

Minutes of the Regular Meeting of the Town Board of Ramapo, New York
Held on Monday, July 20, 2026

The Town Board of the Town of Ramapo convened in a Regular Meeting on Monday, July 20, 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

Public Participation

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

Avraham Braun - 198 Viola Road, Monsey - requested a three-way stop sign at Viola Rd and West Maple Avenue

Robert Romanowski - 183 Maple Avenue, Monsey - Clocks at Lake Suzanne and Finkelstein Library need repair

Dora Green - 6 Ash Street, Monsey - spoke on traffic issues, in-favor of housing and schools

Chaim Messner - in favor of PUD development

Lori Baker - 17 Brockton Road, Spring Valley - not happy with traffic on Viola Road; against development on Viola

Bracha Gobioff - 2 Redstone Road, Monsey - excess traffic, burials and cemetery

Yanky Fleigman - articulated the need for housing; traffic is controllable at the cemetery; thanked the Town Board for doing a good job

Deborah Munitz - 5 Rosehill Road, Montebello - addressed traffic issues and the need for traffic study at rush hour in high-traffic areas of Carlton, Spook Rock Rd, and Highview

Roslyn Feinsod - 35 Mariner Way, Monsey - too many traffic issues

Rachel Rosenberg - 30 Mariner Way, Monsey - Traffic; wants builders paying for infrastructure

Eliyah Levi - Brockton Road, New Hempstead - concerned with traffic issues; expressed the need to add more traffic lanes during development; requested moratorium on building until there is a traffic plan

Sol Biderman - over-development; need for infrastructure to match growth

Dora Green - 6 Ash Street - Monsey - traffic problems on Pomona Road and Rt 306

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Zehava Mann - 14 Buena Vista Road, Suffern - discussed accident issues on Old Pomona Road and Rt 306; not a fan of more development

Rachel (Miriam)Rosenberg - 12 Celia Court, Suffern - Expressed traffic concerns; wants builders to pay for infrastructure

Rivky Reichmann - 31 Mariner Way, Monsey - spoke on schools issues and over-development

Adel Katzenstein - 143 Brick Church Road, Monsey - against commercial development in residential areas

Avraham Kalb - concerned with parking spots

Moshe Kranz - 41 Wilder Road, Monsey - spoke on public safety, development issues, school issues, and infrastructure concerns

Close Open Period for Public Participation

Resolution No. 2026-294

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, July 20, 2026 be hereby **closed at 7:46 P.M.**

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

Public Scoping Session: Draft Scoping Document - Carlton Road PUD:

Ben Gaily, Town's outside council, addressed the Board and noted the Draft Scope was prepared by the applicant, and ultimately the Town Board will approve the Final Scope after the result of the review of the Draft Scope and review and consideration of all comments raised by the public and by any outside agencies that submitted comments. The sole focus tonight is to raise issues, and items, that should be included in the Final Scope to be approved by the Board to serve as the outline and table of contents for the Draft Environment Impact Statement. The Board has complete legislative discretion throughout this process to modify the proposal or cease its review of the proposal.

Supervisor Specht clarified this is the beginning of the environmental review process, and the Board is here to

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hear what should be looked at and what should be in the Scope moving forwarded.

Charles Gottlieb representing the applicant is present to receive public comments on the Draft Scope which then will be revised and resubmitted for Town Board review and discussion. He gave a description of the project location and residential, commercial, retail, office and recreational details.

Peter Burrow - primary author of the Environmental Impact Statement, gave a quick overview of the Draft Scope.

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

Steven W. Schlesinger - 29 South Parker Drive, Monsey - against Carlton Road PUD; the pace and scale of over-development and Carlton Road PUD is a step in the wrong direction;

Sandy Steier - 46 Pilgrim Lane, Monsey - thanked the applicant's team for presentation; concerned with development issues, asked, "how will this applicant's team be different?"

Deborah Munitz – representing ROSA -5 Rose Hill Road, Montebello – requested the Board not close the public hearing tonight; spoke about website issues and lack of transparency of documents; need to focus on the comprehensive plan first

Sol Biderman - 11 Briarwood Lane, Suffern - asked to keep the public hearing open; did not receive notice; talked about development issues; asked for the Board to show respect to abutting neighbors

Bracha Gobioff - 2 Redstone Road, Monsey - too many development issues; no need for more stores in residential areas; build reasonable housing and schools

Ziva Smilo - against; concerns with development issues; requested the Board show concern for the children

Moshe Botnick – spoke on behalf of the applicant; complemented the Board on their dedication and patience; complimented the audience on their participation; comments and concerns will be taken into consideration as the Scope is refined

Sol Katz - against; development issues; addressed numbers; stated area is destroyed

Yaakov Friedman - in- favor of more housing; encouraged the Board to approve the project

Avrim Mandolou – spoke on the need for more affordable housing; responsible planning;

Max Stach – Planner Nelson Pope Voorhis, Village of Montebello - 156 Route 59, Suite C6, Suffern – addressed Draft Scope: D10, and purpose of PUD in consideration of infrastructure; page 14. “Methodology; Page 15. school district cost analysis; requested traffic intersection considerations; growth impacts, proposed commercial development; submitted written comments

Miriam Rosenberg - 12 Celia Ct, Suffern - in-favor of responsible building, residential without commercial;

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implored the Board to protect residents

S. Greenfeld – 49 Sharon Drive, Spring Valley - in-favor of development with proper planning and more responsible building; requested consideration of parking location, sidewalks and traffic flow

Henna Fonfeder - 16 Mariner Way, Monsey - too many schools; schools issues on Viola, Rt 306, and Mariner; traffic issues; asked, "who's allowed to move in?"

Dora Green - 6 Ash Street, Monsey – new housing has not been affordable; against over-development and lack of affordable housing; against Ramapo being considered a city; 3-4 stories is not characteristic of Monsey

Peter Warren – 4 Lake Road, Suffern – requested bedroom count; up to the Board to protect the character of the area; various development issues and effects on the character of the community; demographics and traffic

Dena Dancykier – 1 Concord Drive, Monsey – not happy with the proposed development project: density, population, cars; traffic and infrastructure; will imperial people in the area;

David Youngreis - 9 King Road – day-to-day traffic; expressed concerns about accountability and recourses available to address developer's broken promises; expressed traffic concerns

Close Public Scoping Session: Draft Scoping Document - Carlton Road PUD

Resolution No. 2026-295

WHEREAS, the Town of Ramapo Town Board noticed and held a Public Scoping Session on the Carlton Road Planned Unit Development ("CR-PUD") Draft Scoping Document on July 20, 2026, at which all persons were given the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the public scoping session held this evening, July 20, 2026, be hereby **closed at 9:03 P.M.**, and

BE IT FURTHER RESOLVED written comments may be submitted to Jeffrey Posner, Town Clerk, at <clerk@ramapo.gov> or hand delivered to the Town Clerk's Office, Town Hall, 237 Route 59, Suffern, NY 10901 no later than 5:00 P.M., August 05, 2026.

Result:	Adopted [5-0]
Mover:	Councilwoman Logan
Second:	Councilman Rossman
Ayes:	Michael Specht, Brendel Logan, Yehuda Weissmandl, David Wanounou, Michael

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	Rossman
Nays:	None
Absent:	

Public Hearing: Proposed Amendments to Chapter 376, Zoning of the Town Code:

Ben Gailey, Town's outside council, stated the proposed zoning amendments were initially proposed and conceived by the building department for more efficient administration of the zoning code. The proposed amendments were reviewed and revised by his office and the Town's planning consultant. The primary emphasis of the amendments is for more efficient administration, to reduce the number of applications for zoning variances; and to encourage affordable dwelling units. Mr. Gailey went through the various proposed amendments.

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

Deborah Munitz – 5 Rosehill Road, Montebello – Comprehensive Plan, in support of scheduling series of workshops to discuss variances and school planning; noted amendments regarding change in schools; removing the term "accessory unit".

Robert Romanowski – 183 Maple Avenue, Monsey – addressed the proposed amendment lessening required parking space by one- will cause problems during winter snowstorms and plowing; against said proposal.

Visroel Eisenbach – 6 Zabriskie Terrace, Monsey - Chairman Ramapo Planning Board – spoke on amendments to parking requirements, street parking, landscaping requirements around refuse areas and accessory apartment changes.

Public Hearing: Proposed Amendments to Chapter 376, Zoning, of the Town Code**Resolution No. 2026-296**

WHEREAS, the Town of Ramapo Town Board noticed and held a public hearing on **PROPOSED AMENDMENTS TO CHAPTER 376, ZONING, OF THE TOWN CODE**, on July 20, 2026, at which all persons were given the opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the public hearing held this evening, July 20, 2026, be hereby held open and adjourned to August 10, 2026 at 7:00 P.M.

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

Acceptance of Minutes:

Regular Meeting of June 24, 2026**Resolution No. 2026-297**

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 24, 2026 - REGULAR

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

Town Attorney:

THE FOLLOWING ITEM WAS REMOVED FROM THE AGENDA:**Local Law: Proposed Amendments to Chapter 376, Zoning, of the Town Code****Resolution No.**

RESOLVED by the Town Board of the Town of Ramapo that the **Introductory Local Law Titled "Zoning Amendments"** which was the subject of a Public Hearing held, July 20, 2026, be hereby adopted as advertised, and shall be known as **Local Law 2 of 2026**.

**TOWN OF RAMAPO
INTRODUCTORY LOCAL LAW
LOCAL LAW NO. 2-2026**

ZONING AMENDMENTS

BE IT ENACTED by the Town Board of the Town of Ramapo, County of Rockland, State of New York, as follows:

Section 1. Chapter 376, titled “Zoning,” of the Code of the Town of Ramapo is amended as follows:

I. Section 376-65, titled “Accessory apartments,” is amended by amending subsections B, C, E, G(1), G(2) and H to read as follows:

B. The building shall have no more than two front entrances. However, when a wrap-around porch is constructed on a minimum of 75 percent of the width of the front facade, no limit shall be placed on the number of front entrances. All other entrances shall be on the side or rear of the building. All entrances other than the main front entrance door shall be subject to review and approval by the Architectural Review Board.

C. Accessory apartments shall have no restriction on floor area size and may utilize any portion of the building.

E. Any exterior building alteration that expands the existing building foundation, alters the exterior site areas or results in a requirement to obtain variance(s) is subject to architectural review pursuant to Article X of this chapter.

G. Three-family residences and multi-family residences.

1. In the R-15C District, three-family detached residences in which each dwelling unit extends from foundation to roof (townhouse style) are permitted to have one accessory apartment for each dwelling unit.
2. In the R-15C District, three-family residences or multi-family residences, either detached or semi-attached, not constructed in the townhouse style are permitted only one accessory apartment for the entire residence.

H. In the R-15C District, three family residences and multi-family residences may reduce the off-street parking requirement for accessory dwelling unit(s) by one parking space for each on-street parking space created through a roadway widening along the frontage of the lot.

II. Section 376-65, titled “Accessory apartments” is further amended by adding subsection I to read as follows:

- I. In the R-15A and R-15C Districts, a lot containing three or more dwelling units, including accessory apartments, shall be required to install and maintain a refuse area, which shall be installed and screened in a manner approved by the Building Inspector or Planning Board.

III. Section 376-1216, titled “Schools of general and religious instruction,” is amended by adding new subsection C, titled “Bulk Requirements,” to read as follows:

C. Bulk Requirements.

The following bulk requirements shall apply to schools of general and religious instruction in zoning districts where such use is a permitted use:

1. The maximum development coverage shall be 65%.
2. The maximum FAR shall be 65%.

IV. Section 376-71, titled “Location and size of parking spaces,” is amended by amending subsection B to read as follows:

B. Size of Spaces. The minimum parking stall length shall be 19 feet, and the minimum parking stall width shall be 9 feet. However, the width of accessible parking spaces and aisles must comply with accessibility requirements.

V. Section 376-77, titled “Off-street loading berths,” is amended by changing the title to “Off-street loading areas” and by amending subsection A to read as follows:

A. Off-street loading areas, when deemed necessary by the Planning Board, shall conform to the following standards:

1. Nonresidential uses permitted in residential districts or mixed-use districts shall have one loading area with minimum dimensions of 10 feet by 40 feet and a clear height of 15 feet for the first 20,000 square feet of gross floor area of the use. If the gross floor area is greater than 20,000 square feet, then the Planning Board will determine the number of additional loading areas required.
2. In the NS and CS Districts, there shall be one loading area with minimum dimensions of 10 feet by 50 feet with a clear height of 15 feet for the first 10,000 .If the gross floor area is greater than 10,000 square feet, then the Planning Board will determine the number of additional loading areas required.
3. In LO, PO and PI Districts, there shall be one loading area with minimum dimensions of 10 feet by 50 feet with a clear height of 15 feet for the first 20,000 square feet of gross floor area. If the gross floor area is greater than 20,000 square feet, then the Planning Board will determine the number of additional loading areas required.
4. The Planning Board may modify the minimum requirements where necessary to ensure proper circulation and traffic safety if such modification would not create future adverse effect in the event that the structure(s) or use(s) are changed to any other use permitted in the district.

VI. Section 376-5, titled “Definitions,” is amended by amending the following definitions to read as follows:

COURT/COURTYARD

An open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices.

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A space in a building where group sleeping accommodation is provided in one room, or in a series of closely associated rooms, for persons not members of the same family group, under joint occupancy and single management, as in school or college dormitories or fraternity house(s).

DWELLING UNIT

A self-contained residential space providing complete, independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking and sanitation.

SWIMMING POOL, PRIVATE

Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designated to contain, or is capable of containing water more than 24 inches (610 mm) deep at any point. This includes in-ground, above ground, and on-ground pools, indoor pools, hot tubs, spas and wading pools. No person shall construct or maintain a swimming pool except in compliance with the State Fire Prevention and Building code.

TOWNHOUSE

A single-family dwelling unit constructed in a group of three or more attached single family dwelling units and each unit (1) extends from the foundation to roof, (2) open on at least two sides, and (3) has a separate means of egress.

VII. The Table of General Use Requirements for the Commercial Corridor (CC) zoning district is amended by adding Catering facilities as a special permit use in Use Group H.

Section 2. Severability.

If any clause, sentence, paragraph, section or part of this local law or the application thereof to any individual, firm or corporation or circumstance is held by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair or invalidate the remainder of this local law, but shall be confined in its operation to the particular clause, sentence, paragraph, section or part of this local law or in its application to the particular individual, firm or corporation or circumstance directly involved in the controversy in which such order or judgment is rendered. Such order or judgment shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, phrase, which shall remain in full force and effect.

Section 3. Supersession.

To the extent that any provisions of the state Town Law, or any general law of the State, or the provisions of Chapter 376 of the Town Code are inconsistent with this local law, such provisions are hereby superseded.

Section 4. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.

SEQRA Classification, Initiate Coordinated Review, GML Referral, and Set Public Hearing: Summit Avenue Zone Change Petition

Resolution No. 2026-298

WHEREAS, Connectivity Systems LLC on behalf of Optimum Azzi/Gitty Development LLC (“Applicant”) formally submitted an application (“Zoning Petition”) to the Town Board with respect to the premises at 51, 61, 65, 69 and 73 Summit Avenue, Ramapo, NY, Tax Lots 57.13-1-6, 7, 8, 9 and 10 (“Premises”) pursuant to the terms of the federal Consent Order in the matter of Connectivity Systems, LLC v. The Town of Ramapo, et al.,

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dated July 13, 2023 ("Consent Order");

WHEREAS, the Zoning Petition seeks a Zone Change for the Premises from MR-8 to R15C with a use group of x.7 under the Town Code;

WHEREAS, the Town Board referred the Zoning Petition to the Community Design Review Committee ("CDRC") and the CDRC issued a memorandum dated June 17, 2026 recommending that the action be classified as Unlisted pursuant to SEQRA, that a General Municipal Law ("GML") referral be made as the Premises is within 500 feet of the Village of Spring Valley and noted that the CDRC refers the project back to the Town Board;

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town hereby: (1) declares itself Lead Agency for an uncoordinated SEQRA review; (2) declares the action as Unlisted; (3) directs staff to refer the Zoning Petition to the County Planning Department under the provisions of the GML, to the Town Planning Board as required by the Town Code, as well as any other legally required agencies, boards or departments; and (4) hereby schedules the required public hearing on the Zoning Petition for October 21, 2026 at 7:00 P.M., and

BE IT FURTHER RESOLVED, that the Town Board of the Town hereby authorizes the Supervisor to execute any and all documents necessary to give effect to this resolution.

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

Setting of Public Hearing: A Local Law Repealing Chapter 255 of the Code of the Town of Ramapo Entitled "Taxicabs" and Enacting a New Chapter 255 in Lieu Thereof

Resolution No. 2026-299

RESOLVED by the Town Board of the Town of Ramapo, that a Public Hearing be hereby held August 10, 2026 at 7:01 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, New York, for the purpose of soliciting public comments on **A LOCAL LAW REPEALING CHAPTER 255 OF THE CODE OF THE TOWN OF RAMAPO ENTITLED "TAXICABS" AND ENACTING A NEW CHAPTER 255 IN LIEU THEREOF.**

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

Acceptance of Agreement: Amendment to Research Foundation for Mental Health - Grant

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Resolution No. 2026-300

WHEREAS, by Resolution No. 2026-187, the Town Board accepted a grant in the amount of \$15,000 from the Research Foundation for Mental Hygiene to participate in the NYS Suicide Prevention Resource Center project, and

WHEREAS, the Research Foundation for Mental Hygiene has increased the grant amount to \$17,000.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the increase in funds from the Research Foundation for Mental Hygiene, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute Amendment Number 1 to the Agreement with the Research Foundation for Mental Hygiene in a form approved by the Town Attorney's Office.

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

Settlement of Claim: Town of Ramapo v. Elisheva Weinberger**Resolution No. 2026-301**

WHEREAS, on April 30, 2025, a vehicle owned by Joseph Kaiser and driven by Elisheva Weinberger struck a Town of Ramapo Highway vehicle, causing damage in the amount of \$3,052.40, and,

WHEREAS, the Town is in receipt of a check from Foremost Insurance Group in the amount of \$3,026.60 for the cost of repair of the above Highway vehicle, and

WHEREAS, the Town Attorney's Office has recommended that the Town accept the payment from Foremost Insurance Group 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 \$3,026.60 from **FOREMOST INSURANCE GROUP** 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 [5-0]
Mover:	Councilwoman Logan
Second:	Councilman Rossman

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Ayes:	Michael Specht, Brendel Logan, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	

Settlement of Tax Certiorari: 306 Home LLC**Resolution No. 2026-302**

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

306 HOME LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2025/26	56.07-4-11.-111	\$25,300	\$21,000

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 refunds can only be made when the Petitioner is current on all tax liability.

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

Settlement of Tax Certiorari: Briarcliff Entity LLC**Resolution No. 2026-303**

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

BRIARCLIFF ENTITY LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2025/26	56.07-4-11.-201	\$32,900	\$27,000

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 refunds can only be made when the Petitioner is current on all tax liability.

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

Settlement of Tax Certiorari: Gary's Holdings LLC**Resolution No. 2026-304**

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

GARY'S HOLDINGS LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2025/26	38.51-1-8	\$43,300	\$37,800

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 refunds can only be made when the Petitioner is current on all tax liability.

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

Settlement of Tax Certiorari: Areivim**Resolution No. 2026-305**

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

AREIVIM

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2025/26	47.14-1-13	\$36,200	\$30,657
2025/26	47.14-2-27	\$33,500	\$30,532
2025/26	47.14-2-40	\$32,800	\$30,694

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2025/26	47.17-1-6	\$38,000	\$30,585
2025/26	47.18-1-22	\$33,700	\$30,671
2025/26	47.18-2-50	\$24,400	\$22,500
2025/26	47.18-3-32.13	\$48,500	\$38,580
2025/26	47.19-1-5	\$40,000	\$35,400

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 refunds can only be made when the Petitioner is current on all tax liability.

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

Settlement of Tax Certiorari: Mesivta Lubavitch of Monsey**Resolution No. 2026-306**

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

MESIVTA LUBAVITCH OF MONSEY

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2025/26	41.15-2-11	\$102,000	\$102,000*

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 refunds can only be made when the Petitioner is current on all tax liability.

*Property shall be 100% exempt

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

Settlement of Tax Certiorari: Neturei Karta of USA

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

NETUREI KARTA OF USA

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2014/15	49.68-1-19	\$73,800	\$73,800*
2015/16	49.68-1-19	\$73,800	\$73,800*
2016/17	49.68-1-19	\$73,800	\$73,800*
2017/18	49.68-1-19	\$73,800	\$73,800*
2018/19	49.68-1-19	\$73,800	\$73,800*

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 refunds can only be made when the Petitioner is current on all tax liability.

*Property shall be 22% exempt

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

Settlement of Tax Certiorari: Two Hundred Sixty Two - 282 N Main LLC**Resolution No. 2026-308**

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

TWO HUNDRED SIXTY TWO - 282 N MAIN LLC

Tax Year	Section/Lot	Original Assessment	Corrected Assessment
2025/26	50.72-1-1	\$500,000	\$480,000

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 refunds can only be made when the Petitioner is current on all tax liability.

Result:	Adopted [5-0]
Mover:	Councilwoman Logan

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Seconder:	Councilman Rossman
Ayes:	Michael Specht, Brendel Logan, Yehuda Weissmandl, David Wanounou, Michael Rossman
Nays:	None
Absent:	

Authorization for the Installation of Traffic Improvements: Smolley Drive and West Maple Avenue

Resolution No. 2026-309

WHEREAS, the Town of Ramapo requested a pedestrian safety evaluation on the feasibility of installing a marked crosswalk at the intersection of Smolley Drive and West Maple Avenue on the northbound West Maple Avenue approach of the intersection, where an unmarked crossing currently exists, and

WHEREAS, the unmarked crossing primarily serves pedestrians traveling to Viola Town Park and Manny Weldler Park from the adjacent neighborhoods, and

WHEREAS, the closest crosswalk on West Maple Avenue is located 0.5 miles south of the unmarked crosswalk location, indicating the need for an additional crosswalk to promote safe pedestrian travel to the local parks, and

WHEREAS, MJ Engineering, the Town's traffic consultant, has performed an engineering study and makes the following recommendations:

- Install STOP signs with ALL-WAY plaques and STOP bars on all three approaches.
- Install an additional STOP sign with ALL-WAY plaque on the left side of the northern (southbound) West Maple Avenue approach.
- Install STOP AHEAD signs 360 feet in advance of the STOP bars on both northbound and southbound West Maple Avenue.
- Stripe a high-visibility crosswalk across the southern leg of West Maple Avenue, connecting the existing pedestrian ramps.
- Trim up and/or remove the bottom branches of trees along West Maple Avenue to improve sight distance to the proposed STOP signs and crosswalk.
- Install STOP pavement markings 10 feet in advance of the STOP bars on all approaches.
- Install a Two-Direction Large Arrow Sign (W1-7) on the far side of the intersection in line with, and at approximately a right angle to traffic approaching from the Smolley Drive approach of the T-intersection.
- Install additional pedestrian ramps and a high visibility crosswalk across both the northern leg of West Maple Avenue and Smolley Drive, connecting the existing sidewalks.

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 SIGNS***,

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CROSSWALKS and PEDESTRIAN RAMPS at the locations set forth on the above-mentioned Plan.

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

Retroactive Exemption for 99 Carlton Road

Resolution No. 2026-310

WHEREAS, legislation will be introduced in the New York State Legislature that would grant authority for the Town to accept the retroactive application by the following organization for real property tax exemptions as follows:

**CONG YESHIVA ZERA YAKOV
MONSEY NY 10952
SBL: 89/49.17-2-20
99 CARLTON ROAD
2021 Assessment Roll**

WHEREAS, the State Legislature requires the Town Board to state that it will grant the retroactive tax exemptions once appropriate State authority is granted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it has no objection to the passage of the above legislation, and it hereby agrees that it will grant a tax exemptions for the above property for the tax years in question if legislation is passed and signed by the Governor.

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

Acceptance of Easement 180 Remsen Avenue

Resolution No. 2026-311

WHEREAS, the Town of Ramapo Planning Board has granted minor subdivision approval for 180 Remsen Avenue, Monsey NY, and

WHEREAS, said approvals required the developer to provide a 5' Wide Shade Tree Easement benefiting the

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

Executive Session:

THE FOLLOWING ITEM WAS REMOVED FROM THE AGENDA:

Executive Session: Discussion- Pending Litigation

Resolution No.

Personnel:

Appoint Laborer - Department of Public Works

Resolution No. 2026-312

WHEREAS, there is a vacancy in the position of **Laborer** within the Town of Ramapo Department of Public Works in the Sewer Department, and

WHEREAS, Town Supervisor, Michael B. Specht, 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 **HUNTER MANN** as **Laborer**, retroactively effective July 13, 2026, at an annual salary of \$55,195, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 8130SS.3100

Result:	Adopted [5-0]
Mover:	Councilwoman Logan
Second:	Councilman Rossman
Ayes:	Michael Specht, Brendel Logan, Yehuda Weissmandl, David Wanounou, Michael Rossman

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Nays: None
Absent:

Appoint Custodial Worker - JTS Center**Resolution No. 2026-313**

WHEREAS, there is a vacancy in the position of **Custodial Worker** within the Town of Ramapo Parks and Recreation Department at the JTS Center, and

WHEREAS, Town Supervisor, Michael B. Specht, 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 **FRANK BLAKE** as **Custodial Worker**, effective August 2, 2026, at an annual salary of \$55,195, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 7150A.3100

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

Appoint Fire Safety Inspector**Resolution No. 2026-314**

WHEREAS, there is a vacancy in the position of Fire Safety Inspector within the Town of Ramapo Building, Planning & Zoning Department, and

WHEREAS, Town Supervisor, Michael Specht 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 **JOSEPH TISO** as probationary **Fire Safety Inspector** through the NY HELPS Program, effective August 3, 2026, at an annual salary of \$129,409, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 3620B.3100

Result: Adopted [4-0]
Mover: Councilwoman Logan
Second: Councilman Rossman
Ayes: Michael Specht, Brendel Logan, David Wanounou, Michael Rossman

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Nays: None
Absent:

Appoint Data Entry Operator I**Resolution No. 2026-315**

WHEREAS, there is a vacancy in the position of Data Entry Operator I within the Town of Ramapo Department of Public Works, and

WHEREAS, Town Supervisor, Michael Specht 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 **SHERI PELTZ**, as probationary **DATA ENTRY OPERATOR I**, from Civil Service List #26003010, effective August 3, 2026, at the annual salary of \$87,589, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1490A.3100

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

Establish Two (2) Groundworker Positions**Resolution No. 2026-316**

WHEREAS, the classification of two (2) full-time Groundworker positions in the Parks & Recreation Department within the Town of Ramapo has been recommended, and,

WHEREAS, the Rockland County Personnel Office has classified two (2) Groundworker positions,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of two (2) full-time **GROUNDWORKER** positions in the Parks & Recreation Department effective July 21, 2026.

Result: Adopted [5-0]
Mover: Councilwoman Logan
Second: Councilman Rossman
Ayes: Michael Specht, Brendel Logan, Yehuda Weissmandl, David Wanounou, Michael Rossman

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Nays: None
Absent:

Appoint Groundsworker**Resolution No. 2026-317**

WHEREAS, there is an anticipated vacancy in the position of **Groundsworker** within the Town of Ramapo Parks & Recreation Department, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, 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 **JOSEPH LORUSSO** as **Groundsworker**, effective August 3, 2026, at an annual salary of \$55,195, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 7110A.3100

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

Finance:**Acceptance of Audited Financial Statements For The Year Ended December 31, 2025****Resolution No. 2026-318**

WHEREAS, the Town of Ramapo by Resolution No. 2022-155 retained Bonadio Group (Bonadio) to examine the financial statements of the Town for the year ending December 31, 2025, and

WHEREAS, Bonadio has concluded its examination of said financial statements, and the final audit was presented to the Supervisor and the Town Board for its review and acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts for filing the final audit and findings of the Town of Ramapo Financial Statements, audited by Bonadio Group, for the year ending **December 31, 2025**.

Result: Adopted [4-0]
Mover: Councilwoman Logan
Second: Councilman Rossman

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Ayes:	Michael Specht, Brendel Logan, David Wanounou, Michael Rossman
Nays:	None
Absent:	

Purchasing:

Acceptance of Bid for Construction of Salt Shed: Remus Industries, LLC
Resolution No. 2026-319

WHEREAS, the Town of Ramapo has solicited bids for construction of a salt shed at the Highway Department facilities on Pioneer Avenue, and

WHEREAS, said bids were received by the Town Clerk of the Town of Ramapo and opened on September 26th 2025, in accordance with the provisions of the law, and

WHEREAS, Fredric Brinn, Superintendent of Highways, has recommended that the bid of Remus Industries, LLC, 9 Old Albany Post Road, Ossining, New York 10562, be accepted as the lowest responsible bid, at the terms set forth in the Agreement, a copy of which will be available at the Office of the Town Clerk, 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 of **REMUS INDUSTRIES, LLC**, for construction of the salt shed, be hereby accepted, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign an agreement with Remus Industries, LLC, in a form approved by the Town Attorney's Office.

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

Town Clerk:

Approval of Fire Hydrant: 17 Ravenna Drive, Pomona
Resolution No. 2026-320

WHEREAS, Jeffrey Posner, Town Clerk of the Town of Ramapo, is in receipt of a proposal from Veolia Water New York, Inc. for the installation of one (1) fire hydrant in the Town of Ramapo, as listed below:

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- **HYDRANT #TBD - IN FRONT OF 17 RAVENNA DRIVE, POMONA, NY**

WHEREAS, Adam Peltz, Fire Inspector for the Town of Ramapo, recommends that said proposal be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Jeffrey Posner, Town Clerk, is hereby authorized to accept the proposal of **VEOLIA WATER NEW YORK INC.** to install the above fire hydrant with respect to the above location.

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

Boards & Commissions:

Re-Appoint Board of Assessment Review Member

Resolution No. 2026-321

RESOLVED by the Town Board of the Town of Ramapo that the following named person be hereby re-appointed to serve as a Member of the Town of Ramapo **BOARD OF ASSESSMENT REVIEW** effective October 1, 2026 for a five (5) year term, said term expiring September 30, 2031:

SHELLEY KARBEN
New Hempstead, NY

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

Miscellaneous

Regular Meeting**Monday, July 20, 2026****7:00 PM****Changes to Town Board Meeting Schedule****Resolution No. 2026-322**

WHEREAS, the Town Board wishes to make the following changes to the Town Board Meeting Schedule:

CANCEL

Regular Meeting Wednesday August 12, 2026 7:00 P.M.

SCHEDULE

Special Meeting Monday August 10, 2026 7:00 P.M.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Town Board Meeting Schedule be changed as stated above.

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

Torne Valley Affordable Housing Project**Resolution No. 2026-323**

WHEREAS, the Town of Ramapo (the “Town”) is the owner of approximately 104 acres of real property comprised within four (4) separate tax lots: 10 Torne Brook Road (16 acres, Tax ID 39.19-1-2), 12-18 Lake Street (40 acres, Tax ID 39.18-1-1), 1-19 Lake Street (48 acres, Tax ID 39.19-1-7.3), and 1 Bridge Street (0.1 acres, Tax ID 47.06-1-1) (herein, the “Property”); and

WHEREAS, on April 2, 2025, the Town released a *Request for Site Concepts and Developer Qualifications: Development of Affordable and Market Housing on Town Owned Land in Torne Valley (unincorporated Ramapo)* (the “RFP”), and in response to the RFP, Westhab, Inc. and Recon Construction Corp. (collectively herein, the “Developer”) submitted a response entitled *Torne Valley Affordable and Mixed Income Housing Development* (herein, the “RFP Response”); and

WHEREAS, following review and consideration of the RFP Response, and pursuant to resolution 2026-67 adopted January 5, 2026, the Town designated the Developer as “preferred developer” in furtherance of the undertaking of a certain redevelopment project within and upon portions of the Property (the “Project”, as further defined herein); and

WHEREAS, the Developer has submitted a draft conceptual plan for the proposed Project (the “Conceptual

Plan”), which is contemplated to include the Developer-led and financed planning, design, permitting, finance and construction of approximately 570 units of workforce housing with a target Average Median Income (AMI) mix between 30% and 80%, along with supportive commercial and retail spaces, site improvements, roadway relocation and reconstruction, public and private recreational and green space amenities and improvements, certain water and sewer improvements, bridge replacements, and related improvements; and

WHEREAS, the Town and Developer have further reviewed the draft Conceptual Plan and space needs for the Project, along with appraisals of the Property, and in furtherance of same, the Town and Developer have agreed that approximately 15 acres of the Property are required for the Project, with an average appraised value of \$400,000.00 per acre (herein, the “Land”), with an established minimum purchase price of \$6,000,000.00 (the “Purchase Price”); and

WHEREAS, the Town is empowered to authorize the negotiated disposition and surplus of the Land through the Ramapo Local Development Corporation (“RLDC”) pursuant to and in accordance with Section 1411(d) of the Not-for-Profit Corporation Law (“N-PCL”) following compliance with same and all applicable laws, including, but not limited to Town Planning and Zoning Codes, the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the foregoing surplus and disposition of the Land by the Town through RLDC and ultimately to the Buyer (herein, the “Disposition”) can be undertaken through the negotiation and execution of a Land Development Agreement with Exclusive Option and License (herein, an “LDA”), wherein the Town and RLDC may provide the Developer with an exclusive option to acquire the Land in furtherance of the Developer’s undertaking of the Project (the “Option”), along with a license agreement to provide access and joinder for necessary and appropriate due diligence, investigations and permit applications; and

WHEREAS, the Town desires to (i) memorialized the Purchase Price acceptable for the Disposition of the Land in furtherance of the proposed Project; (ii) provide the Developer with exclusivity through the date that an LDA is executed by the parties; and (iii) authorize the Supervisor to execute and deliver a non-binding Letter of Intent with the Developer and RLDC (the “LOI”) to outline the proposed terms and parameters of the Project and Disposition, including the Purchase Price and various Project elements, development timeframes and parameters.

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

Section 1. The Town hereby approves the proposed minimum Purchase Price for the Land, the exact parameters and size to be determined through the Town’s standard site plan and permitting process.

Section 2. The Town hereby authorizes and directs the Supervisor to finalize and execute the LOI with the Developer for purposes of establishing a framework for undertaking the proposed Disposition by and through RLDC, such non-binding LOI to include the general terms and conditions pursuant to which the Developer may undertake the Project, and which shall be incorporated into an LDA to be negotiated and approved by the Town and RLDC.

Section 3. The Town hereby ratifies and confirms the Developer’s preferred developer status for the proposed Project, and hereby agrees to negotiate exclusively with Developer and shall not solicit or engage with other potential purchasers or developers for the Land during the term of the LOI, which shall extend for up to 90 days

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after the date thereof.

Section 4. This resolution shall take effect immediately.

Result:	Adopted [3-1]
Mover:	Councilwoman Logan
Second:	Councilman Rossman
Ayes:	Michael Specht, Brendel Logan, Michael Rossman
Nays:	David Wanounou
Abstain:	Yehuda Weissmandl
Absent:	

Adjournment:

Adjournment

Resolution No. 2026-324

RESOLVED by the Town Board of the Town of Ramapo that the Special Meeting of the Ramapo Town Board held this evening, July 20, 2026, be hereby **adjourned at 10:19 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:	