

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
JUNE 26, 2024

The Town Board of the Town of Ramapo convened in on Wednesday, June 26, 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 **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	Absent	
Alyssa Slater	First Assistant Town Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

Comprehensive Plan Update:

Supervisor Specht advised Town Planners are working on updating existing conditions compiled for the Northeast Plan and updating them for a Town-wide Plan. In addition, they are also working on updating a survey to be sent to the public for public input.

Traffic and Safety Mitigation Update:

Supervisor Specht advised the Town is considering changing the traffic pattern to one-way on Herrick and Decatur and will meet with residents on those streets, as well as with police and fire engineers.

The Supervisor further advised the Town met with immediate Lake Suzanne neighbors, Vincent Altieri and Rockland County Legislator Aron Wieder, and reviewed proposed plans for parks and walkways around the Lake and discussed possibility of the Town soliciting proposals for a study to dredge the Lake and for other improvements to improve the quality of the Lake.

Public Participation:

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

Robert Romanowski- 183 Maple Avenue, Monsey, NY - No parking signs on Monsey Blvd, Jeffrey Place and Park Lane, however cars are being parked in these areas regardless and there is no police enforcement (ticketing)

Supervisor Specht expressed shared concern and advised the matter was discuss with the Police Chief with the Supervisor seeking police monitoring and enforcement.

Close Open Period for Public Participation

RESOLUTION NO. 2024-271

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, June 26, 2024, 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

Public Hearing:

Set Public Hearing: Proposed Repeal of Article VI of Chapter 37 of the Town Code

RESOLUTION NO. 2024-272

WHEREAS, the Town Board of the Town of Ramapo (“Town Board”) hereby desires to set a Public Hearing to consider the repeal of **CHAPTER 37, ARTICLE VI, AS AMENDED, OF THE TOWN CODE REGARDING RESIDENCY REQUIREMENTS FOR POLICE OFFICERS EMPLOYED BY THE TOWN OF RAMAPO**; and

WHEREAS, the Town Board wishes to solicit public comment prior to the repeal of the requirements for residency for police officers employed by 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 repeal of Chapter 37, Article VI, as amended, of the Town Code Regarding Residency Requirements for police officers. The Town Clerk is authorized to publish notification for the **Public Hearing** to be held on July 10, 2024 at 7:00 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 as required by law and as recommended by Special Counsel for the Town.
- Section 3. This Resolution shall be effective immediately.

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

Acceptance of Minutes:

Special Meeting of June 6, 2024

RESOLUTION NO. 2024-273

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 6, 2024 - SPECIAL

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

Town Attorney:

Amendment of Resolution No. 2023-508: Settlement of Claim: GEICO General Insurance Company a/s/o Jacob Goldstein

RESOLUTION NO. 2024-274

WHEREAS, the Town Board by Resolution No. 2023-508, settled the claim of GEICO General Insurance Company, as subrogee of Jacob Goldstein, for damages in the amount of \$4,729.2, and

WHEREAS, the Town Board wishes to amend said resolution to cover additional damages for rental reimbursement in the amount of \$495.00

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that RESOLUTION NO. 2023-508 be hereby AMENDED to read as follows:

“WHEREAS, GEICO General Insurance Company, as subrogee of Jacob Goldstein, filed a Notice of Claim dated November 9, 2023, against the Town of Ramapo for damage to its insured’s vehicle as a result of it being struck by a Town Police vehicle while being driven by Usher Goldstein, and

WHEREAS, the Town Attorney’s Office has reviewed the above claim and recommends it be settled as follows:

Total Claim dated November 9, 2023:	\$4,729.21
Additional Damages dated December 21, 2023:	\$495.00
Total:	\$5,224.21

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the claim of GEICO GENERAL INSURANCE COMPANY, as subrogee of Jacob Goldstein, is hereby settled in the amount of \$5,224.21, said settlement to be charged to CSL1931, and

BE IT FURTHER RESOLVED that said settlement is subject to receipt of a general release executed by GEICO General Insurance Company.

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

Acceptance of Easements: Town Square Retail

RESOLUTION NO. 2024-275

WHEREAS, the Town of Ramapo Planning Board has granted Site Plan approval for 59 Route 59, and

WHEREAS, said approvals required the developer to provide a Stormwater Maintenance Easement and a Stormwater Control Facility Agreement benefiting the Town, and

WHEREAS, MJ Engineering and the Town Attorney’s Office have reviewed the above easements and recommend their acceptance,

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

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

Rescission of Resolution No. 2024-212: Transfer of Real Property

RESOLUTION NO. 2024-276

WHEREAS, pursuant to a So Ordered Stipulation of Settlement, in the matter of Connectivity Systems, LLC (“Connectivity”) v. The Town of Ramapo et al, the Town Board by Resolution No. 2024-212, agreed to the transfer of land consisting of approximately 5,000 square feet of real property known as 79 Grove Street (SBL 56.11-3-55) back to Connectivity, conditioned upon compliance with SEQR and subject to permissive referendum, and

WHEREAS Article 7 of the Town Law sets forth basic requirements regarding matters subject to permissive referendum, the first of which is to publish and post a notice informing the public of said adoption (Town Law, §90) within 10 days after the adoption by the Town Board, specifying that such resolution was adopted subject to permissive referendum, and

WHEREAS, the Town did not meet the requirement of publishing and posting within 10 days after adoption,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that RESOLUTION NO. 2024-212 is hereby RESCINDED.

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

Negative Declaration - Portion of 79 Grove Street

RESOLUTION NO. 2024-277

WHEREAS, the Town is in receipt of a So Ordered Stipulation of Settlement in the matter of Connectivity Systems, LLC v. The Town of Ramapo et al., Docket No.: 7:20-cv-05251-CS-AEK in the United States District Court for the Southern District of New York, and

WHEREAS, in compliance with SEQR, and after review of the Environmental Assessment Forms, Part 1, Part 2 and Part 3 prepared in connection with the above application, it is determined 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 that upon the recommendation of Joel Bianchi of MJ Engineering, the Town's Engineering Consultant, the proposed action is classified as not having a significant adverse impact on the environment, and the Town Board does hereby adopt a Negative Declaration dated June 26, 2024.

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

Transfer of Real Property- Portion of 79 Grove Street

RESOLUTION NO. 2024-278

WHEREAS, pursuant to a So Ordered Stipulation of Settlement (the "Stipulation") in the matter of Connectivity Systems, LLC (“Connectivity”) v. The Town of Ramapo et al., Docket No.: 7:20-cv-05251-CS-AEK in the United States District Court for the Southern District of New York (the “Litigation”) the parties were required to undertake certain actions in accordance with said Stipulation; and

WHEREAS, the required actions by the Town of Ramapo, New York (the “Town”), include, the transfer of land consisting of approximately 5,000 square feet of real property known as 79 Grove Street (SBL 56.11-3-55), and further described on the attached Schedule “A” (the “Property”) to Connectivity,

WHEREAS, the Property was donated to the Town by Connectivity several years ago; 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 that the Town agrees to transfer the Property back to Connectivity, conditioned upon the execution of a Contract, compliance with SEQR, and subject to permissive referendum.

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

Personnel:

Establish Position of Police Officer Spanish-Speaking and Police Sergeant

RESOLUTION NO. 2024-279

WHEREAS, Police Chief Daniel Hyman, has recommended the classification of a full-time Police Officer Spanish-Speaking position and a full-time Police Sergeant position within the Ramapo Police Department, and

WHEREAS, the Rockland County Personnel Office has classified the position of Police Officer Spanish-Speaking and Police Sergeant,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of a Police Officer Spanish-Speaking position and Police Sergeant position within the Ramapo Police Department.

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

Purchasing:

Acceptance of Change Order No. 1: Terra Ferma Contracting Corp. - Sandy Brook Park Walkway

RESOLUTION NO. 2024-280

WHEREAS, by Resolution No. 2024-213, the Town entered into an agreement with Terra Ferma Contracting Corp., 220 Jackson Avenue, Hackensack, NJ 07601, for the Sandy Brook Park Walkway project for the installation of ADA compliant walkways and sidewalks within Sandy Brook Park (the “Park”) for a total bid amount of \$108,387.50, and

WHEREAS, the Town entered into a subrecipient agreement with the County of Rockland for ARPA grant funds for said project in an amount not to exceed \$200,000.00, and

WHEREAS, the Town wishes to extend the walkway around the Park and add two handicapped access points, and

WHEREAS, the Town is in receipt of **Change Order No. 1** from Terra Ferma Contracting Corp. as follows:

1. Install an additional 4,000 square feet of sidewalk along Summit Park Rd.....\$59,800.00
2. Install two handicapped detectable warning surfaces, one on Summit Park Rd., one on Sandy Brook Dr\$3,700.00

Total amount of Change Order No. 1..... \$63,500.00

,and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends the acceptance of the above Change Order No. 1, and

WHEREAS, Mona Montal, Director of Purchasing concurs with said recommendation, and

WHEREAS, the County’s ARPA Department approves the change order submitted by Terra Ferma Contracting Corp. in the amount of \$63,500.00

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the **TERRA FERMA CONTRACTING CORP. Change Order No. 1** in the amount of \$63,500.00, and the aggregate contract amount for the above services with respect to the Sandy Brook Park Walkway project is hereby increased to \$ 171,887.50.

SOURCE OF FUNDS: 7110A.3446 (Parks Maintenance)

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

Acceptance of Proposal: Sterling Environmental Engineering, PC – Post Closure Monitoring 2024

RESOLUTION NO. 2024-281

WHEREAS, pursuant to the site management plan approved by the New York State Department of Environmental Conservation for the former Town landfill, the Town is required to perform post closure monitoring for the year 2024, and

WHEREAS, Michael Sadowski, Superintendent of Public Works, is in receipt of a proposal from Sterling Environmental Engineering, PC, 24 Wade Road, Latham, New York 12210, dated June 4, 2024, to perform the post closure monitoring for the year 2024 at a cost of \$39,350, and

WHEREAS, Michael Sadowski, and Mona Montal, Director of Purchasing, recommend acceptance of the above proposal,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above proposal of **STERLING ENVIRONMENTAL ENGINEERING, PC** to perform post closure monitoring for the former Town landfill, and

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

SOURCE OF FUNDS: 8160A.3483

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

Acceptance of Proposal: Administration of Town's Deferred Compensation Plan - Empower

RESOLUTION NO. 2024-282

WHEREAS, the Town's agreement with Empower for the administration of the Town's Deferred Compensation Plan expires on June 30, 2029, and

WHEREAS, the Town's Deferred Compensation Committee has solicited and reviewed proposals for the administration of the Town's Deferred Compensation Plan, and

WHEREAS, the Town's Deferred Compensation Committee has recommended that Empower continue to administer the Town's Deferred Compensation Plan,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into contract with **EMPOWER** for administration of the Town's Deferred Compensation Plan for a period of five (5) years commencing July 1, 2024, and ending June 30, 2029, and

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

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

Amendment of Agreement: Empire Strategic Planning- Lobby Assistance, Comprehensive Plan and Housing Concepts

RESOLUTION NO. 2024-283

WHEREAS, the Town Board, by Resolution No. 2024-87, as amended by Resolution No. 2024-185, entered into an agreement with Empire Strategic Planning ("ESP"), 111 Washington Avenue Ste. 103, Albany, New York 12210, for governmental/lobbying assistance and representation for the Town for the term March 1, 2024-February 28, 2025, and

WHEREAS, the Town Board wishes to expand the scope of services provided by ESP to include the handling of the Town's Comprehensive Plan and housing concepts, and

WHEREAS, the Town is in receipt of a proposal from ESP dated June 10, 2024, amending said agreement effective July 1, 2024 as follows:

- Compensation change from \$2,500 to \$7,500 per month for governmental/lobbying assistance and representation, and the handling of the Town's Comprehensive Plan and housing concepts

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the agreement with Empire Strategic Planning is hereby amended as follows:

- 1) Term: March 1, 2024 - June 30, 2024
Fee: \$2,500.00 per month: governmental/lobbying assistance and representation
- 2) Term: July 1, 2024- February 28, 2025
Fee: \$7,500.00 per month: governmental/lobbying assistance and representation, Town's Comprehensive Plan and housing concepts
- 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 addendum to the above contract in a form approved by the Town Attorney's office.

SOURCE OF FUNDS: 1420A.3452

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

Acceptance of Bid: Lorna Lane Playground and Installation

RESOLUTION NO. 2024-284

WHEREAS , the Purchasing Department of the Town of Ramapo has solicited bids for Lorna Lane Playground and Installation , and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened May 30, 2024, in accordance with the provision of the law, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, in a memorandum dated June 7, 2024, recommends acceptance of the bid from Pat Corsetti Inc., PO Box 466, Mamaroneck, NY 10543 in the amount of \$289,400.00, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with said recommendation, and

WHEREAS, ARPA Grant funds of \$200,000.00 will be applied to the cost of the Lorna Lane Playground and Installation project, and

WHEREAS, John Lynch, Director of Finance, seeks authorization to allocate \$89,400.00 of the funding from Neighborhood Parks & Recreation Money

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the bid submitted by *PAT CORSETTI INC.* in the amount of \$289,400.00 is hereby approved and accepted, and

BE IT FURTHER RESOLVED that the Finance Department is hereby authorized to allocate Neighborhood Park & Recreation money in the amount of \$89,400 to partially fund the above project, and

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

SOURCE OF FUNDS: 7110A.3446
H18.34460

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

Police Matters:

Authorization to Purchase Department Issued Firearm: Retiring PO

RESOLUTION NO. 2024-285

WHEREAS, a retiring Police Officer has requested to purchase their department issued firearm, a Sig Sauer P-320, 9mm handgun, Serial #58C371448, 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:	David Wanounou, Councilman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Rossman, Wanounou
ABSENT:	Charles, Weissmandl

Supervisor's Announments:

Supervisor Specht made the following announcements:

Ramapo Day at the Stadium, June 27th. Free tickets for Ramapo residents. Please visit the Parks Department website, call or visit the Supervisor’s office for your free tickets.

July 4th next Thursday. Happy July 4th to all residents

Selwyn Lempert, a dedicated member of the Ramapo community, passed away. Mr. Lempert served on the Ramapo Zoning Board 1982-1986; Planning Board 1986-2001; Citizen’s Advisory Committee 1988-1991; More Harmonies Task Force and Places of Worship subcommittee 1989. Condolences to his beloved wife of many years and also to his children.

Adjournment:

Adjournment

RESOLUTION NO. 2024-286

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, June 26, 2024, be hereby **adjourned at 7:28 P.M. in Memory of Selwyn Lempert.**

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