan Foundation for Healthcare, Inc. and Fountainview at College Road, Inc. (collectively "Fountainview") has offered to purchase the above property, 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

WHEREAS, after review of the Short Environmental Assessment Form, Part 1 and Part 2, it appears that the proposed action will not have a significant adverse environmental impact,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, on a **Roll Call Vote**, that upon recommendation of Joel Bianchi of MJ Engineering and Land Surveying, PC, the proposed action is classified as an unlisted action and will not result in any significant adverse environmental impact and the Town Board does hereby adopt a **NEGATIVE DECLARATION** dated June 21, 2021.

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

Sale of Property: 11 College Road**RESOLUTION NO. 2021-248**

WHEREAS, the Town is the owner of vacant land located at 11 College Road, Monsey, New York, and identified on the Town of Ramapo Tax Map as 56.09-1-4.2, and

WHEREAS, the Northern Metropolitan Foundation for Healthcare, Inc. and Fountainview at College Road, Inc. (collectively "Fountainview") has offered to purchase the above property, 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 on a **Roll Call Vote**, that it hereby declares the above *property surplus*, and

BE IT FURTHER RESOLVED that the Town agrees to *sell* the above property to the Fountainview for \$650,000.00 subject to the terms set forth in the Contract of Sale, and

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

BE IT FURTHER RESOLVED that the above sale is *subject to a permissive referendum* pursuant to the Town law.

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

Approval of Inter-Municipal Agreement - East Ramapo Central School District (Fleetwood Elementary)

RESOLUTION NO. 2021-249

WHEREAS, the Town wishes to utilize Fleetwood Elementary School in the East Ramapo Central School District for a summer camp, and

WHEREAS, East Ramapo Central School District will permit use of the Fleetwood Elementary School and, in lieu of a rental fee, will be permitted to utilize certain Town facilities subject to the terms of an agreement to be executed by both parties,

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 ***EAST RAMAPO CENTRAL SCHOOL DISTRICT*** for use of the Fleetwood Elementary School, subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the East Ramapo Central School District, in a form approved by the Town Attorney's Office.

RESULT:	ADOPTED [3 TO 0]
MOVER:	David Wanounou, Councilman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Rossman, Wanounou
ABSTAIN:	Weissmandl
ABSENT:	Charles

Personnel:

Appoint Custodial Worker - Buildings & Grounds Department

RESOLUTION NO. 2021-250

WHEREAS, there is a vacancy in the position of Custodial Worker in the Buildings & 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 ***MICHAEL GRAY***, as probationary ***Custodial Worker*** effective June 28, 2021, pending pre-employment physical. The annual salary is \$47,611 in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1620A.3100

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

Police Matters:

Authorization for Sgt Chris Youngman to attend DRE Certification Training

RESOLUTION NO. 2021-251

WHEREAS, Police Chief Martin Reilly, has requested authorization for Sgt. Chris Youngman to attend the Drug Recognition Expert Certification Training to be held in Philadelphia, PA, August 4th through August 5th, 2021, and

WHEREAS, meals and lodging will be paid by New York State

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for Sgt. Chris Youngman to attend the Drug Recognition Expert Certification Training to be held in Philadelphia, PA, August 4th through August 5th, 2021, at a cost not to exceed \$200.00 for miscellaneous travel expenses, and

BE IT FURTHER RESOLVED that expenses incurred by the above are to be considered a proper municipal charge under Town Law, Section 116(12) and General Municipal Law, Section 77b.

SOURCE OF FUNDS: 3120AB.3465 - Schools, Training and Seminars

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

Appoint Police Detective Grade 1

RESOLUTION NO. 2021-252

WHEREAS, Robert Fitzgerald currently holds the position of Police Detective Third Grade within the Town of Ramapo Police Department, and

WHEREAS, the Chief of Police, Martin Reilly, has made the following recommendations,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Police Detective Third Grade ***ROBERT FITZGERALD***, be hereby appointed to ***POLICE DETECTIVE FIRST GRADE***, effective June 25, 2021, at the annual salary of \$153,980 (excluding longevities).

SOURCE OF FUNDS: 3120AB.3100

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

Designate Police Chief of Staff

RESOLUTION NO. 2021-253

WHEREAS, Daniel Hyman currently holds the position of Police Captain within the Town of Ramapo Police Department, and

WHEREAS, the Chief of Police, Martin Reilly, has made the following recommendations,
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Police Captain **DANIEL HYMAN**, be hereby designated as **POLICE CHIEF OF STAFF**, effective retroactively to June 12, 2021.

SOURCE OF FUNDS: 3120AB.3100

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

Assessor:

Authorization for Assesor to Attend NYSAA Seminar-July12th-13th, 2021

RESOLUTION NO. 2021-254

WHEREAS, Town of Ramapo Assessor, Scott Shedler, has requested authorization to attend the 2021 New York State Assessors Association Cornell Seminar on Appraising to be held July 12th and July 13th in Ithaca, New York, and

WHEREAS, arrangements for the Seminar call for a registration fee of \$240, hotel accommodations for three (3) nights not to exceed \$500, personal car mileage reimbursement not to exceed \$150, reimbursement of all tolls incurred during travel, and meal reimbursement not to exceed \$240, which has been budgeted for 2021,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for **ASSESSOR, SCOTT SHEDLER** to attend the 2021 New York State Assessors Association Cornell Seminar on Appraising to be held July 12th and 13th, 2021 in Ithaca, New York, **at a cost not to exceed \$1,200**, and

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

SOURCE OF FUNDS: Assessor 1355A.3465 (Schools, Seminar & Travel)

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

Town Clerk:

Approval of Liquor License: Rumba Restaurant, LLC

RESOLUTION NO. 2021-255

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, to the ABC Board, and

WHEREAS, the Town Board, by Resolution No. 2020-56, expressed a favorable opinion with respect to the application submitted by Rumba Restaurant, LLC, “Rumba Room”, 68 Eckerson road, Spring Valley, NY 10977, for a license to sell alcoholic beverages at retail, for on premises consumption, and

WHEREAS, due to COVID, the application process was delayed, and Rumba Restaurant, LLC, notified the Town Clerk of its’ new application for said license

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that with respect to the application submitted by ***RUMBA RESTAURANT, LLC, “RUMBA ROOM”***, 68 Eckerson Road, Spring Valley, NY 10977, for a license to sell alcoholic beverages at retail, for on premises consumption, the Ramapo Town Board does hereby reaffirm a **favorable opinion**.

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

NewBusiness

Extention of Public Comment Period: Proposed SEQRA Action: Watchtower

RESOLUTION NO. 2021-256

WHEREAS, the Town Board is Lead Agency for the SEQRA review of the proposed Watchtower Audio/Video Production Center at 155 Sterling Mine Road, on property that is located in the Towns of Ramapo and Tuxedo, New York; and

WHEREAS, the Town Board required preparation of a Draft Environmental Impact Statement (DEIS) on the proposed SEQRA action; and

WHEREAS, the Town Board conditionally accepted the DEIS prepared by the applicant as complete on April 26, 2021 and on satisfaction of the condition, caused the DEIS and appendices to be circulated, with a Notice of Completion and Hearing to all involved and interested agencies on May 10, 2021, made those documents available on its website on that date, and gave notice that it would accept written comments; and

WHEREAS, the Town Board thereafter held a public hearing on the DEIS and proposed zoning and comprehensive plan amendments, received public comments from all wishing to speak at that hearing on the proposed SEQRA action, and then closed the hearing, but provided a public comment period for submission of written comments through June 21, 2021, providing a six week period for review and comment; and

WHEREAS, the Town Board thereafter did receive written comment from several involved and interested agencies, as well as interested organizations and members of the public; and

WHEREAS, the Town Board also received requests from other agencies and organizations to extend the written comment period; and

WHEREAS, the Town Board has considered those requests, mindful that as Lead Agency it has an obligation to conduct the environmental review of the SEQRA act in a timely manner, and in doing so should balance SEQRA’s directive to involved and interested agencies to comment in a timely manner on a DEIS (6 NYCRR 617.3(e)) with the obligation of the lead agency to consider the views of involved and interested agencies on matters within their jurisdiction (6 NYCRR 617.3(d));

NOW THEREFORE BE IT RESOLVED that the Town Board will extend the public comment period until 4:00 PM on Wednesday, July 7, 2021 to allow an additional two weeks to submit written comments on the proposed SEQRA Action to the Town Clerk; and

BE IT FURTHER RESOLVED that the Town Clerk is directed to cause a SEQRA Notice of the extended written comment period to be: circulated to all involved and interested agencies and organizations, by email or mail as such agencies wish; provided to the Sloatsburg Public Library with a request for posting; provided to the Environmental Notice Bulletin, with a request that it be published at the earliest opportunity; posted on the Town Clerk’s bulletin board; and posted on the Town’s website.

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

Supervisor's Announcements:

SUPERVISOR MICHAEL B. SPECHT announced he is forming a Police Advisory Committee and will update the public with the names of the Committee members, when chosen. Supervisor Specht also announced surplus PPE was donated to India.

Adjournment:

Adjournment

RESOLUTION NO. 2021-257

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, June 23, 2021, be hereby **adjourned at 7:44 P.M. IN MEMORY of *FRED HYMAN***, father of Captain Daniel Hyman of the Ramapo Police Department, who passed away June 9, 2021, and

BE IT FURTHER RESOLVED; by the Town Board that the Regular Meeting is hereby adjourned in celebration of all **2021 GRADUATES**, with congratulations extended for their accomplishments in completing their course of study.

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