

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
JULY 24, 2023

The Town Board of the Town of Ramapo convened in **Regular Meeting** on Monday, July 24, 2023 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	
Sharon M. Osherovitz	Town Clerk	Present	
Alyssa Slater	First Deputy Town Attorney	Present	

Public Participation:

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

Dora Green- 6 Ash Street, Monsey, NY - referenced the Supervisor’s 2018 election campaign advertisement: ease of zone changes.

Close Open Period For Public Participation

RESOLUTION NO. 2023-324

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, July 24, 2023, be hereby **closed at 7:06 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 July 12, 2023

RESOLUTION NO. 2023-325

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:

JULY 12, 2023 - REGULAR

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

Finance:**Authorization for Issuance of Bonds: Funding of Litigation Settlement****RESOLUTION NO. 2023-326**

A RESOLUTION AUTHORIZING THE ISSUANCE OF UP TO \$3,000,000 BONDS OF THE TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK, TO PAY THE COST OF A SETTLED CLAIM WITH CONNECTIVITY SYSTEMS, LLC DUE AND PAYABLE IN THE CURRENT AND NEXT FISCAL YEAR OF SAID TOWN.

BE IT RESOLVED, by the affirmative vote of **not less than two-thirds of the total voting strength** of the Town Board of Town of Ramapo, Rockland County, New York, as follows:

Section 1. For the specific object or purpose of paying the cost of a settled claim with Connectivity Systems, LLC in the matter of Connectivity Systems, LLC v. The Town of Ramapo due and payable in the current and next fiscal year of the Town of Ramapo, Rockland County, New York, including incidental expenses in connection therewith, there are hereby authorized to be issued up to \$3,000,000 bonds of said Town pursuant to the provisions of the Local Finance Law.

Section 2. The maximum estimated cost of the aforesaid specific object or purpose is \$3,000,000, and the plan for the financing thereof shall be by the issuance of up to \$3,000,000 bonds of said Town herein. Such bonds are to be payable from amounts which shall annually be levied on all the taxable real property in said Town, and the faith and credit of said Town of Ramapo, Rockland County, New York, are hereby pledged for the payment of said bonds and the interest thereon.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid object or purpose is five years, pursuant to subdivision 33(a) of paragraph a of Section 11.00 of the Local Finance Law.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. All other matters except as provided herein relating to the serial bonds herein authorized including the date, denominations, maturities and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other issues, and also the ability to issue serial bonds with substantially level or declining annual debt service, shall be determined by the Supervisor, the chief fiscal officer of such Town. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law, and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the Supervisor shall determine consistent with the provisions of the Local Finance Law.

Section 6. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or
- 2) The provisions of law which should be complied with as of the date of publication of this resolution are not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or
- 3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 7. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 8. This resolution, which takes effect immediately, shall be published in summary form in the official newspaper of said Town for such purpose, together with a notice of the Town Clerk substantially in the form provided in Section 81.00 of the Local Finance Law.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

SUPERVISOR MICHAEL B. SPECHT	VOTING	YES
COUNCILWOMAN CHARLES	VOTING	YES
COUNCILMAN ROSSMAN	VOTING	YES
COUNCILMAN WANOUNOU	VOTING	YES
COUNCILMAN WEISSMANDL	VOTING	YES

The resolution was thereupon declared duly adopted.

* * * * *

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

Town Attorney:

Settlement of Litigation: Hernandez v. Town of Ramapo

RESOLUTION NO. 2023-327

WHEREAS, Miriam Hernandez commenced a lawsuit against the Town of Ramapo for injuries sustained in a motor vehicle accident, and

WHEREAS, the Town Attorney’s Office has recommended the matter be settled in the amount of \$85,000.00,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the matter of ***HERNANDEZ v. TOWN OF RAMAPO*** in the amount of \$85,000.00, said settlement to be charged to 3120AB341931, and

BE IT FURTHER RESOLVED that said settlement is conditioned upon receipt of a general release executed by Miriam Hernandez.

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

Acceptance of Easements and Dedications: Van Orden Av LLC

RESOLUTION NO. 2023-328

WHEREAS, the Town of Ramapo Planning Board has granted certain approval(s) for “Van Orden Av LLC,” and

WHEREAS, said approvals required the granting of right of way dedications at 18 Gerow Avenue and 130 Noyes Avenue as well as a parkland dedication near Noyes and Van Orden Avenues, for the purposes of inspecting, cleaning, maintaining, repairing, replacing and continuing the stormwater control measures to be constructed on said parcels, and

WHEREAS, said approvals required the granting of a drainage easement on Noyes Avenue for the purpose of constructing, erecting, reconstructing, replacing, repairing, or removing a drainage pipe together with the right to enter upon said premises to cut, trim, move and demolish any and all brush, trees, buildings, structures, and

WHEREAS, said approvals required the granting of a stormwater facility maintenance and access easement near Noyes and Van Orden Avenues, as approved by the Town, to provide for the long-term maintenance and continuation of the stormwater control measures by the owners of the Property, who will be responsible for all obligations set forth in the agreement, a copy of which will be available at the Office of the Town Clerk, and for access for periodic inspections to ensure that the stormwater facility is maintained in proper working condition to meet design standards, and

WHEREAS, the Department of Public Works and the Town Attorney’s Office have reviewed the above easements and dedications and recommend their acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the right of way dedication at 18 Gerow Avenue, subject to recording, and

BE IT FURTHER RESOLVED that it hereby accepts the right of way dedication at 130 Noyes Avenue, subject to recording, and

BE IT FURTHER RESOLVED that it hereby accepts the parkland dedication at Noyes Avenue and Van Orden Avenues, subject to recording, and

BE IT FURTHER RESOLVED that it hereby accepts the drainage easement at Noyes Avenue, subject to recording, and

BE IT FURTHER RESOLVED that it hereby accepts the stormwater facility maintenance and access easement at Noyes and Van Orden Avenues, subject to recording.

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

Acceptance of Easements: 242 Blauvelt Road

RESOLUTION NO. 2023-329

WHEREAS, the Town of Ramapo Planning Board has granted certain approval(s) for “242 Blauvelt Road,” and

WHEREAS, said approvals required the developer to provide dedication along Blauvelt Road, as well as a Shade Tree Easement on Lot 1 and Lot 2, 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:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Acceptance of Easement: 18 Suffern Place

RESOLUTION NO. 2023-330

WHEREAS, the Town of Ramapo Planning Board has granted certain approval(s) for “18 Suffern Place,” and

WHEREAS, said approvals required the granting of a five foot wide shade tree 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 to recording.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Weissmandl
RECUSED:	Wanounou

Authorizing Application for a New York State Climate Smart Communities Grant

RESOLUTION NO. 2023-331

WHEREAS, as part of New York's efforts to improve the business climate and expand economic growth, the NYS Consolidated Funding Application (CFA) was created to support various New York State program initiatives, and to streamline and expedite the grant application process, and

WHEREAS, the New York State Department of Environmental Conservation (DEC) Climate Smart Communities (CSC) Grants Funding, part of the NYS Environmental Protection Fund, is a competitive 50/50 matching grant program providing funds for municipalities to implement projects focused on climate change adaptation and greenhouse gas (GHG) mitigation, and

WHEREAS, the Town of Ramapo hereby requests financial assistance from the New York State Climate Smart Communities (CSC) Grant Program pursuant to Environmental Conservation Law Article 54, Title 15., and

WHEREAS, the Town of Ramapo certifies that it has identified \$120,000 of matching funds from 1989A (Safety Admin) 3260 (Other equipment) pursuant to the requirements of Environmental Conservation Law Article 54 Title 15

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that it hereby authorizes Supervisor Michael B. Specht and/or Mona Montal Chief of Staff, to act on its behalf in submittal of an application through the Consolidated Funding Application (CFA) for \$120,000 to be used for Town of Ramapo Climate Related Hazard Preparedness.

SOURCE OF FUNDS: 1989A.3260

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

Acceptance of Proposal: Value & Analysis - Appraisal of 36 Rella Boulevard

RESOLUTION NO. 2023-332

WHEREAS, the Town Attorney's Office is in receipt of a proposal dated July 14, 2023, from Value & Analysis, P.O. Box 434, North Salem, New York 10560, for the preparation of an appraisal to determine fair market value of 36 Rella Boulevard, Montebello, New York , and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *VALUE & ANALYSIS* to prepare the above appraisal at a fee of \$4,500, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Value & Analysis 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

Personnel:

Appointment of Police Officers

RESOLUTION NO. 2023-333

WHEREAS, there are vacancies in the position of Police Officer within the Town of Ramapo Police Department, and

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint from Civil Service List #67540 *STEVEN MICHELINE* to the position of probationary *POLICE OFFICER - NON-CERTIFIED* with an annual salary of \$54,552; and *THOMAS BONKOSKI* and *SEAN MCGARVEY* to the position of probationary *POLICE OFFICER - GRADE 5 CERTIFIED* with an annual salary of \$58,244, according to the current PBA contract. The appointments are effective August 7, 2023.

SOURCE OF FUNDS: 3120AB.3100

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

General Matters:

Abolishment of Town Justice Position

RESOLUTION NO. 2023-334

WHEREAS, the Town Board, by Resolution No. 2020-527, restored the position of a third Town Justice for the Town of Ramapo, and

WHEREAS, that position is presently vacant, and

WHEREAS, the elimination of this position would be of economic benefit to the Town of Ramapo, and

WHEREAS, it is in the best interest of the Town of Ramapo to reduce the present number of Town Justices from three to two,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the position of third Town Justice for the Town of Ramapo is hereby **abolished**, effective immediately.

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

Purchasing:

Rejection of Bid: Street Sweeping Services

RESOLUTION NO. 2023-335

WHEREAS, the Purchasing Department solicited bids for **STREET SWEEPING SERVICES**, and

WHEREAS, bids were received by the Town Clerk and opened on June 28, 2023, and

WHEREAS, Frederic Brinn, Superintendent of Highways, recommends the bid be rejected and re-bid at a later date, 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 bid for **Street Sweeping Services** be rejected.

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

Waiver of 24 Hour Rule:

Waiver of Rules of Order: 24 Hr. Rule

RESOLUTION NO. 2023-336

WHEREAS the Town Board, by Resolution No. 2018-83, adopted Rules of Order for the Town Board of the Town of Ramapo, and

WHEREAS, pursuant to said Rules, to the extent practicable, no resolution may be brought for a vote unless printed or digital copies are presented to each Board member 24 hours prior to the opening of the meeting, and

WHEREAS, said rule can be waived by a majority consent of the Board members present,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby waives the ***RULES OF ORDER*** with regard to the 24 hour rule.

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

New Business:

Purchase of Property: Sloatsburg Community Ambulance Corps

RESOLUTION NO. 2023-337

WHEREAS, the Sloatsburg Community Ambulance Corps, Inc. currently has no members or board of directors and is essentially defunct, and

WHEREAS, the Spring Hill Ambulance Corps is presently occupying the building in order to provide ambulance services to the people of Sloatsburg, and

WHEREAS, the Town recently discovered that there is an outstanding mortgage on the property at 62 Washington Street, Sloatsburg, New York, and

WHEREAS, the mortgagor, TD Bank, obtained a judgment of foreclosure by default against the Sloatsburg Community Ambulance Corps, and

WHEREAS, the mortgagor intends to auction the property to satisfy the judgment on or about August 1, 2023, and

WHEREAS, the judgment is in the amount of \$126,491.31 plus accrued legal fees, which is far less than the value of the building, and

WHEREAS, the mortgagor has offered to sell the note to the Town for the outstanding balance plus accrued legal fees, and

WHEREAS, the Town Board believes it is in the best interest of the residents of Sloatsburg to purchase the note and obtain a deed in lieu of foreclosure so that it may occupy the property and continue to provide ambulance services in order to protect the health, safety and welfare of its residents

NOW, THEREFORE, BE IT RESOLVED, be the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to enter into an agreement, in a form approved by the Town Attorney, with T.D. Bank N.A., to purchase the note from the Sloatsburg Community Ambulance Corps Inc. for a sum not to exceed \$150,000, all fees inclusive, and

BE IT FURTHER RESOLVED, that said purchase shall be a proper charge to SMES.3499 (Ambulance Fund).

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

Adjournment:

Adjournment

RESOLUTION NO. 2023-338

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, July 24, 2023, be hereby **adjourned at 7:37 P.M.**

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