

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
JULY 09, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, July 09, 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	
Michael Rossman	Councilman	Absent	
David Wanounou	Councilman	Absent	
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:

Village of Montebello- Re: agenda item IV.A. Referral of PUD application to CDRC- requested Interested Agency Status

Robert Romanowski - 183 Maple Avenue, Monsey, NY - Parking regulations are not being enforced.

The Board responded to Mr. Romanowski's comments stating 20 tickets were issued, and 2 cars were towed.

Close Open Period for Public Participation

RESOLUTION NO. 2025-300

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Acceptance of Minutes:

Regular Meeting of June 25, 2025

RESOLUTION NO. 2025-301

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Town Attorney:

Referral of PUD Application to CDRC: Carlton Road Owner, LLC and Carlton Farms Corp

RESOLUTION NO. 2025-302

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Extension of Agreement: Dry Cleaning and Laundering of Police Uniforms - Value Rite Cleaners

RESOLUTION NO. 2025-303

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Declaration of Property on Stephens Place as Surplus

RESOLUTION NO. 2025-304

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Settlement of Claim: Town of Ramapo v. Robert Schulman

RESOLUTION NO. 2025-305

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Settlement of Tax Certiorari: Residences in Suffern LLC

RESOLUTION NO. 2025-306

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

RESIDENCES IN SUFFERN LLC

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Acceptance of Dedication: 55 West Maple Avenue

RESOLUTION NO. 2025-307

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Purchasing:

Renewal of Workers' Compensation Third Party Administrator - PMA

RESOLUTION NO. 2025-308

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Town Clerk

Authorization to Apply for New York State ClimateSmart Communities Grant

RESOLUTION NO. 2025-309

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Highway:

Authorization for Installation of Traffic Control Devices and Signage: Park Street

RESOLUTION NO. 2025-310

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Installation of No-Parking Signs: Stephen Place

RESOLUTION NO. 2025-311

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Miscellaneous:

Approval of Street Name: 62-64 Hempstead Road Subdivision

RESOLUTION NO. 2025-312

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou

Adjournment:

Adjournment

RESOLUTION NO. 2025-313

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:	Specht, Charles, Weissmandl
ABSENT:	Rossman, Wanounou