

**Minutes of the Regular Meeting of the Town Board of Ramapo, New York
Held on Wednesday, June 10, 2026**

The Town Board of the Town of Ramapo convened in a Regular Meeting on Wednesday, June 10, 2026 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:

Supervisor Michael Specht
Councilwoman Brendel Logan
Councilman Yehuda Weissmandl
Councilman David Wanounou
Councilman Michael Rossman

7:00 PM Pledge of Allegiance

Councilwoman Logan led the Pledge this evening.

Public Participation

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

Deborah Munitz- 5 Rosehill Road, Montebello, NY - Questioned whether there would be additions to the website regarding the PUD agenda items IV.A. and IV.B.; questioned whether the local law scheduled for a public hearing in July is on the website.

Close Open Period For Public Participation

Resolution No. 2026-261

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, June 10, 2026, be hereby **closed at**

7:03 P.M.

Result:	Adopted [5-0]
Mover:	Councilwoman Logan
Second:	Councilman Rossman
Ayes:	Michael Specht, Brendel Logan, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	

Comprehensive Plan/DGEIS Update

Representatives from MJ Engineering gave a presentation on the Comprehensive Plan/GEIS overview; public engagement; emerging vision, goals & concepts; and the next steps in the process. **Ben Gailey**, Town's outside council explained the resolution in front of the Board this evening seeking Board approval for SEQRA lead agency designation; adoption of positive declaration; distribution of the Draft Scoping Document and setting a public scoping session for the Carlton Road PUD Petition.

Acceptance of Minutes:

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Regular Meeting of May 27, 2026
Resolution No. 2026-262

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:

MAY 27, 2026 - REGULAR

Result:	Adopted [4-0]
Mover:	Councilwoman Logan
Second:	Supervisor Specht
Ayes:	Michael Specht, Brendel Logan, David Wanounou, Michael Rossman
Nays:	None
Absent:	

Town Attorney:

SEQRA Lead Agency Designation, Adopting Positive Declaration, and Distributing Draft Scoping Document for Carlton Road PUD Petition
Resolution No. 2026-263

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 (“Petitioner”) the owners of property located at the northwest 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 and zoned within the Town’s R-50 zoning district, and

WHEREAS, by the Petition, the Petitioners have proposed the Carlton Road Planned Unit Development (“CR-PUD”) on the Project Site that would permit the development of 562 units (110 one-bedroom, 266 two-bedroom, 106 three-bedroom and 80 four-bedroom units) in 19 residential building, as well as 105,600 SF of commercial, retail or office space within two commercial buildings (the “Project”) on the Project Site; and

WHEREAS, the Petitioner submitted the following documentation to the Town of Ramapo Town Board (“Town Board”):

1. Cover letter prepared by Whiteman, Osterman & Hanna, dated June 25, 2025;
2. Planned Unit Development Application Forms;
3. SEQRA Full Environmental Assessment Form Part 1;
4. Project Narrative, dated June 25, 2025, inclusive of a proposed amendment to the Town of Ramapo Comprehensive Plan;
5. Draft Carlton Road Planned Unit Development Local Law;
6. Preliminary PUD Plans for Carlton Road Planned Unit Development, prepared by Colliers Engineering and Design, dated May 23, 2025;

7. Site Plan and Architectural plans prepared by Minno Wasko, Architects and Planners, dated May 30, 2025;
8. Wetland Delineation Report (2024);
9. Wildlife Habitat Assessment (2025); and
10. Traffic Impact Study, prepared by Colliers Engineering and Design (2025)

(the “Application Materials”); and

WHEREAS, on July 9, 2025, by Resolution No. 2025-302, the Town Board referred the proposed Project to the Town’s Community Design Review Committee (“CDRC”), and the CDRC reviewed the proposed Project and CR-PUD at its August 6, 2025 meeting; and

WHEREAS, after its August 6, 2025 meeting, the Town Board received comments from the CDRC with recommendations and technical comments, including a recommendation that the Town Board should initiate the State Environmental Quality Review Act (“SEQRA”) review for the proposed CR-PUD and Project application and refer to the Town of Ramapo Planning Board (“Planning Board”) for conceptual review; and

WHEREAS, on December 10, 2025 the Town Board referred the CR-PUD and Project to the Planning Board for informal comments; and

WHEREAS, on January 13, 2026, the Petitioner and its consultant team presented the proposed CR- PUD and Project to the Planning Board and obtained preliminary comments that were sent to the Town Board; and

WHEREAS, at a regular Town Board meeting held on February 11, 2026, Petitioner and its consultant team presented the proposed CR-PUD and Project to the Town Board and obtained comments; and

WHEREAS, on March 11, 2026, the Town Board, by resolution, declared its intent to be the SEQRA lead agency for the Project; and

WHEREAS, on March 18, 2026, Town staff circulated the Town Board’s Notice of Intent to be Lead Agency for the Project to all interested and involved agencies; and

WHEREAS, the proposed CR-PUD and Project are a Type I action under SEQRA and, therefore, require a coordinated SEQRA review; and

WHEREAS, pursuant to Local Law 3 of 2025, titled “Planned Unit Development District Regulations Outside of the Northeast Area of the Town”, the Town Board shall seek to serve as the SEQRA lead agency for the proposed CR-PUD and Project; and

WHEREAS, the Application Materials have been reviewed by the Town Board and its consultants and represent a complete PUD application pursuant to Local Law 3 of 2025 for the purposes of commencing SEQRA; and

WHEREAS, having received no objections to its notice of intent to be lead agency, the Town Board desires to declare itself the SEQRA lead agency for the CR-PUD and Project’s SEQRA review; and

WHEREAS, after review of the Application Materials, the Town Board desires to adopt the attached Positive

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Declaration related to the proposed establishment of the CR-PUD and the Project, which will require the preparation of a Draft Environmental Impact Statement (“DEIS”) in accordance with SEQRA and its implementing regulations; and

WHEREAS, in accordance with the SEQRA Regulations §617.8, the Petitioner, as project sponsor, submitted to the Town Board a Draft Scoping Document for the DEIS related to the proposed establishment of the CR-PUD and the Project, which Draft Scoping Document is deemed submitted on May 27, 2026; and

WHEREAS, pursuant to the SEQRA Regulations §617.8, the Draft Scoping Document shall be circulated to all interested and involved agencies and shall be available to the public in the Town Clerk’s office and on the Town website; and

WHEREAS, the Town Board and its consultants will review the Draft Scoping Document in order to incorporate additional issues and information for inclusion in the Final Scoping Document; and

WHEREAS, pursuant to Local Law 3 of 2025 and other legal authority, the Applicant understands that the CR-PUD and Project is within the legislative discretion of the Town Board and the continuation, suspension or cessation of the Town Board’s review is at the Applicant’s risk.

NOW THEREFORE, BE IT RESOLVED, considering that more than 30 days have passed since the Town Board circulated its intent to be the SEQRA Lead Agency for the Project to all interested and involved agencies, the Town Board declares itself to be the lead agency for the CR-PUD petition and related Project.

BE IT FURTHER RESOLVED, that the Town Board adopts the attached Positive Declaration finding that the establishment of the CR-PUD and the Project has the potential to result in at least one significant adverse environmental impact and, therefore, a DEIS shall be prepared by the Petitioner.

BE IT FURTHER RESOLVED, the Town Board will hold a public scoping session to receive oral and written comments on the Draft Scoping Document on July 20 , 2026, at 7:00 PM, at Ramapo Town Hall, located at 237 Route 59, Suffern, New York 10901

Result:	Adopted [5-0]
Mover:	Councilwoman Logan
Secunder:	Councilman Rossman
Ayes:	Michael Specht, Brendel Logan, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	

Referral of Proposed Viola Road Planned Unit Development to Town Planning Board

Resolution No. 2026-264

WHEREAS, the Town Board of the Town of Ramapo has received a petition from Whiteman Osterman & Hanna LLP on behalf of Viola Owner LLC (“Petitioner”), the owner of property located along Viola Road in

the Town of Ramapo, identified as SBL 49.07-1-39 (the “Project Site”), consisting of approximately 58.4 acres located outside the Northeast area of the Town and in the Town’s R-25 zoning district; and

WHEREAS, the Petitioner has proposed the Viola Road Planned Unit Development (“VR-PUD”) on the Project Site that would permit a proposed mixed-use development consisting of 1,029 residential units, approximately 295,060 square feet of commercial and office space, and approximately 15,060 square feet of ancillary/community space (the “Project”) on the Project Site; and

WHEREAS, the Petitioner submitted the following documentation to the Town of Ramapo Town Board (“Town Board”):

1. Cover letter prepared by Whiteman, Osterman & Hanna, dated April 17, 2026;
2. Planned Unit Development Application Forms;
3. Part 1 Full Environmental Assessment Form;
4. Project Narrative, dated April 17, 2026, inclusive of a proposed Town Comprehensive Plan Amendment;
5. Draft Viola Road Planned Unit Development Local Law;
6. Preliminary PUD Plans for Viola Road Planned Unit Development, prepared by Colliers Engineering and Design, dated April 17, 2026;
7. Schematic Colored Site Plan, prepared by ADG Architects, dated April 17, 2026; and
8. Preliminary Traffic Memorandum, prepared by Colliers Engineering & Design (2026).

(the “Application Materials”); and

WHEREAS, on April 22, 2026, by Resolution 2026-204, the Town Board referred the proposed establishment of the VR-PUD, proposed Project and proposed amendments to the Town’s Comprehensive Plan to the Town’s Community Design Review Committee (“CDRC”) for review; and

WHEREAS, on May 6, 2026, the Petitioner appeared before the CDRC for review; and

WHEREAS, as a part of the May 6, 2026 CDRC meeting, the Town’s professional engineering consultant, MJ Engineering, submitted a memorandum, dated May 5, 2026, stating that the Town Board should declare its intent to be the lead agency pursuant to the State Environmental Quality Review Act (“SEQRA”) and conduct a coordinated review of this Type I action; and

WHEREAS, pursuant to Local Law 3 of 2025, the Town Board may refer a PUD application to the Town Planning Board to assist the Town Board in assessing the completeness of the information submitted with the application; and

WHEREAS, pursuant to Local Law 3 of 2025, the Petitioner understands that the consideration of the proposed establishment of the VR-PUD, proposed Project and proposed amendments to the Town’s Comprehensive Plan are within the unfettered legislative discretion of the Town Board and the Board may cease review of a PUD petition at any time.

NOW THEREFORE, BE IT RESOLVED that the Town Board requests the Town Clerk to refer the

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Application Materials to the Town of Ramapo Planning Board for its review, comment, and assessment of the completeness of the information submitted.

Result:	Adopted [5-0]
Mover:	Councilman Weissmandl
Seconder:	Councilwoman Logan
Ayes:	Michael Specht, Brendel Logan, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	

Inter-Municipal Agreement: Counter-Terrorism Training - County of Rockland

Resolution No. 2026-265

WHEREAS, the County of Rockland wishes to reimburse the Town for counter-terrorism training under the State Homeland Security Program (“SHSP”) and the LETPP Homeland Security Grant Program, in the amount of \$21,000.00, and

WHEREAS, the County requires the Town to enter into an agreement in order to assign members of the Police Department to the New York State Homeland Security Program for overtime counter-terrorism training and for the Town to receive reimbursement.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an Inter-Municipal Agreement with the **COUNTY OF ROCKLAND** with respect to reimbursement to the Town for overtime expenses for counter-terrorism training by the Police Department under the State Homeland Security Program and the LETPP Homeland Security Grant Program, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with the County of Rockland in a form approved by the Town Attorney’s office.

Result:	Adopted [4-0]
Mover:	Councilman Rossman
Seconder:	Councilman Weissmandl
Ayes:	Michael Specht, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	Brendel Logan

Authorization to Enter Into a Cooperative Pricing System Agreement: County of Bergen

Resolution No. 2026-266

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

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WHEREAS, the County of Bergen, hereinafter referred to as the "Lead Agency", has offered voluntary participation in the New Jersey Cooperative Purchasing Alliance # CK04 - a Cooperative Pricing System for the purchase of Goods and Services; and

WHEREAS, on June 10, 2026, the governing body of the Town of Ramapo, County of Rockland, State of New York duly considered participation in a Cooperative Pricing System for the provision and performance of goods and services.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo as follows:

This resolution shall be known and may be cited as the Cooperative Pricing Resolution of the Town of Ramapo; and

BE IT FURTHER RESOLVED, pursuant to the provisions of N.J.S.A. 40A:11-11(5), Mona Montal, Director of Purchasing, is hereby authorized to enter into a Cooperative Pricing Agreement with the Lead Agency; and

BE IT FURTHER RESOLVED, the Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and all other provisions of the revised statutes of the State of New Jersey; and

BE IT FURTHER RESOLVED, this resolution shall take effect immediately upon passage.

Result:	Adopted [4-0]
Mover:	Councilman Rossman
Second:	Councilman Wanounou
Ayes:	Michael Specht, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	Brendel Logan

Participation in Urban County Consortium for FY 2027-2028

Resolution No. 2026-267

WHEREAS, The Town of Ramapo currently participates in the Urban County Consortium for the purposes of CDBG, HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) annual formula allocation funding; and

WHEREAS, The Town's current cooperating agreement will automatically renew for 2027-2028 unless the Town Board resolves to opt out of the Urban County Consortium and send proper notification of termination to various agencies.

NOW THEREFORE BE IT RESOLVED, by the Town Board of the Town of Ramapo, that the Town is still considering whether to renew their cooperation agreement for 2027-2028 and the Town Board authorizes the Supervisor to make a determination no later than June 18, 2026, with respect to the renewal without further Town Board approval.

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Result:	Adopted [4-0]
Mover:	Councilman Rossman
Second:	Councilman Wanounou
Ayes:	Michael Specht, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	Brendel Logan

Personnel:**Promotion of Police Officer to Sergeant****Resolution No. 2026-268**

WHEREAS, there is a vacancy in the position of Police Sergeant within the Town of Ramapo Police Department, and

WHEREAS, Chief of Police Daniel Hyman 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 GENITO** to the position of POLICE SERGEANT from Promotional Civil Service List #70002430, effective June 22, 2026, with an annual salary of \$184,090, (excluding longevity).

OPERATING BUDGET 3120AB.3100

Result:	Adopted [4-0]
Mover:	Councilman Rossman
Second:	Councilman Wanounou
Ayes:	Michael Specht, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	Brendel Logan

New Business**Waiver of Rules of Order: 24Hr. Rule****Resolution No. 2026-269**

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

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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 [4-0]
Mover:	Councilman Rossman
Second:	Supervisor Specht
Ayes:	Michael Specht, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	Brendel Logan

Authorization to Enter into Agreement with Orange and Rockland Utilities

Resolution No. 2026-270

WHEREAS, Orange and Rockland Utilities, Inc. ("O&R"), is in the process of performing maintenance and upgrades of the Orange and Rockland Transmission Line 31, and

WHEREAS, the Town is the owner of certain real property within the Village of Sloatsburg, identified on the Town of Ramapo Tax Map as 47.05-1-4 (the "Property"), and

WHEREAS, in connection with O&R's project, O&R has requested temporary access to and across a portion of the Property for the purpose of performing certain site work and for vehicular and pedestrian access, and

WHEREAS, O&R requested, and the Town is amenable to O&R's request for temporary access to and across a portion of the Property for the purpose of performing certain site work and for vehicular and pedestrian access.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to enter into an access agreement with Orange and Rockland Utilities, Inc.

Result:	Adopted [4-0]
Mover:	Councilman Rossman
Second:	Councilman Weissmandl
Ayes:	Michael Specht, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	Brendel Logan

Executive Session to Discuss Pending Litigation

Executive Session

Resolution No. 2026-271

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Resolved by the Town Board of the Town Of Ramapo that it hereby moves **INTO EXECUTIVE SESSION** to discuss pending litigation.

Result:	Adopted [4-0]
Mover:	Councilman Rossman
Second:	Councilman Weissmandl
Ayes:	Michael Specht, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	Brendel Logan

Executive Session

Resolution No. 2026-272

Resolved by the Town Board of the Town Of Ramapo that it hereby moves **OUT OF EXECUTIVE SESSION**.

Result:	Adopted [4-0]
Mover:	Councilman Rossman
Second:	Councilman Weissmandl
Ayes:	Michael Specht, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	Brendel Logan

Town Attorney

Easement Agreement with the Village of New Hempstead

Resolution No. 2026-273

WHEREAS, the Town of Ramapo ("Town") is the owner of or otherwise possesses sufficient rights and interests in certain real property and/or highway right-of-way located on the south side of New Hempstead Road within the Village of New Hempstead ("Village"); and

WHEREAS, the Village has requested that the Town grant a permanent easement over a portion of said property consisting of approximately 8.8 linear feet, more particularly described on the map and legal description attached hereto as Exhibit "A" (the "Easement Area"), for the purpose of constructing, installing, operating, maintaining, repairing, replacing and reconstructing a public sidewalk and related appurtenances; and

WHEREAS, the Town Board has determined that the proposed sidewalk improvements will enhance pedestrian safety, accessibility, and the general welfare of residents and visitors of both municipalities; and

WHEREAS, the Town Board finds that the grant of the easement serves a valid municipal and public purpose and is in the best interests of the Town and its residents; and

WHEREAS, the Town Board has considered the requirements of the State Environmental Quality Review Act

("SEQRA") and has determined that it is an unlisted action.

NOW, THEREFORE, BE IT RESOLVED, pursuant to the authority granted by Town Law § 64 (authority over town property) and General Municipal Law § 72-h (intermunicipal conveyance of real property interests), that the Town Board of the Town of Ramapo hereby authorizes the grant of a permanent easement to the Village of New Hempstead over the Easement Area described in Exhibit "A" for the purpose of constructing, installing, operating, maintaining, repairing, replacing and reconstructing a public sidewalk and related improvements pursuant to ; and be it further

RESOLVED, that the easement shall be substantially in the form approved by the Town Attorney and shall provide that the Village shall be responsible, at its sole cost and expense, for the construction, maintenance, repair, replacement and operation of the sidewalk and related improvements located within the Easement Area; and be it further

RESOLVED, that the Village shall indemnify and hold harmless the Town, its officers, employees and agents from and against claims, damages, liabilities and expenses arising from the Village's construction, use, maintenance, repair or replacement of the sidewalk improvements, to the extent permitted by law; and be it further

RESOLVED, that the Supervisor is hereby authorized and directed to execute the permanent easement agreement, together with such other documents as may be necessary to effectuate the purposes of this Resolution, subject to approval as to form by the Town Attorney; and be it further

RESOLVED, that upon execution, the Town Attorney and/or Town Clerk are authorized to take all actions necessary to record the easement in the Office of the Rockland County Clerk; and be it further

RESOLVED, that this Resolution shall take effect immediately.

Result:	Adopted [4-0]
Mover:	Councilman Weissmandl
Second:	Councilman Rossman
Ayes:	Michael Specht, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	Brendel Logan

Supervisor's Comments:

Supervisor Specht made the following announcements:

- At the June 24, 2026 Town Board meeting, there will be an agenda item to create a sidewalk committee which will be responsible for reviewing where sidewalks will be installed, priority and timeline for installation and future opportunities.
- Tomorrow, June 11th, is Ramapo Day at the stadium. Boulder's game, and food provided.

Adjournment:

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Adjournment**Resolution No. 2026-274**

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, June 10, 2026, be hereby **adjourned at 8:30 P.M.**

Result:	Adopted [4-0]
Mover:	Councilman Rossman
Second:	Councilman Wanounou
Ayes:	Michael Specht, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	Brendal Logan