

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON  
AUGUST 13, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, August 13, 2025 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

**Supervisor Michael B. Specht** called the meeting to order and **Town Clerk, Jeffrey Posner** called the roll. The following Board members were present and answered to their names:

**Call to Order**

| Attendee Name     | Title                         | Status  | Arrived |
|-------------------|-------------------------------|---------|---------|
| Michael B. Specht | Supervisor                    | Present |         |
| Brendel Charles   | Councilwoman                  | Present |         |
| Michael Rossman   | Councilman                    | Present |         |
| David Wanounou    | Councilman                    | Present |         |
| Yehuda Weissmandl | Councilman                    | Absent  |         |
| Alyssa Slater     | First Assistant Town Attorney | Present |         |
| Jeffrey Posner    | Town Clerk                    | Present |         |

**Public Participation:**

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

**Robert Romanowski**- 183 Maple Avenue, Monsey, NY - against removal of restrictive convenient on the Airmont school; questioned future use of the Challenger Center

**Moshe Engle** - 21 Mayer Drive- spoke on public transportation issues, requested more public busses currently only one option- TOR Transit, and use for abandoned railroad tracks

**Deborah Munitz** - 5 Rose Hill Road, Montebello, NY - submitted written comments re: Res. No. 2025-31, Agenda Item V.B. Stephens Place

**New Hempstead Resident** - Agenda Item III.B. against annexation of territory

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**Close Open Period for Public Participation**

**RESOLUTION NO. 2025-314**

**RESOLVED** by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, August 13, 2025 be hereby **closed at 7:14 P.M.**

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

Setting Public Hearings:

Set Public Hearing - Amendment to Zoning Code

RESOLUTION NO. 2025-315

**RESOLVED** by the Town Board of the Town of Ramapo, that a Public Hearing be hereby held October 22, 2025 at 7:05 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, New York, for the purpose of soliciting public comments on **A PROPOSED AMENDMENT TO THE ZONING CODE OF THE TOWN OF RAMAPO TO CREATE A NEW USE, to wit "HEALTH AND WELLNESS RETREAT" in the RR-80 ZONING DISTRICT.**

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

Setting a Joint Public Hearing

RESOLUTION NO. 2025-316

At a regular meeting of the Town Board of the Town of Ramapo held at Ramapo Town Hall, 237 Route 59, Suffern, New York on the 13th day of August, 2025, the following resolution was offered and seconded:

**WHEREAS**, the following entities filed a petition for annexation with the Town of Ramapo and the Village of New Square requesting to annex the following parcels:

| Tax ID     | Street Address                    | Owner/Petitioner                      |
|------------|-----------------------------------|---------------------------------------|
| 42.19-2-2  | 834 N. Main Street, New Hempstead | KTD Home Ownership Maximization Corp. |
| 42.15-2-29 | 842 N. Main Street, New Hempstead | 45 Bypass Corrp.                      |
| 42.15-2-30 | 3 Wisteria Court, New Hempstead   | Wisteria Court Properties LLC         |
| 50.07-4-2  | 700 N. Main Street, Spring Valley | Refuah Health Center Inc.             |

**WHEREAS**, the Town of Ramapo and the Village of New Square shall hold a joint public hearing on said petition on September 10, 2025 at 7:15 P.M. at Town Hall, 237 Route 59, Suffern, New York and all parties in attendance will be permitted an opportunity to speak on behalf of or in opposition to said petition.

**NOW, THEREFORE BE IT RESOLVED** that the Town Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law; and be it further

**RESOLVED** that this resolution will take effect immediately.

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

Town Attorney:

Referral of Zoning Map Petition to CDRC: Optimum Azzi / Gitty Development LLC

RESOLUTION NO. 2025-317

WHEREAS, the Town Board of the Town of Ramapo has received a petition for an Amendment to the Zoning Law and Zoning Map of the Town of Ramapo from Optimum Azzi/ Gitty Development LLC (“Petitioner”), owner of property consisting of 8.4 acres and the Town has obligated to convey to Petitioner 1.3 acres, for a total 9.392 acres of property located at 53, 61, 65, 69, and 73 Summit Avenue, Spring Valley, NY 10977 (the “Premises”) , which property is identified on the Town Tax Map as Section 57.13, Block 1, Lots 1-10, and

WHEREAS, the Petitioner proposes to construct a planned 233-unit residential development. Of these, 192 units will be 1,200 square foot rentals in buildings “A” and “B”, and 41 units will be in townhomes around the northern, eastern and southern perimeter of the site. Buildings “A” and “B” will also feature a nursery school, synagogue, convenience store and 405 parking spaces, including 60 spaces under building “B”. A variance is also proposed to allow retail use on the site, and

WHEREAS, the Premises are currently zoned MR-8 pursuant to the Zoning Law. Petitioner seeks an amendment to the Zoning Law and Zoning Map to rezone the Premises to a R-15C zoning designation for “multifamily dwellings on lots of at least 40,000 square feet” with an x.7 Use Group.

NOW THEREFORE, BE IT RESOLVED, the Town Board hereby refers the Petition of *OPTIMUM AZZI/ GITTY DEVELOPMENT LLC*. to the Town of Ramapo Community Design Review Committee (“CDRC”) for the purpose of assisting the Town Board in assessing the completeness of the application and submitted information.

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

Sale of Surplus Property: Stephens Place

RESOLUTION NO. 2025-318

WHEREAS, the Town is the owner of a 25' strip of Stephens Place ("Property"), and

WHEREAS, Resolution No. 2025-304 was passed, declaring the Property surplus, and

WHEREAS, the current owners of an abutting property, Meir Oster and Sora Oster of 30 Westside Avenue, Monsey, New York 10952, have made a bona fide offer to purchase a 12.5' strip of the Property via quitclaim deed from the Town for the sum of \$13,000.00, which amount is supported by an appraisal prepared by James Molinaro, a N.Y.S. Certified Appraiser,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that the Town accepts the purchase price for the above property offered by Meir Oster and Sora Oster of \$13,000.00, conditioned upon the execution of a Contract of Sale and compliance with SEQR, and subject to permissive referendum, and via quitclaim deed, limited to the Town’s interest in said property, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign said contract with *MEIR OSTER AND SORA OSTER* subject to confirmation of the proposed use of the property, as well as approval of the form of said contract by the Town Attorney’s Office, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign a quitclaim deed, in a form appropriate for filing with the Rockland County Clerk and approved by the Town Attorney’s Office.

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| RESULT:   | ADOPTED [3 TO 1]              |
| MOVER:    | Michael Rossman, Councilman   |
| SECONDER: | Brendel Charles, Councilwoman |
| AYES:     | Specht, Charles, Rossman      |
| NAYS:     | Wanounou                      |
| ABSENT:   | Weissmandl                    |

Intermunicipal Agreement - County of Rockland - Sidewalk Project

RESOLUTION NO. 2025-319

WHEREAS, General Municipal Law empowers municipal corporations to enter into agreements for the performance of their respective functions, powers, and duties on a cooperative basis, and

WHEREAS, the County of Rockland and the Town of Ramapo desire to cooperate in the construction of sidewalks within the Town's jurisdiction along County of Rockland roads for the mutual benefit of their respective constituents, and

WHEREAS, the County of Rockland has agreed to provide grant funds in an amount not to exceed \$1,764,705.88 per County Legislator, which such amount will be distributed by the Legislator to the Town for the purpose of constructing said sidewalks.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an *INTERMUNICIPAL AGREEMENT* with the County of Rockland, 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 [UNANIMOUS]                |
| MOVER:    | Brendel Charles, Councilwoman      |
| SECONDER: | Michael Rossman, Councilman        |
| AYES:     | Specht, Charles, Rossman, Wanounou |
| ABSENT:   | Weissmandl                         |

Acceptance of Intermunicipal Agreement with Various Villages

RESOLUTION NO. 2025-320

WHEREAS, the Town of Ramapo and the Villages of Airmont, Chestnut Ridge, New Hempstead and Wesley Hills have been selected to receive Fiscal Year 2024 Congressional Directed Spending for Community Projects Funding (CPF) to implement Street Improvement Projects, and

WHEREAS, the Town of Ramapo and the Villages of Airmont, Chestnut Ridge, New Hempstead and Wesley Hills wish to enter into an Intermunicipal Agreement for enhancing pedestrian safety and making roads safer for those traveling by foot, bike or car

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to enter into an Intermunicipal Agreement with the *VILLAGES OF AIRMONT, CHESTNUT RIDGE, NEW HEMPSTEAD and WESLEY HILLS* for highway improvements, as set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an Intermunicipal Agreement with the Villages of Airmont, Chestnut Ridge, New Hempstead and Wesley Hills in a form approved by the Town Attorney's Office.

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

Acceptance of License Agreement: YH Ice Cream LLC

RESOLUTION NO. 2025-321

WHEREAS, Michelle Antosca, Director of Parks and Recreation, is in receipt of a proposal from YH Ice Cream LLC, 261 Pennsylvania Avenue, Paterson, New Jersey 07503, to operate an ice cream truck at various Town facilities, and

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

- 1) Soft Serve and Novelty Ice Cream Truck
- a) Ramapo Town Hall

b) Rella Fields

c) Eugene Levy Park

d) Manny Weldler Park

e) Children’s Park

f) Clark Park

g) St. Lawrence Center

h) Special Events
- 2) One year term:
- a) year 2025 at a fee of \$2,000.00
- 3) Additional Terms:
- a) All trucks will be Rockland County Board of Health certified, if required

b) Town to be provided with a list of drivers, drivers’ licenses and background information

c) All drivers will provide fingerprints and undergo background checks

d) Town to be named as an additional insured

e) All prices to be clearly marked on outside of trucks

f) No music or announcements at Saddle River Pool and Manny Welder Park

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to accept the proposal and enter into a License Agreement to operate an ice cream truck at various Town facilities with **YH ICE CREAM, LLC**, at the terms set forth above, subject to licensee applying for and receiving a Town of Ramapo Peddling Permit and

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

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

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

Upstate Billing - Potential Non-Renewal

RESOLUTION NO. 2025-322

WHEREAS, the Town Board, by Resolution No. 2023-506, approved an agreement with Upstate Billing, Inc., 48 Bakertown Road, Suite 407, Monroe, New York 10950, for ambulance billing services for the Town of Ramapo’s Volunteer Ambulance Corps, and

WHEREAS, the Town Board, by Resolution No. 2025-63, extended such agreement for the year of 2025, and

WHEREAS, the Town of Ramapo may wish to exercise its right of non-renewal for the above agreement for the year of 2026.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees it may exercise its right to non-renewal for the ambulance billing services agreement with Upstate Billing.

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

Authorization to Accept Grant for New York State’s Highway Safety Program for Pedestrian Enforcement

RESOLUTION NO. 2025-323

WHEREAS, the New York State Governor’s Traffic Safety Committee has awarded a grant in the amount of \$30,462.00 to the Town of Ramapo Police Department to participate in New York State’s Highway Safety Program for Pedestrian Enforcement and Education, and

WHEREAS, the goal of this program is to reduce the number of crashes, injuries, and deaths on New York’s roads,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the grant from the *NEW YORK STATE GOVERNOR’S TRAFFIC SAFETY COMMITTEE* in the amount of \$30,462.00 to participate in New York State’s Highway Safety Program for Pedestrian Enforcement and Education, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute the Agreement with the New York State Governor’s Traffic Safety Committee in a form approved by the Town Attorney’s Office.

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

Increase in Fee: Tax Appraiser - Valuation Plus, Inc. 2025

RESOLUTION NO. 2025-324

WHEREAS, the Town Board, by Resolution No. 2025-16, retained Valuation Plus, Inc. to provide tax appraisals for the year 2025 at a fee not to exceed \$50,000, and

WHEREAS, the need to obtain appraisals in 2025 will require additional funds be allocated for said appraisals,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the fee for the conduct of tax appraisals by *VALUATION PLUS, INC.* for the year 2025 is hereby increased from up to a maximum of \$50,000 to up to a maximum of \$100,000.

SOURCE OF FUNDS: 1420A.3452 (Consultants)

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

Additional Compensation: William White - Assessment Services- 2025

RESOLUTION NO. 2025-325

WHEREAS, the Town Board, by Resolution No. 2025-19, entered into an agreement with William White for assessment services for year 2025 at a total compensation not to exceed \$25,000, and

WHEREAS, Harley Valencia McNally, Town Assessor, has requested that the Town increase the total compensation an additional \$15,000 for the remainder of 2025

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes additional compensation up to \$15,000 for *WILLIAM WHITE* for assessment services for year 2025, as set forth below:

- a) Term: 2025
- b) Compensation - \$30.00 per hour
- c) Total Fee for Year 2025: Not to exceed \$40,000, for assessment services
- d) Agreement can be terminated upon thirty days’ written notice

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

Settlement of Tax Certiorari: Beshco LLC

RESOLUTION NO. 2025-326

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

BESHCO LLC

| <u>Tax Year</u> | <u>Section/Lot</u> | <u>Original Assessment</u> | <u>Corrected Assessment</u> |
|-----------------|--------------------|----------------------------|-----------------------------|
| 2024/25         | 55.11-1-16         | \$693,000                  | \$500,000                   |

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

Settlement of Tax Certiorari: Maple Leaf 11 LLC

RESOLUTION NO. 2025-327

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

MAPLE LEAF 11 LLC

| <u>Tax Year</u> | <u>Section/Lot</u> | <u>Original Assessment</u> | <u>Corrected Assessment</u> |
|-----------------|--------------------|----------------------------|-----------------------------|
| 2024/25         | 56.08-5-52         | \$195,200                  | \$165,200                   |
| 2025/26         | 56.08-5-52         | \$195,200                  | \$165,200                   |

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

Settlement of Tax Certiorari: Panera LLC

RESOLUTION NO. 2025-328

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

PANERA LLC

| <u>Tax Year</u> | <u>Section/Lot</u> | <u>Original Assessment</u> | <u>Corrected Assessment</u> |
|-----------------|--------------------|----------------------------|-----------------------------|
| 2025/26         | 55.07-2-10.1       | \$306,400                  | \$269,632                   |

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

Settlement of Claim and Installation of Check Valve: Yosef Rosenberg

RESOLUTION NO. 2025-329

WHEREAS, Yosef Rosenberg filed a Notice of Claim against the Town of Ramapo for damage sustained from a sewer backup at 3 Widman Court, Spring Valley, and

WHEREAS, the Town Attorney’s Office and the Town’s third party claims administrator have reviewed the claim and recommend that it be settled in the amount of \$211.33, and have also recommended reimbursement for the installation of a check valve in the amount of \$4,000.00,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of Yosef Rosenberg in the amount of \$4,211.33, said settlement to be charged to 8130SS.341931, and

**BE IT FURTHER RESOLVED** that said settlement is subject to receipt of a General Release executed by Yosef Rosenberg.

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

**Settlement of Claim: Peter and Patricia Yaniga - Installation of Check Valve**

**RESOLUTION NO. 2025-330**

**WHEREAS**, Peter and Patricia Yaniga filed a Notice of Claim against the Town of Ramapo for damages sustained from a sewer backup at their residence, 68 Shuart Road, Airmont, New York, and

**WHEREAS**, the Town Attorney’s Office and the Town's third-party claims administrator have reviewed said claim and have recommended that it be settled in the amount of \$1,000.00 and have also recommended reimbursement for the installation of a check valve in the amount of \$3,000.00

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby settles the claim of Peter and Patricia Yaniga in the amount of \$1,000.00 and authorizes reimbursement for the installation of a check valve in the amount of \$3,000.00, for an aggregated amount of \$4,000.00, and

**BE IT FURTHER RESOLVED** that said settlement is subject to receipt of a General Release executed by Peter and Patricia Yaniga.

SOURCE OF FUNDS: 8130SS.341931

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

**Settlement of Claim: Ahron Kohn**

**RESOLUTION NO. 2025-331**

**WHEREAS**, Ahron Kohn filed a Notice of Claim against the Town for damage to one of his windows of his residence which was struck by a rock when a Town of Ramapo Highway employee was mowing on Horton Drive, and

**WHEREAS**, the Town Attorney’s Office has reviewed the claim and recommends it be settled in the amount of \$709.86,

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby settles the claim of *AHRON KOHN* in the amount of \$709.86, said settlement to be charged to 5110DB341931, and

**BE IT FURTHER RESOLVED** that said settlement is conditioned upon receipt of a general release executed by Ahron Kohn.

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

Settlement of Claim: Town of Ramapo v. Village of Suffern

RESOLUTION NO. 2025-332

WHEREAS, on March 21, 2025, a vehicle owned by the Village of Suffern struck a Town of Ramapo Police vehicle, causing damage in the amount of \$2,593.82, and,

WHEREAS, the Town is in receipt of a check from Selective Insurance in the amount of \$2,593.82 for the cost of repair of the above Police vehicle, and

WHEREAS, the Town Attorney’s Office has recommended that the Town accept the payment from Selective Insurance 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 \$2,593.82 from *SELECTIVE INSURANCE* 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.

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

Settlement of Claim: Global Security

RESOLUTION NO. 2025-333

WHEREAS, a Town of Ramapo Highway vehicle was involved in a 3 car accident involving vehicles owned by Global Security and Moshe Potash, and

WHEREAS, Global Security filed a Notice of Claim against the Town for damage to its vehicle, and

WHEREAS, the Town Attorney’s Office has reviewed the claim and recommends it be allowed to settle in an amount not to exceed \$10,000.00,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of *GLOBAL SECURITY* in an amount not to exceed \$10,000.00, said settlement to be charged to 5110DB341931(settlement) , and

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

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

Settlement of Claim: Barg

RESOLUTION NO. 2025-334

WHEREAS, Toby Barg of 8 Kerri Lane, Monsey, New York, has filed a Notice of Claim against the Town for damages caused by a sewer backup, and

WHEREAS, the Town Attorney’s Office has reviewed the claim for damages and recommends that it be settled in the amount of \$15,000, and

WHEREAS, said settlement requires that the homeowner install, at Town expense, a check valve;

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of *TOBY BARG* in the amount of \$15,000, settlement to be charged to Account 8130SS.341931, and

BE IT FURTHER RESOLVED that said settlement is subject to receipt of a General Release from Toby Barg and a final invoice of the cost of the check valve installation.

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

Settlement of Claim: Myer Gurkov

RESOLUTION NO. 2025-335

WHEREAS, Myer Gurkov filed a Notice of Claim against the Town for damage to the gutters and siding of his house which was caused by a tree falling from the Town’s easement, and

WHEREAS, the Town Attorney’s Office has reviewed the claim and recommends it be settled in the amount of \$3,176.72,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby settles the claim of *MYER GURKOV* in the amount of \$3,176.72, said settlement to be charged to 1930A.341931, and

BE IT FURTHER RESOLVED that settlement is conditioned upon receipt of a general release executed by Myer Gurkov.

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

Acceptance of Stormwater Maintenance Agreement and Easement - 609 Route 306

RESOLUTION NO. 2025-336

WHEREAS, the Town Planning Board approved a project located at 609 Route 306, and

WHEREAS, said approval required the granting of a Stormwater Control Facility Maintenance Agreement and Easement, and

WHEREAS, the Town of Ramapo is in receipt of a Stormwater Control Facility Maintenance Agreement and Easment to provide for the long-term maintenance and continuation of stormwater control measures at 609 Route 306

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to execute the above Agreement and Easement in a form approved by the Town Attorney’s Office.

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

Acceptance of Easement- 137 S Central Ave

RESOLUTION NO. 2025-337

WHEREAS, the Town of Ramapo Planning Board has granted Subdivision approval for 137 S. Central Ave and

WHEREAS, said approvals required the developer to provide a 5 foot wide shade tree easement along benefiting 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 [UNANIMOUS]                |
| MOVER:    | Brendel Charles, Councilwoman      |
| SECONDER: | Michael Rossman, Councilman        |
| AYES:     | Specht, Charles, Rossman, Wanounou |
| ABSENT:   | Weissmandl                         |

Presentation: Eagle Scout Project

Eagle Scout Project Proposal - Matthew Posner

*Matthew Posner*, an Eagle Scout candidate from Troop 21 in Suffern, NY, and a resident of Ramapo, presented his Eagle Scout project proposal to the Town Board. His project involves the redesign and reconstruction of the 9/11 Memorial located outside Town Hall at its current site.

The existing 9/11 Memorial consists of a 3-foot I-beam from the South Tower, mounted on a metal base and accompanied by a name plaque.

Matthew shared his vision for a new 9/11 Memorial which will feature two towers symbolizing the Twin Towers, set on a pentagon-shaped base representing the Pentagon. The centerpiece of the memorial will be created by using the current Memorials South Tower I-Beam. This beam will be supported by the twin towers in the new design and oriented to point toward the original site of the World Trade Center. This design is inspired by an existing memorial in Tallahassee, Florida, which features a similar layout and incorporates an 11-foot I-beam.

Matthew’s project design will also include:

- A wreath holder to allow the Town to place a wreath annually on September 11th.
- The relocation of the current name plaque to one of the towers.
- A new sign recognizing that the I-beam is from the South Tower.
- A small plaque acknowledging that the project was completed as part of Matthew’s Eagle Scout service project.

The project will be led by Matthew and Troop 21 volunteers which will include a professional carpenter who is an expert in concrete and forms. The project is expected to take approximately two months to complete, with work scheduled primarily on weekends.

The estimated cost of the project is \$1,000, which Matthew plans to raise through a GoFundMe campaign.

Matthew ended his presentation by thanking the Board for their time and consideration.

*Supervisor Specht* thanked Matthew and offered the support of the Town Board for such an admirable project, whether that be in labor, construction expertise, or monetary. The Supervisor invited Matthew to attend this year’s 9/11 memorial service at Town Hall, at which time the Supervisor will announce Matthew’s project.

Acceptance of Proposed Eagle Scout Project

RESOLUTION NO. 2025-338

WHEREAS, Matthew Posner, an Eagle Scout candidate from Troop 21 in Suffern, NY, and a resident of Ramapo, presented his proposed Eagle Scout project to the Town Board, and

WHEREAS, Matthew’s proposed project involves the redesign and reconstruction of the current 9/11 Memorial located outside Ramapo Town Hall existing of a 3-foot I-beam from the South Tower, mounted on a metal base and accompanied by a name plaque, and

WHEREAS, Matthew’s vision for the new memorial will feature two towers symbolizing the Twin Towers, set on a pentagon-shaped base representing the Pentagon. The centerpiece of the memorial will be created by using the current Memorials South Tower I-Beam. This beam will be supported by the twin towers in the new design and oriented to point toward the original site of the World Trade Center, and

WHEREAS, the updated Memorial will also include a wreath holder, the relocation of the current name plaque, a new sign recognizing that the I-beam is from the South Tower, and a small plaque acknowledging the Eagle Scout project, and

WHEREAS, the estimated cost of the project is \$1,000, which Matthew plans to raise through a GoFundMe campaign.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board hereby accepts the proposed Eagle Scout project as presented by Matthew Posner, and

BE IT FURTHER RESOLVED, Matthew Posner is hereby authorized to commence work on his Eagle Scout project of constructing a new 9/11 Memorial outside of Town Hall.

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

Personnel:

Amendment of Resolution No. 2025-95: Appoint Town Assessor

RESOLUTION NO. 2025-339

WHEREAS, the Town Board by Resolution No. 2025-95 appointed Harley Valencia-McNally as Assessor of the Town of Ramapo for a six- year term effective February 13, 2025, and

WHEREAS, New York State requires Assessor’s six-year terms begin on October 1

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby *AMENDS RESOLUTION NO. 2025-95* to read as follows:

“WHEREAS, there is a vacancy in the position of Assessor in the Town of Ramapo, and

WHEREAS, Town Supervisor, Michael B. Specht recommends the appointment of Harley Valencia-McNally as Assessor

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby appoints *HARLEY VALENCIA-MCNALLY* as *ASSESSOR* of the Town of Ramapo to fill said vacancy effective February 13, 2025, said *term to expire September 30, 2025*, and

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

SOURCE OF FUNDS: 1355A.3100

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

Re-appointment of Town Assessor

RESOLUTION NO. 2025-340

WHEREAS, the Town Board by Resolution No. 2025-339 appointed Harley Valencia-McNally as Assessor of the Town of Ramapo to fill a vacancy in the position, effective February 13, 2025, said term to expire September 30, 2025, and

WHEREAS, Town Supervisor, Michael B. Specht recommends the re-appointment of Harley Valencia-McNally as Assessor,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby re-appointments *HARLEY VALENCIA-MCNALLY* as **ASSESSOR** of the Town of Ramapo for a six (6) year term beginning October 1, 2025 through September 30, 2031, and

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

SOURCE OF FUNDS: 1355A.3100

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

Appoint Motor Equipment Operator II - Sewer Department

RESOLUTION NO. 2025-341

WHEREAS, there is a vacancy in the position of Motor Equipment Operator II within the Town of Ramapo 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 *LOUIS MANGANIELLO III* as *Motor Equipment Operator II*, effective August 16, 2025, at an annual salary of \$93,755, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 8130SS.3100

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

Reclassify Automotive Mechanic I to Automotive Mechanic II in Central Garage

RESOLUTION NO. 2025-342

WHEREAS, Supervisor Michael B. Specht has recommended the re-classification of an Automotive Mechanic I position to the title of Automotive Mechanic II in the Central Garage Department, and

**WHEREAS**, the Rockland County Personnel Office has classified the position of Automotive Mechanic II,

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of the position of **AUTOMOTIVE MECHANIC II** in the Central Garage Department.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

**Appoint Automotive Mechanic II in Central Garage**

**RESOLUTION NO. 2025-343**

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

**WHEREAS**, the 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 *ANTHONY BROWN* probationary *Automotive Mechanic II* effective August 16, 2025 at an annual salary of \$77,666.

SOURCE OF FUNDS: 1620A.3100

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

**Establish Receptionist (Spanish-Speaking) Position**

**RESOLUTION NO. 2025-344**

**WHEREAS**, the classification of a full-time Receptionist (Spanish-Speaking) position in the Town Clerk's Office within the Town of Ramapo has been recommended, and,

**WHEREAS**, the Rockland County Personnel Office has classified the position of Receptionist (Spanish-Speaking),

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of a full-time position of **RECEPTIONIST (SPANISH-SPEAKING)** in the Town Clerk's Office effective August 14, 2025.

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

Finance:

Acceptance of Justice Court Audit Year Ended 2024

RESOLUTION NO. 2025-345

WHEREAS, Section 2019-a of the Uniform Justice Court Act requires that Town Justices annually provide their court records and dockets to the Town Board and that such records be audited by the Town Board and said audit be entered into the Minutes of the Board, and

WHEREAS, Bonadio & Co., LLP was authorized to perform an audit of the Town Justice Court, and

WHEREAS, said audit was presented to 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 AUDIT of the *TOWN JUSTICE COURT* for the year ending December 31, 2024.

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

Purchasing:

Purchase of Highway Equipment:

RESOLUTION NO. 2025-346

WHEREAS, the Town’s Highway Department has identified several locations within unincorporated Ramapo that require lanes and other major traffic improvements, and

WHEREAS, Fred Brinn, Superintendent of Highways, recommends the acquisition of highway equipment as follows:

| Town of Ramapo Highway Equipment Needs August 2025 |                                    |         |                               |                |
|----------------------------------------------------|------------------------------------|---------|-------------------------------|----------------|
| Vendor                                             | Equipment                          | Quote   | Funded by Existing Bond Funds | Proposed Lease |
| Mc Grath                                           | Cimline P2 Two-person patcher      | 112,169 | 112,169                       |                |
| HO Penn                                            | Catapillar CB 4.0 Compactor/Roller | 80,000  | 80,000                        |                |
| Northeast Industrial                               | Roll Off Boxes 4@\$6,796           | 27,184  | 27,184                        |                |
| Gamka                                              | Trench Roller                      | 38,800  | 38,800                        |                |
| HO Penn                                            | Catapillar AP455-07A Paver         | 460,000 |                               | 460,000        |
|                                                    | Totals                             | 718,153 | 258,153                       | 460,000        |
|                                                    |                                    |         |                               |                |

,and

WHEREAS, Mona Montal, Director of Purchasing concurs with said recommendation, and

WHEREAS, John Lynch, Director of Finance, has evaluated financing alternatives and determined that in the best interest of the Town, four of the items totaling \$258,153 will be funded by existing capital funds, and the Caterpillar paver at a cost of \$460,000 will be financed by a lease- purchase contract with HO Penn, for an aggregated cost of \$718,153, and

**WHEREAS**, acquisition of said equipment will allow traffic improvement projects as well as cul-de-sac and short road paving projects to be done by the Town Highway Department, and

**WHEREAS**, it is estimated that the cost of projects done in-house will be 20-30% less than using outside vendors

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo, that it hereby authorizes the acquisition of the above-listed equipment at an aggregate cost of \$715,153, to be funded as stated above, and

**BE IT FURTHER RESOLVED**, the Supervisor is hereby authorized to execute a Lease-Purchase Agreement with HO Penn, and any other documents required in connection with the financing of the Caterpillar AP455-07A Paver, in a form approved by the Town Attorney’s office.

|                  |                               |
|------------------|-------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [3 TO 0]</b>       |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman |
| <b>SECONDER:</b> | Michael Rossman, Councilman   |
| <b>AYES:</b>     | Specht, Charles, Rossman      |
| <b>ABSTAIN:</b>  | Wanounou                      |
| <b>ABSENT:</b>   | Weissmandl                    |

**Approval of Change Order No. 13 to the Route 306 Sidewalk Project: Colliers Engineering**  
**RESOLUTION NO. 2025-347**

**WHEREAS**, the Town Board, by Resolution No. 2015-314, entered into an agreement with Maser Consulting, P.A., 331 Newman Springs Road, Suite 203, Red Bank, New Jersey, to provide design services with respect to the Route 306 Sidewalk Project, in the amount of \$332,871, funded by the New York State Department of Transportation TAP funding, and

**WHEREAS**, the Town Board, by Resolution No. 2016-409, approved Change Order No. 1 and increased the contract amount to \$359,892, and

**WHEREAS**, the Town Board, by Resolution No. 2017-125, approved Change Orders Nos. 2, 3, and 4, and increased the contract amount to \$567,364, and

**WHEREAS**, the Town Board, by Resolution No. 2018-365, approved Change Order Nos. 5, 6, and 7, and increased the contract amount to \$612,253.42, and

**WHEREAS**, the Town Board, by Resolution No. 2019-425, approved Change Order No. 8 and increased the contract amount to \$619,753.42, and

**WHEREAS**, Maser Consulting changed its name to Collier Engineering & Design, CT, P.C., with its new address at 18 Computer Drive E, Suite 203, Albany, New York 12205, and

**WHEREAS**, the Town Board, by Resolution No. 2021-434, noted the above name change and approved Change Order Nos. 9, 10, and 11, to be partially funded by Orange and Rockland Utilities , and increased the contract amount to \$715,166.42, and

**WHEREAS**, the Town Board, by Resolution No. 2024-113, approved Change Order No. 12, and increased the contract amount to \$756,667.04, and

**WHEREAS**, Michael Sadowski, Director of Public Works, is in receipt of a proposal from Colliers Engineering & Design, CT, P.C., for Construction Inspection (CI) services, and

**WHEREAS**, Michael Sadowski, Director of Public Works, has recommended that the following Change Order be approved:

|                                                      |                    |
|------------------------------------------------------|--------------------|
| <b>Change Order No. 13</b>                           |                    |
| Construction Inspection (CI) Services Increase ..... | \$12,000.00        |
| <b>Total Increase Fee .....</b>                      | <b>\$12,000.00</b> |

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that **Change Order No. 13** is hereby approved and the contract amount for the design and construction services with respect to the **ROUTE 306 SIDEWALK PROJECT** is hereby increased from \$756,667.04, to \$768,667.04, and

**BE IT FURTHER RESOLVED**, that the Director of Finance is hereby authorized to increase and decrease the appropriate budget lines to effectuate the intent of this resolution.

SOURCE OF FUNDS: 5197h.363470

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

Acceptance of Bid: Installation of Sidewalks along Route 306 from Viola Road to Intersection with Rita Avenue- Paladino Concrete Creations Co.

RESOLUTION NO. 2025-348

WHEREAS, the Town has undertaken a locally administered federal aid capital improvement project known as the Route 306 Pedestrian Sidewalks project, Project Identification Number (PIN) 8761.31, and

WHEREAS, the Town Board entered into an agreement with Collier Engineering & Design, CT, P.C., 18 Computer Drive E, Suite 203, Albany, New York 12205, to provide design services with respect to the Route 306 Sidewalk Project, and

WHEREAS, the Purchasing Department has solicited bids for the Installation of Sidewalks along Route 306 from Viola Road to the Intersection with Rita Avenue, and

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

WHEREAS, Mike Sadowski, Director of Public Works, has advised all necessary paperwork is in order to the satisfaction of the Local Projects Unit of the NYSDOT, and has recommended that the bid from Paladino Concrete Creations Co., 315 N MacQuestren Parkway, Mt. Vernon, NY 10550, be accepted as the lowest responsible bid in the amount of \$3,851,264.00, and

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

WHEREAS, said project is funded through a combination of sources as follows:

- Federal Share: \$1,037,000.00
- Local Share: \$1,701,331.14
- Betterment Share: \$1,112,932.86 to be contributed by Orange & Rockland Utilities

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the bid of **PALADINO CONCRETE CREATIONS CO.** for the Installation of Sidewalks along Route 306 from Viola Road to the Intersection with Rita Avenue in the amount of \$3,851,264.00, and

BE IT FURTHER RESOLVED, that the Town shall absorb a local share of \$1,701,331.14, with additional project funding coming from a federal grant of \$1,037,000.00, and a Betterment Share of \$1,112,932.86 to be provided by Orange & Rockland Utilities associated with the relocation of a gas line, and

BE IT FURTHER RESOLVED that the Supervisor and/or other authorized Town officials are hereby empowered to execute any and all documents and agreements necessary to advance and complete the Route 306 Pedestrian Sidewalks project (PIN: 8761.31) in a form approved by the Town Attorney's Office.

SOURCE OF FUNDS: 5197H36.3470

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

Acceptance of Proposal: Colliers Engineering - Topographic Survey- Campbell Avenue

RESOLUTION NO. 2025-349

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along Campbell Avenue from its western intersection with Haskell Avenue to its southern intersection with N.Y.S. Route 59, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk along Campbell Avenue, approximately 2,600 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on July 7, 2025, at which time three proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Colliers Engineering, 18 Corporate Woods Boulevard 4<sup>th</sup> Floor, Albany, NY 12211, dated July 7, 2025, to perform all survey work on both sides of Campbell Avenue, plot all data and provide ten (10) printed sets and the digital file of the completed survey, for the base price amount of \$31,500.00, and \$2,000 per acquisition map, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *COLLIERS ENGINEERING* for the preparation of a topographic survey along both sides of Campbell Avenue from its western intersection with Haskell Avenue to its southern intersection with N.Y.S. Route 59, for the base price amount of \$31,500.00, and \$2,000 per acquisition map, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Colliers Engineering in a form approved by the Town Attorney’s Office.  
SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Acceptance of Proposal: Anthony R. Celentano, P.E. - Campbell Avenue Curb & Sidewalk Design

RESOLUTION NO. 2025-350

WHEREAS, the Town of Ramapo Department of Public Works solicited proposals for the design and preparation of plans and written specifications for the construction of concrete curb, sidewalk, and drainage along both sides of Campbell Avenue from its western intersection with Haskell Avenue to its southern intersection with N.Y.S. Route 59, approximately 2,600 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on July 7, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated June 27, 2025, in the amount of \$50,000.00, for design and specification phase services to be utilized for the construction of concrete curb and sidewalk at the areas identified above, as follows:

- 1. Design concrete curb and sidewalk and prepare construction plans
- 2. Design appropriate drainage
- 3. Provide ten (10) printed sets of construction plans and bid documents for public bid

, and

**WHEREAS**, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *ANTHONY R. CELENTANO, P.E.* for the Campbell Avenue Curb and Sidewalk Design, at the terms set forth above, and

**BE IT FURTHER RESOLVED** that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano. P.E. in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

Acceptance of Proposal: Anthony R. Celentano P.E. - Topographic Survey -Smolley Drive

RESOLUTION NO. 2025-351

**WHEREAS**, the Town solicited proposals for the preparation of a topographic survey along the north and south sides of Smolley Drive from its western intersection with College Road to its eastern intersection with Sophia Street, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk along the south and west side of the road, approximately 1,200 linear feet of roadway along Smolley Drive, and

**WHEREAS**, proposals were due by 11:00 A.M. on July 11, 2025, at which time three proposals were received, and

**WHEREAS**, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated July 30, 2025, to perform all survey work on both sides of Smolley Drive, plot all data and provide ten (10) printed sets and the digital file of the completed survey, for the base price amount of \$15,000.00, and \$1,000 per acquisition map, and

**WHEREAS**, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *ANTHONY R. CELENTANO P.E.* for the preparation of a topographic survey along both sides of Smolley Drive from its western intersection with College Road to its eastern intersection with Sophia Street, for the base price amount of \$15,000.00, and \$1,000 per acquisition map, and

**BE IT FURTHER RESOLVED** that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano P.E. in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

|                  |                                    |
|------------------|------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Brendel Charles, Councilwoman      |
| <b>SECONDER:</b> | Michael Rossman, Councilman        |
| <b>AYES:</b>     | Specht, Charles, Rossman, Wanounou |
| <b>ABSENT:</b>   | Weissmandl                         |

Acceptance of Proposal: Anthony R. Celentano P.E. - Smolley Drive Curb & Sidewalk Design

RESOLUTION NO. 2025-352

WHEREAS, the Town of Ramapo Department of Public Works solicited proposals for the design and preparation of plans and written specifications for the construction of concrete curb, sidewalk, and drainage along the north and south sides of Smolley Drive from its western intersection with College Road to its eastern intersection with Sophia Street, approximately 1,200 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on July 11, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated June 30, 2025, in the amount of \$25,000.00, for design and specification phase services to be utilized for the construction of concrete curb and sidewalk at the areas identified above, as follows:

- 1. Design concrete curb and sidewalk and prepare construction plans
- 2. Design appropriate drainage
- 3. Provide ten (10) printed sets of construction plans and bid documents for public bid

, and

WHEREAS, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of ANTHONY R. CELENTANO, P.E. for the Smolley Drive Curb and Sidewalk Design, at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano. P.E. in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Acceptance of Proposal: Civil Tec Engineering & Surveying P.C. - Topographic Survey - Suffern Place/Roberts Road/Johanna Lane

RESOLUTION NO. 2025-353

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along both sides of Suffern Place/ Roberts Road loop from its southern intersection with N.Y.S. Route 59, and Johanna Lane in its entirety, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk, approximately 3,100 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on July 11, 2025, at which time two proposals were received, and

WHEREAS, the Department of Public Works has reviewed the proposals and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Civil Tec Engineering & Surveying, 139 Lafayette Avenue, 2<sup>nd</sup> floor, Suffern, NY 10901, dated July 9, 2025, to perform all survey work on both sides of Suffern Place, Roberts Road, and Johanna Lane, plot all data and provide ten (10) printed sets and the digital file of the completed survey, in the amount of \$31,750.00, and

**WHEREAS**, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *CIVIL TEC ENGINEERING & SURVEYING* for the preparation of a topographic survey along both sides of Suffern Place, Roberts Road, and Johanna Lane, in the amount of \$31,750.00, and

**BE IT FURTHER RESOLVED** that the Supervisor is hereby authorized to execute an agreement with Civil Tec Engineering & Surveying in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Acceptance of Proposal: Anthony R. Celentano P.E. - Suffern Place/Roberts Road/Johanna Lane Curb & Sidewalk Design

RESOLUTION NO. 2025-354

**WHEREAS**, the Town of Ramapo Department of Public Works solicited proposals for the design and preparation of plans and written specifications for the construction of concrete curb, sidewalk, and drainage along both sides of Suffern Place/ Roberts Road loop from its southern intersection with N.Y.S. Route 59, and Johanna Lane in its entirety, approximately 3,100 linear feet of roadway, and

**WHEREAS**, proposals were due by 11:00 A.M. on July 11, 2025, at which time one proposal was received, and

**WHEREAS**, the Department of Public Works has reviewed the proposal and Mike Sadowski, Director of Public Works, has recommended that the Town Board accept the proposal from Anthony R. Celentano P.E., 31 Rosman Road, Thiells, NY 10984, dated June 30, 2025, in the amount of \$40,000.00, for design and specification phase services to be utilized for the construction of concrete curb and sidewalk at the areas identified above, as follows:

- 1. Design concrete curb and sidewalk and prepare construction plans
- 2. Design appropriate drainage
- 3. Provide ten (10) printed sets of construction plans and bid documents for public bid

, and

**WHEREAS**, Ed Moran, Town Engineer, and Montal Montal, Director of Purchasing concur with said recommendation

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *ANTHONY R. CELENTANO, P.E.* for the Suffern Place/ Roberts Road/ Johanna Lane Curb and Sidewalk Design, at the terms set forth above, and

**BE IT FURTHER RESOLVED** that the Supervisor is hereby authorized to execute an agreement with Anthony R. Celentano. P.E. in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 5197H36.34460 Curbs & Sidewalks

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

Extension of Agreements: Purchase of Auto and Truck Parts

RESOLUTION NO. 2025-355

WHEREAS, the Town of Ramapo, by Resolution No. 2024-354, approved agreements with Advance Stores Co., d/b/a Advanced Auto Parts, 4200 Six Forks Road, Raleigh, NC 27022; Campbell Freightliner of Orange County, LLC, PO Box 2249, Newburgh, NY 12550; Elliott Auto Supply Co. Inc, d/b/a Factory Motor Parts, 95 Clarkstown Road, Nanuet NY 10954; RG Group, 305 Island Road, Mahwah, NJ 07430; Gabrielli Truck and Sales LTD, 3200 Horseblock Road, Medford, NY 11763; Parts Authority LLC, 3 Dakota Drive, Suite 110, New Hyde Park, NY 11042; United Ford, 330 Country Avenue, Seacaucus, NJ 07094; Fleet Pride Truck & Trailer Parts, 508 Temple Road, New Windsor, NY 12553; and At Northern New Jersey, 525 West Linden Avenue, Linden, NJ 07036, for Purchase of Auto and Truck Parts and Services, and

WHEREAS, the above agreements provide for a one-year extension, and

WHEREAS, Michael Sadowski, Deputy Director of Public Works, recommends that the above agreements be extended at the same terms and conditions, and

WHEREAS, Mona Montal, Director of Purchasing, concurs with said recommendation, and

WHEREAS, said companies have agreed to extend the above agreements, and

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the agreements between the Town and *ADVANCE STORES CO. d/b/a ADVANCED AUTO PARTS; CAMPBELL FREIGHTLINER OF ORANGE COUNTY, LLC; ELLIOTT AUTO SUPPLY CO. INC. d/b/a FACTORY MOTOR PARTS; RG GROUP; GABRIELLI TRUCK AND SALES LTD; PARTS AUTHORITY LLC; UNITED FORD; FLEET PRIDE TRUCK & TRAILER PARTS; and AT NORTHERN NEW JERSEY;* for Purchase of Truck and Auto Parts, be extended for an additional one (1) year period through September 29,2026, at the same terms and conditions, and

BE IT FURTHER RESOLVED the Supervisor is hereby authorized to execute agreements with the above companies in a form approved by the Town Attorney’s office.

SOURCE OF FUNDS:

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

Extension of Agreement: American Wear Inc. -Furnishing and Cleaning of Work Uniforms

RESOLUTION NO. 2025-356

WHEREAS, the Town of Ramapo, by Resolution No. 2024-353, entered into an agreement with American Wear, Inc, 261 North 18th Street, East Orange, Nj 07017 for Furnishing and Cleaning of Work Uniforms, and

WHEREAS, the agreement with American Wear, Inc. provided for an extension of said agreement for an additional one (1) year period, and

WHEREAS, Mona Montal, Director of Purchasing, recommends that the above agreement be extended

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the agreement between the Town and *AMERICAN WEAR INC.* be extended for an additional year.

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

**Executive Session: Pending Litigation**

Moved by Councilwoman Charles, seconded by Councilman Rossman, the Town Board Moved **INTO Executive Session** at 7:56 P.M. for pending litigation matter.

Moved by Councilwoman Charles, seconded by Councilman Rossman, the Town Board Moved **OUT of Executive Session** at 8:11 P.M.

**New Bussiness:**

**Waiver of Rules of Order: 24Hr. Rule**

**RESOLUTION NO. 2025-357**

**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:    | Michael Rossman, Councilman        |
| SECONDER: | Brendel Charles, Councilwoman      |
| AYES:     | Specht, Charles, Rossman, Wanounou |
| ABSENT:   | Weissmandl                         |

**Retention of Special Counsel: Wilson Elser**

**RESOLUTION NO. 2025-358**

**WHEREAS**, the Town of Ramapo requires the services of a special counsel to review and provide a legal opinion with respect to a Civil Action, and

**WHEREAS**, the Town is in receipt of a proposal, dated August 12, 2025, from Wilson Elser Moskowitz Edelman & Dicker LLP, 1133 Westchester Avenue, White Plains, New York 10604, to serve as special counsel at a fee not to exceed \$7,500, and

**WHEREAS**, the Town Attorney's Office has reviewed the proposal and recommends its acceptance,

**NOW, THEREFORE, BE IT RESOLVED** by the Town Board of the Town of Ramapo that it hereby retains ***WILSON ELSEER MOSKOWITZ EDELMAN & DICKER LLP***, to serve as special counsel to the Town of Ramapo with respect to a Civil Action, at a fee not to exceed \$7,500, all payments only pursuant to that proposal, and

**BE IT FURTHER RESOLVED** that the Supervisor has authority to execute a Letter Agreement with Wilson Elser Moskowitz Edelman & Dicker LLP in a form approved by the Town Attorney’s Office, subject to the terms set forth above.

SOURCE OF FUNDS: 1420A.3452 (Consultant)

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

Adjournment:

Adjournment

RESOLUTION NO. 2025-359

**RESOLVED** by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, August 13, 2025, be hereby **adjourned at 8:13 P.M.**

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