

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
JULY 13, 2022

The Town Board of the Town of Ramapo convened in on Wednesday, July 13, 2022 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	Present	
Michael Rossman	Councilman	Present	
David Wanounou	Councilman	Present	
Yehuda Weissmandl	Councilman	Present	
Dennis Lynch	Assistant Town Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

Public Participation:

The following persons wished to address the Town Board this evening with regard to the authorization of the sale of Town property located in the Village of New Hempstead currently known as 679 New Hempstead Road:

Stanley Iskowitz- 28 Fairway Oval, New Hempstead, NY - requested rescission of resolutions declaring surplus property and authorizing the sale of said property as not in compliance with 1968 modified agreement whereby the dedicated acres are to be used for “municipal purposes” eg. Library, village hall, ambulance corp., school

Tobin Lustgarten - 18 Fairway Oval, New Hempstead, NY - requested rescission of resolutions declaring surplus property and authorizing the sale of said property stating the property is not surplus; advised will get an injunction

Esther Ingber - 12 Kerri Lane, New Hempstead, NY - against sale of property there is already an existing park

Leonard Bessler - 11 Barnacle Drive, Spring valley, NY - requested rescission of resolution authorizing the sale of said property stating traffic and water impact has not been evaluated

Close Open Period for Public Participation

RESOLUTION NO. 2022-281

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, July 13, 2022, be hereby **closed at 7:18 P.M.**

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

Acceptance of Minutes:

Regular Meeting of June 8, 2022

RESOLUTION NO. 2022-282

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 8, 2022 - REGULAR

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

Town Attorney:

BEN GAILEY, Town’s outside council for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan Update to Town-Wide Existing Conditions and Code Amendments for Northeast Ramapo, gave a progress update noting minor amendments do not require additional public hearing.

Adoption Of SEQRA Findings Statement Town of Ramapo Comprehensive Plan
Amendment for the Northeast Ramapo Development Plan And Comprehensive Plan
Update of Town-Wide Existing Conditions And Code Amendments for Northeast
Ramapo

RESOLUTION NO. 2022-283

WHEREAS, the Town Board has conducted an environmental review pursuant to the New York State Environmental Quality Review Act and the New York State SEQRA Regulations (6 NYCRR Part 617) as part of its review of a potential Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan Update of Town-wide Existing Conditions and Code Amendments for Northeast Ramapo. The history, procedure and substance of the Board’s review is set forth in the Draft Generic Environmental Impact Statement (DGEIS), Final Generic Environmental Impact Statement (FGEIS) and Findings Statement as well as the record of these proceedings. The Town Board has had the opportunity to review and consider a draft Findings Statement, which addresses the relevant potential environmental impacts presented in the EIS and potential mitigation measures, weighs and balances such impacts with social, economic and other essential considerations, and provides the basis on which the Town Board may certify that the SEQRA requirements have been met; and

WHEREAS, the Town has undertaken considerable and extensive planning analysis of all areas within the Northeast Ramapo Development Plan (“NRDP”) and all of that compilation and evaluation of information has served as the basis for the actions to be taken by the Town Board regarding the NRDP; and

WHEREAS, as set forth in Section 2.1 of the FGEIS, property identified as Opportunity Area C located along a portion of Route 45, including a zone change of certain parcels to the Neighborhood Shopping (NS) District, has been eliminated from the NRDP in response to local community concerns and based upon proper planning principles. Nevertheless, the Town Board and its Planning Professionals will monitor developments in this area to evaluate future planning for this area of the Route 45 corridor. All of the studies and analysis associated with the eliminated Opportunity Area C shall be maintained by the Town professionals. Nothing in the foregoing precatory language commits the Town to take any planning or other action without full compliance with all applicable laws, rules, and regulations.

NOW, THEREFORE, BE IT RESOLVED that the Town Board, after consideration of all public and agencies’ comments, the DGEIS and FGEIS as well as all matters in the record of these proceedings, on a **ROLL CALL VOTE** adopts and approves the attached SEQRA Findings Statement for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan Update of Town-wide Existing Conditions and Code Amendments for Northeast Ramapo pursuant to §617.11 of the SEQRA Regulations and authorizes the Town Clerk to file, publish and distribute this Findings Statement in accordance with the requirements of §617.12 of the SEQRA Regulations, and to take all other actions required by law or necessary to discharge the Town Board’s responsibilities regarding this action.

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

Adoption of Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan Update of Town-Wide Existing Conditions Northeast Ramapo

RESOLUTION NO. 2022-284

WHEREAS, the Town Board has conducted an environmental and planning review of potential amendments to the 2004 Comprehensive Plan focused on the Northeast Ramapo area, and titled “Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Update of Town-wide Existing Conditions and Code Amendments for Northeast Ramapo”. The history, procedure and substance of that review is set forth in the Draft Generic Environmental Impact Statement (DGEIS), Final Generic Environmental Impact Statement (FGEIS) and the Board’s SEQRA Findings Statement, which review included but was not limited to referrals to the Town Planning Board, County Planning Department and other agencies, public hearings, and review and consideration of all comments received as well as all matters in the record for the DGEIS and FGEIS.

NOW, THEREFORE, IT IS RESOLVED by the Town Board of the Town of Ramapo on a **ROLL CALL VOTE** that the 2004 Comprehensive Plan is amended by incorporating into that Plan the Northeast Ramapo Development Plan, which consists of the DGEIS, FGEIS and Findings Statement, and is further amended by inclusion of the Comprehensive Plan Update of Town-wide Existing Conditions, which is found in Appendix Volume I, Appendix A of the DGEIS.

BE IT FURTHER RESOLVED that to the extent the comments received from the Rockland County Department of Planning recommend disapproval or modification of the Northeast Ramapo Development Plan, such comments are overridden for the reasons set forth in the memorandum, dated June 1, 2022, to the Board from Deputy Town Attorney Lynch.

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

Adopt Local Law No. 4 of 2022 Establishment of Commercial Corridor Zoning District and Zoning Map Change to Commercial Corridor Zoning District: Northeast Ramapo

RESOLUTION NO. 2022-285

WHEREAS, an introductory Local Law, entitled “Establishment of Commercial Corridor Zoning District and Zoning Map Change to Commercial Corridor Zoning District” was introduced before the Town Board of the Town of Ramapo on August 25, 2021, and upon notice duly published and posted, public hearings were held on September 13, 2021, and March 15, 2022, before the Town Board, and

WHEREAS, public discussion was heard at such hearing concerning the merits and environmental significance of said introductory local law.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo on a **ROLL CALL VOTE** that the adoption of the introductory Local Law entitled “Establishment of Commercial Corridor Zoning District and Zoning Map Change to Commercial Corridor Zoning District” is a SEQR Type I action and has been evaluated in a Findings Statement adopted by the Town Board on June 22, 2022, and

BE IT FURTHER RESOLVED, that to the extent the comments of the Rockland County Department of Planning recommend disapproval or modification of this introductory Local Law, such comments are overridden for the reasons set forth in the memorandum, dated June 1, 2022, to the Board from Deputy Town Attorney Lynch, and

BE IT FURTHER RESOLVED, that the introductory Local Law entitled “Establishment of Commercial Corridor Zoning District and Zoning Map Change to Commercial Corridor Zoning District” of the Town of Ramapo be and hereby is **adopted as Local Law No. 4 of 2022** of the Town of Ramapo on June 22, 2022.

The Supervisor declared the resolution adopted.

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

Adopt Local Law No. 5 of 2022 Flex-Overlay Planned Unit Development Zone: Northeast Ramapo

RESOLUTION NO. 2022-286

WHEREAS, an introductory Local Law, entitled “Flex-Overlay Planned Unit Development Zone” was introduced before the Town Board of the Town of Ramapo on August 25, 2021, and upon notice duly published and posted, public hearings were held on September 13, 2021, and March 15, 2022, before the Town Board, and

WHEREAS, public discussion was heard at such hearing concerning the merits and environmental significance of said introductory local law.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo on a **ROLL CALL VOTE** that the adoption of the introductory Local Law entitled “Flex-Overlay Planned Unit Development Zone” is a SEQR Type I action and has been evaluated in a Findings Statement adopted by the Town Board on June 22, 2022, and

BE IT FURTHER RESOLVED, that to the extent the comments of the Rockland County Department of Planning recommend disapproval or modification of this introductory Local Law, such comments are overridden for the reasons set forth in the memorandum, dated June 1, 2022, to the Board from Deputy Town Attorney Lynch.

BE IT FURTHER RESOLVED, that the introductory Local Law entitled “Flex-Overlay Planned Unit Development Zone” of the Town of Ramapo be and hereby is **adopted as Local Law No. 5 of 2022** of the Town of Ramapo on June 22, 2022.

The Supervisor declared the resolution adopted.

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

Acceptance of Easement: 244 Viola Road

RESOLUTION NO. 2022-287

WHEREAS, the Town of Ramapo Planning Board has granted certain approval(s) for “244 Viola Road,” and

WHEREAS, said approvals required the granting of a drainage access and maintenance easement to the Town, and

WHEREAS, MJ Engineering and the Town Attorney's Office have reviewed the above easement and recommend its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above easement, subject Planning Board approval and subject to recording, and

BE IT FURTHER RESOLVED acceptance of the above easement is not an endorsement of the Planning Board approval.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou
NAYS:	Weissmandl

Acceptance of Easement: Montebello Crossing

RESOLUTION NO. 2022-288

WHEREAS, the Village of Montebello has granted certain approval(s) for "Montebello Crossing," and

WHEREAS, said approvals required the granting of a gratuitous sanitary sewer easement to the Town, and

WHEREAS, the Department of Public Works and the Town Attorney's Office have reviewed the above sewer easement and recommend its acceptance,

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

BE IT FURTHER RESOLVED that the Town Board hereby authorizes the Town Supervisor to sign all necessary paperwork to effect the purpose of this Resolution.

RESULT:	ADOPTED [4 TO 1]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou
NAYS:	Weissmandl

Acceptance of Easement: 4 Crown LLC

RESOLUTION NO. 2022-289

WHEREAS, the Town of Ramapo Planning Board has granted certain approval(s) for "4 Crown LLC," and

WHEREAS, said approvals required the granting of the following easement to the Town:

- Shade Tree Easement, and

WHEREAS, MJ Engineering and the Town Attorney's Office have reviewed the above easement and recommend its acceptance,

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

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

Extension of License Agreement: Uncle Mike's Ice Cream, LLC

RESOLUTION NO. 2022-290

WHEREAS, the Town Board, by Resolution No. 2014-305, amended by Resolution No. 2014-339, and Resolution No. 2018-222, granted a license agreement to Uncle Mike’s Ice Cream, LLC, 470 Piaget Avenue, Apt. K8, Clifton, New Jersey, 07011, to operate ice cream trucks at various Town facilities, and

WHEREAS, Uncle Mike’s Ice Cream, LLC has requested extension of the above agreement, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, has recommended that said agreement be extended at the following terms:

1) Soft Serve and Novelty Ice Cream Trucks

- a) Ramapo Town Hall
- b) Rella Fields
- c) Eugene Levy Park
- d) Manny Weldler Park
- e) Children’s Park
- f) Clark Park
- g) St. Lawrence Center
- h) Spook Rock Pool
- i) Saddle River Pool
- j) Special Events

2) One year term:

- a) year 2022 at a fee of \$2,750.00

3) Additional Terms:

- a) All trucks will be Rockland County Board of Health certified, if required
- b) Town to be provided with a list of drivers, drivers’ licenses and background information
- c) All drivers will provide fingerprints and undergo background checks
- d) Town to be named as an additional insured
- e) All prices to be clearly marked on outside of trucks
- f) No music or announcements at Saddle River Pool and Manny Welder Park

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to extend the License Agreement to operate ice cream trucks at various Town facilities with **UNCLE MIKE’S ICE CREAM, LLC**, at the terms set forth above, subject to licensee applying for and receiving a Town of Ramapo Peddling Permit and

BE IT FURTHER RESOLVED the Town reserves the right to revoke said license for non-adherence to all the above terms, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a license agreement with Uncle Mike’s Ice Cream, LLC, in a form approved by the Town Attorney’s Office.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Yehuda Weissmandl, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossmann, Wanounou, Weissmandl

Purchase and Installation of License Plate Readers
RESOLUTION NO. 2022-291

WHEREAS, the Town Board, by Resolution No. 2021-144, authorized the purchase and installation of license plate readers in and for the Town of Ramapo, at a maximum estimated cost of \$1,350,000 and authorized the issuance of \$1,350,000 Bonds to pay the cost thereof, and

WHEREAS, the Town of Ramapo Police Department is in receipt of a proposal from NDI Technologies, Inc., 105 E. State Road 434, Winter Springs, Florida 32708, to provide, install, and service one hundred (100) license plate readers in the Town at a fee not to exceed \$1,219,323.28, and

WHEREAS, Chief Martin Reilly recommends the 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 **NDI TECHNOLOGIES, INC.** for the provision, installation, and service of license plate readers at the terms set forth above, and

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

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

Approval of Agreement: Use of Weldler Park- Camp Yachad
RESOLUTION NO. 2022-292

WHEREAS, Congregation Yachad, Inc., 295 Grandview Avenue, Suffern, New York, has requested use of a portion of Manny Weldler Park for a camp (Camp Yachad), and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, has recommended that the camp be permitted to use a portion of Manny Weldler Park subject to the following terms:

- 1) Term: June 29, 2022 - August 19, 2022 Monday- Friday, 9:00 A.M. - 5:00 P.M.
- 2) Facilities:
 - a) Fields 1, 2 and 3,
 - b) Tents/trailers to be supplied by Camp
- 3) Fee: \$8,000.00
- 4) Utilities: All electric installed by licensed electrician, and payable by Camp
- 5) Garbage: Facilities cleaned on a daily basis,
- 6) Insurance: Naming Town as additional insured,
- 7) Permit from Rockland County Health Department,
- 8) Additional Dumpster - \$154.00 per week for bi-weekly pick up
- 9) Security Deposit: \$1,000.00 - to be returned if Park cleaned and vacated by one week after Camp ends

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby grants a license agreement to **CONGREGATION YACHAD, INC.** for use of Manny Weldler Park subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute a license agreement with Congregation Yachad, Inc. in a form approved by the Town Attorney's Office.

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

Personnel:

Renewal of Workers' Compensation Third Party Administrator - PMA

RESOLUTION NO. 2022-293

WHEREAS, the Town presently self-insures its workers' compensation claims, and

WHEREAS, the Town currently has an agreement with PMA Management Corp., 330 Fellowship Road, Suite 200, Mount Laurel, New Jersey 08054, to provide third party administrative services with respect to the Town's workers' compensation self-insurance program, which expires on July 31, 2022, 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, 2022 - July 31, 2023

\$28,600
2. August 1, 2023 - July 31, 2024

\$28,600
3. August 1, 2024 - July 31, 2025

\$28,600
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, 2022 through July 31, 2025, 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:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Accept Resignation - Payroll Clerk

RESOLUTION NO. 2022-294

WHEREAS, Anna Milovich, has submitted a letter of resignation from her position as Payroll Clerk in the Town of Ramapo Finance Department, effective July 1, 2022,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the resignation, as submitted by ANNA MILOVICH, is hereby accepted.

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

Appoint Automotive Mechanic I - Central Garage

RESOLUTION NO. 2022-295

WHEREAS, there is a vacancy in the position of Automotive Mechanic I within the Town of Ramapo Central Garage, and

WHEREAS, the Deputy Director of Public Works, Mike Sadowski 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 **JOHN SMITH** to the position of Automotive Mechanic I, effective July 18, 2022, at the annual salary of \$99,322 in accordance with the CSEA contract.

SOURCE OF FUNDS: 1640A.3100 (Operating Budget)

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

Appoint Automotive Mechanic I - Central Garage

RESOLUTION NO. 2022-296

WHEREAS, there is a vacancy in the position of Automotive Mechanic I within the Town of Ramapo Central Garage, and

WHEREAS, the Deputy Director of Public Works, Mike Sadowski 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 **ANTHONY BROWN** to the position of Automotive Mechanic I, effective August 1, 2022, at the annual salary of \$62,589 in accordance with the CSEA contract.

SOURCE OF FUNDS: 1640A.3100 (Operating Budget)

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

Appoint Real Property Appraiser Assistant

RESOLUTION NO. 2022-297

WHEREAS, there is a vacancy in the position of Real Property Appraiser Assistant in the Assessor's Office within the Town of Ramapo, and

WHEREAS, Town Assessor, Scott Shedler, 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 **HARLEY VALENCIA-MCNALLY** from Civil Service List #21160 (PROM) as Probationary *Real Property Appraiser Assistant*, effective July 18, 2022, at an annual salary of \$59,608, according to the current CSEA contract.

SOURCE OF FUNDS: 1355A.3100

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

Appoint Permanent Real Property Data Collector II

RESOLUTION NO. 2022-298

WHEREAS, Nicholas Tiso has been a provisional Real Property Data Collector II, within the Town of Ramapo Assessor's Office, and

WHEREAS, Nicholas Tiso's name is on Civil Service List #21158 (OC),

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint ***NICHOLAS TISO*** as *probationary permanent Real Property Data Collector II* effective July 14, 2022. Salary is to remain the same.

SOURCE OF FUNDS: 1355A.3100

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

Purchasing:

Acceptance of Proposal: Emergency Repair Ramapo Town Hall Fire Alarm

RESOLUTION NO. 2022-299

WHEREAS, the Town is in receipt of a proposal from Reddi Alarm & Time Systems, Inc., 370 Western Highway, Tappan, New York 10983, for emergency repair of the Ramapo Town Hall Fire Alarm, and

WHEREAS, Yitzchok Ullman, Supervisor of Facilities and Risk Management, recommends acceptance of the above proposal in the amount of \$24,150.00, 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 it hereby accepts the above proposal of ***REDDI ALARM & TIME SYSTEMS, INC.*** for emergency repair of the Ramapo Town Hall Fire Alarm, in the amount of \$24,150.00, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Reddi Alarm & Time Systems, Inc. in a form as recommended by the Town Attorney's Office.

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

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

RESOLUTION NO. 2022-300

WHEREAS, the Town of Ramapo is in receipt of an agreement renewal from Honeywell International Inc., 1985 Douglas Drive, Golden Valley, Minnesota 55422, for maintenance of the heating and air conditioning systems at the Ramapo Police Department, and

WHEREAS, Yitzchok Ullman, Supervisor of Facilities and Risk Management, recommends acceptance of the above proposal, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the agreement with ***HONEYWELL INTERNATIONAL INC.***, 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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

General Matters:

Authorization for Det. Omar Olayan to attend "Major Cities Chiefs Assoc. Intel. Commanders Group

RESOLUTION NO. 2022-301

WHEREAS, Police Chief Martin Reilly, has requested authorization for Det. Omar Olayan to attend the “Major Cities Chiefs Association Intelligence Commanders Group” to be held in Las Vegas, Nevada, July 20, 2022 through July 21, 2022, and

WHEREAS, associated costs are as follows: conference registration \$249.00 hotel \$582.78, airfare \$777.20, ground transportation \$60.00, meal reimbursement \$241.50

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for **DET. OMAR OLAYAN** to attend the “Major Cities Chiefs Association Intelligence Commanders Group” to be held in Las Vegas, Nevada, July 20, 2022 through July 21, 2022, at a cost not to exceed \$2,100.00, and

BE IT FURTHER RESOLVED 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:	Brendel Charles, Councilwoman
SECONDER:	Yehuda Weissmandl, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Authorization for Sgt Galvin to attend the "Police Treatment & Community Collaborative Conference"

RESOLUTION NO. 2022-302

WHEREAS, Police Chief Martin Reilly, has requested authorization for Sgt. Joseph Galvin to attend the “Police Treatment & Community Collaborative (PTACC) Conference to be held in Chicago, Illinois, August 1st , 2022, through August 5th , 2022, and

WHEREAS, associated costs will be funded by the Project Connect Grant which is managed through the Rockland County District Attorney’s Office

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for **SGT. JOSEPH GALVIN** to attend the “Police Treatment & Community Collaborative (PTACC) Conference to be held in Chicago, Illinois, August 1st , 2022, through August 5th , 2022, all costs to be covered by the Project Connect Grant..

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

Authorization for Det Sgt Higgins to attend "Offender Watch Training"

RESOLUTION NO. 2022-303

WHEREAS, Police Chief Martin Reilly, has requested authorization for Det. Sgt. Michael Higgins to attend the “Offender Watch Training” to be held in Saratoga, New York, June 28, 2022, at a cost not to exceed \$500.00

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for **DET. SGT. MICHAEL HIGGINS** to attend the “Offender Watch Training” to be held in Saratoga, New York, June 28, 2022, at a cost not to exceed \$500.00, and

BE IT FURTHER RESOLVED 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:	Brendel Charles, Councilwoman
SECONDER:	David Wanounou, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Authorization for Sgt. Michael Anton to attend "Supervisor Leadership" training

RESOLUTION NO. 2022-304

WHEREAS, Police Chief Martin Reilly has requested authorization for Sgt. Michael Anton to attend the FBI-LEEDA training class titled “Supervisor Leadership Institute” to be held in Randolph, New Jersey, November 7th through November 11th, 2022, and

WHEREAS, the cost to attend said training will not exceed \$900.00 which has been budgeted for in 2022

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for **SGT. MICHAEL ANTON** to attend the FBI-LEEDA training class titled “Supervisor Leadership Institute” to be held in Randolph, New Jersey, November 7th through November 11th, 2022, at a cost not to exceed \$900.00 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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Authorization for Assessor to Attend 2022 NYSAA Meeting & Seminar

RESOLUTION NO. 2022-305

WHEREAS, Town of Ramapo Assessor, Scott Shedler, has requested authorization to attend the 2022 NYSAA Annual Meeting & Seminar on Assessment Administration to be held September 18th - 21st, 2022 in Lake George, New York, and

WHEREAS, the costs involved will not exceed \$1,650

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 2022 NYSAA Annual Meeting & Seminar on Assessment Administration to be held September 18th - 21st, 2022 in Lake George, New York, at a cost not to exceed \$1,650, 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. Part of this cost may also be reimbursed by New York State.

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

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

Authorization for Fire Inspector to Attend International Code Council (ICC) Annual Conference

RESOLUTION NO. 2022-306

WHEREAS, Ian Smith, Director of Building & Zoning, has requested authorization for Adam Peltz, Fire Inspector for the Town of Ramapo, to attend the National Conference of Building and Fire Officials of the International Code Council (ICC) Annual Conference to be held in Louisville, Kentucky, September 12th thru September 16, 2022, and

WHEREAS, as the current Treasurer and State Delegate of the New York Building Officials Conference Rockland Chapter (NYSBOC), registration will be complimentary; travel and lodging expenses will be paid by NYSBOC Rockland Chapter,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that authorization be hereby granted for *ADAM PELTZ, FIRE INSPECTOR* for the Town of Ramapo, to attend the National Conference of Building and Fire Officials of the International Code Council (ICC) Annual Conference to be held in in Louisville, Kentucky, September 12th thru September 16, 2022, at no cost to the Town.

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

Designation of Certifying Officer: 2020 CDBG/CARES Act Program

RESOLUTION NO. 2022-307

WHEREAS, the Town Board by Resolution No. 2021-478 authorized the Supervisor to execute and file an application on behalf of the Town of Ramapo with the New York State Office of Homes and Community Renewal for a community development grant pursuant to Title I of the Housing and Community Development Act of 1974, as amended, with respect to the following projects:

- 1) WELDLER PARK PLAYGROUND**
- 2) COMMUNITY OUTREACH CENTER - SENIOR TRANS. VAN**
- 3) TOMECHES SHABBOS - FOOD DISTRIBUTION**
- 4) GOOD SAMARITAN HOSPITAL BIRTHING CENTER, and**

WHEREAS, all projects that include CDBG funds must be assessed in accordance with the National Environmental Policy Act of 1969 (NEPA) and the related authorities listed at 24 CFR Part 58, and

WHEREAS, except for actions involving activities determined to be exempt (per 24 CFR 58.34 and NYS Office of Community Renewal procedures), no physical alteration to individual sites can occur nor can funds for those activities be committed or expended until receipt of an environmental clearance letter from the Housing Trust Fund Corporation and, for any subsequently identified specific sites, site-specific reviews are completed for which the Certifying Officer determines that there are no unanticipated impacts nor impacts not adequately addressed in the program review related to the environmental clearance letter and said Officer certifies such determination

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby designates Chief of Staff *MONA MONTAL* as the *CERTIFYING OFFICER* responsible for all activities associated with the environmental review process to be completed in conjunction with NYS CDBG project number 3416CVPF49-22 awarded to the Town of Ramapo.

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

Executive Session

Moved by Councilman Weissmandl, seconded by Councilwoman Charles, the Town Board **MOVED INTO EXECUTIVE SESSION at 8:28 P.M.** to discuss legal matters and collective bargaining agreement (PBA)

Moved by Councilman Rossman, seconded by Councilwoman Charles, the Town Board **MOVED OUT OF EXECUTIVE SESSION at 8:55 P.M.**

Acceptance of Proposal - Legal Matters

RESOLUTION NO. 2022-308

WHEREAS, the Town of Ramapo requires the services of a law firm to serve as legal counsel for the Town in connection with various projects as deemed necessary, and

WHEREAS, the Town is in receipt of a proposal from West Group Law PLLC (WGL) to serve as legal counsel for the Town for legal services in connection with various projects as deemed necessary by the Town

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *WEST GROUP LAW PLLC* to provide legal services in connection to various projects as deemed necessary by the Town in an amount not to exceed \$25,000.00, at the following rates:

- **Partners** **\$375.00 hourly**
- **Senior Counsel** **\$325.00 hourly**
- **Associates** **\$250.00 hourly**
- **Reimbursable Expenses to be charged only the actual documented out-of-pocket costs**
- **No billing for travel time or expenses**

and

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

SOURCE OF FUNDS: 1420A.3452

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

Approval of Collective Bargaining Agreement: PBA

RESOLUTION NO. 2022-309

WHEREAS, the Collective Bargaining Agreement between the Town of Ramapo and the Ramapo Police Benevolent Association expired on December 31, 2019, and

WHEREAS, the Town and the Ramapo Police Benevolent Association wish to extend the above agreement pursuant to the terms of a Memorandum of Agreement, a copy of which is on file in the Town Clerk’s Office

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby approves a COLLECTIVE BARGAINING AGREEMENT between the Town of Ramapo and the Ramapo Police Benevolent Association for the period retroactive from January 1, 2020, and expiring on December 31, 2022, subject to the terms set forth in the agreement on file in the Town Clerk’s Office.

RESULT:	ADOPTED [4 TO 0]
MOVER:	David Wanounou, Councilman
SECONDER:	Yehuda Weissmandl, Councilman
AYES:	Specht, Rossman, Wanounou, Weissmandl
ABSTAIN:	Charles

Adjournment:

Adjournment

RESOLUTION NO. 2022-310

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, July 13, 2022, be hereby adjourned at 9:04 P.M.

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