

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
AUGUST 23, 2023

The Town Board of the Town of Ramapo convened in on Wednesday, August 23, 2023 in the Edwin Wallace Auditorium of Ramapo Town Hall, 237 Route 59, Suffern, New York 10901.

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

Call to Order

Attendee Name	Title	Status	Arrived
Michael B. Specht	Supervisor	Present	
Brendel Charles	Councilwoman	Present	
Michael Rossman	Councilman	Present	
David Wanounou	Councilman	Present	
Yehuda Weissmandl	Councilman	Present	
Alyssa Slater	First Assistant Town Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

Public Participation:

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

Robert Trostle- 45-47 So. Mountain Road, New City, NY - Re: Millers Pond- need more time to address more impact statements: 634 units, schooling not adequate, no hotel.

Robert Romanowski - 183 Maple Avenue, Monsey, NY - Re: Agenda item V.B. acceptance of street sweeping bid - questioned why using an outside contractor, as it should be “in house”.

Nana Koch - 45-47 So. Mountain Road, New City, NY - Re: Millers Pond- traffic pattern is an issue as-is, too congested and traffic lights are not a solution.

Close Open Period For Public Participation

RESOLUTION NO. 2023-349

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, August 23, 2023, be hereby **closed at 7:07 P.M.**

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

Presentation: Fountainview at College Road - Application for Special Use Permit

A presentation was given this evening on the application of ***FOUNTAINVIEW AT COLLEGE ROAD*** for a proposed congregant care and nursing home facility which requires a special use permit from the Town Board.

Attorney for the applicant, *Joseph Haspel*, stated Fountainview is currently an assisted living facility. Fountainview ownership is proposing combining the current facility with the Northern Metropolitan nursing facility presently located on Maple Avenue into a single campus, with the new nursing facility situated on the contiguous site located behind the existing Fountainview site between College Rd and the NYS Thruway. The applicant has appeared before the CDRC and will be seeking approvals from the Planning Board, variances from the Zoning Board of Appeals and is seeking a Special Use permit from the Town Board.

Engineer for the applicant, *Joseph Nyitray* of Brooker Engineering, PLLC, discussed the location of the proposed campus as the corner of College Road and the contiguous property behind the current Fountainview facility between the NYS Thruway. Mr. Nyitray advised access to the proposed improvements would be through the existing access to Fountainview, therefore it is not anticipated that operations would have any significant impact on current traffic, he discussed grading changes, the infiltration system, and second means of access to the site for fire trucks and emergency services.

Public Hearing:

Setting a Public Hearing- Fountainview at College Road Special Use Permit

RESOLUTION NO. 2023-350

WHEREAS, the Town Board is in receipt of an application from Fountainview at College Road for a proposed Congregant Care and Nursing Home Facility at 11 College Road aka 2000 Fountainview Drive, Monsey, and

WHEREAS, said proposed use requires a special use permit from the Town Board after a Public Hearing has been held.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that a Public Hearing be held on September 13, 2023 at 7:00 P.M. at Ramapo Town Hall, 237 Route 59, Suffern, NY, pursuant to 376-161 of the Town of Ramapo Zoning Code to determine whether the special use permit application submitted by Fountainview at College Road for a Congregant Care and Nursing Home Facility shall be granted.

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

Set Public Hearing: Community Development Block Grants Program - 2024

RESOLUTION NO. 2023-351

WHEREAS, the County of Rockland administers the Community Development Block Grant program, and will make funding available to eligible local governments for housing, economic development, public facilities, public infrastructure, and planning activities,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that a Public Hearing be held on November 22, 2023 at 7:00 P.M., at Ramapo Town Hall, 237 Route 59, Suffern, NY, pursuant to section 570.486, subpart 1 of the CFR and in compliance with the requirements of the Housing and Community Development Act of 1974 for the purpose of soliciting public comments on the TOWN OF RAMAPO’S COMMUNITY DEVELOPMENT NEEDS, AND TO DISCUSS THE POSSIBLE SUBMISSION OF ONE OR MORE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATIONS FOR THE 2024 PROGRAM YEAR.

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

Acceptance of Minutes:

Regular Meeting of August 9, 2023

RESOLUTION NO. 2023-352

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:
AUGUST 9, 2023 - REGULAR

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

Town Attorney:

Presentation: Millers Pond Amended SEQRA Findings, PUD Referral, Setting Public Hearing

A presentation was given this evening on the *MILLERS POND PLANNED UNIT DEVELOPMENT (PUD) PETITION AND APPLICATION*.

Daniel Ruzow, of Whiteman Osterman & Hanna LLP, attorney for applicant Mount Ivy LLC and Lindifrim (Pomona) LP, in anticipation of the Town Board referral of the MP-PUD application to the Rockland County Planning Department pursuant to GML, addressed the Town Board this evening providing a summary of changes that have occurred since the initial submission in January 2023, in support of the pending zoning law and zoning map amendments, including updated proposed local law to establish the MP-PUD and zoning map amendment including revised exhibits, updated EAF(Part 3) report reflecting updated analyses previously provided to CDRC, and revised preliminary PUD plan provided by Kimley-Horn. Mr. Ruzow requested the Board adopt the amended SEQRA findings, the PUD referral and set a public hearing in order to move the process forward.

Ben Gailey, land use attorney for the Town of Ramapo, summarized the two resolutions on the agenda this evening. The first resolution, agenda item IV.A. approves the Amended and Supplemental Findings Statement for the Millers Pond PUD, the second, agenda item IV.B determines that the petitioner’s application is complete, refers the rezoning petition, preliminary PUD plan, draft local law and related documents to the Town Planning Board and the Rockland County Department of Planning for referral and recommendation, schedules a public hearing and provides for further written comment. Based on the petitioner’s submissions and the reviews and analysis conducted by the CDRC, MJ Engineering, and outside agencies, Mr. Gailey recommended that the Board vote to approve the Findings Statement resolution and vote to approve the referral and public hearing resolution.

Miller's Pond PUD - Amended SEQRA Findings

RESOLUTION NO. 2023-353

WHEREAS, on July 13, 2022, by resolution #2022-283, the Town of Ramapo Town Board adopted the SEQRA Findings Statement for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (“NRDP”) and Comprehensive Plan Update of Town-Wide Existing Conditions and Code Amendments for Northeast Ramapo (the “NRDP Findings Statement”); and
WHEREAS, the NRDP Findings Statement was the result of the Town Board’s environmental review pursuant to the State Environmental Quality Review Act (“SEQRA”) of updates to its Comprehensive Plan for the NRDP and related local laws, which included an extensive environmental review pursuant to the NRDP Final Generic Environmental Impact Statement (“NRDP GEIS”) accepted by the Town Board on February 23, 2022; and

WHEREAS, the NRDP GEIS and NRDP Findings Statement specifically considered the potential environmental impacts that would result from future development in certain “Opportunity Areas” within Northeast Ramapo, which specifically included the former Minisceongo Golf Course property; and

WHEREAS, the NRDP is set within the framework of the GEIS and the NRDP Findings Statement. The NRDP GEIS sets forth future steps to achieve the vision for Northeast Ramapo. The NRDP complements, strengthens, modernizes, and supports the current 2004 Comprehensive Plan, as amended. While the goals of the 2004 Comprehensive Plan are still relevant Town-wide, more contemporary and area-specific strategies are outlined for Northeast Ramapo in the NRDP GEIS to assist in achieving the desired vision and goals; and

WHEREAS, consistent with the updated Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan Update of Town-Wide Existing Conditions and Code Amendments for Northeast Ramapo, the Town Board adopted Local Law 5 of 2022 (codified as Town of Ramapo Zoning Code (“Zoning Code”) § 376-24), which established Planned Unit Development regulations in the Town of Ramapo (the “PUD Regulations”); and

WHEREAS, on or about January 13, 2023, pursuant to Zoning Code § 376-24, the Town Board received a petition (the “Petition”) from Mount Ivy LLC and Lindifrim (Pomona) LP (“Petitioner”) for the rezoning of specified parcels of land for a proposed mixed-use multi-family development, titled Millers Pond Planned Unit Development, composed of 637 residential units (of mixed types) and approximately 103,000 square feet of non-residential, mixed-use commercial space (the “Project”); and

WHEREAS, the Project Site consists of 143.6 acres located within the Town of Ramapo which encompasses tax parcels 33.13-2-6, 33.09-2-31 and 33.09-2-37 (the “Project Site”), and to construct the proposed Project, petitioner requests the rezoning of those three (3) tax parcels from the RR-80 zoning district to a Planned Unit Development zoning district (“PUD”) and requests PUD Plan approval pursuant to Zoning Code § 376-24, which is a Type I action under the SEQRA regulations; and

WHEREAS, the Petition included, but not limited to, (1) the proposed Millers Pond PUD Local Law (“MP-PUD Local Law”), (2) all necessary application forms, (3) Millers Pond Environmental Assessment Form Parts 1 & 2 and Supplement (Part 3), prepared by Kimley-Horn Engineering & Landscape Architecture of NY, P.C., dated January 2023, which included various environmental reports and studies, (4) Preliminary PUD Plans for Millers Pond, prepared by Kimley-Horn Engineering & Landscape Architecture of NY, P.C., dated January 20, 2023; and

WHEREAS, the Project Site is the former Minisceongo Golf Course property; and

WHEREAS, development of the Project Site has been identified in the NRDP GEIS as Opportunity Area D and deemed suitable for the proposed Millers Pond PUD, which is designed to further the development goals of the NRDP; and

WHEREAS, in addition to the Town Board’s consideration of the requested rezoning and PUD Plan approval of the Project site, there are numerous other approvals required from other SEQRA involved agencies, necessitating a lead agency to coordinate review of the Type I Action; and

WHEREAS, the Town Board declared its intent to act as lead agency for the Project’s environmental review by Resolution 2023-126 and issued notices to SEQRA involved and interested agencies on March 27, 2023. In response to the SEQR Lead Agency notices, none of the involved agencies objected to the Town Board’s intent to be the SEQR lead agency and conduct the required SEQR review for the Project; and

WHEREAS, on February 15, 2023, the Petitioner presented the Project to the Town of Ramapo Community Design Review Committee (“CRDC”) and obtained comments on the Petition and related materials from the CRDC, Town of Ramapo consultants, and comments from all interested and involved agencies; and

WHEREAS, on March 8, 2023, the Petitioner again presented the Project and additional information to the CRDC and obtained additional comments on the Petition and related materials from the CRDC, Town of Ramapo consultants, and interested and involved agencies; and

WHEREAS, on or about May 9, 2023, the Petitioner submitted additional information to the Town in response to comments obtained, which included the following additional information:

- 1) Millers Pond PUD Responses to Comments from Ramapo CDRC Meeting 2/15/2023, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated May 9, 2023;

- 2) Preliminary PUD Site Plan, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023;
- 3) Pedestrian Facilities Plan, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023;
- 4) A Local Law Amending Chapter 376 Of The Town Ramapo Town Code To Create The Millers Pond Planned Unit Development (MP-PUD) And Amend The Town Of Ramapo Zoning Map To Locate The MP-PUD, Draft dated May 9, 2023;
- 5) Traffic Attachment (NYMTC Data and Accident Tables), Kimley-Horn Engineering and Landscape Architecture of NY, P.C.;
- 6) Electric Utility Load Letter, KEA Engineers, dated March 30, 2023; and
- 7) Millers Pond Planned Unit Development (PUD) Code Analysis of Fire Access Roads, RAN Fire Protection Engineering, dated May 5, 2023.

WHEREAS, on or about May 31, 2023, the Petitioner submitted additional information to the Town in response to comments obtained, which included the following additional information:

- 1) Millers Pond PUD Preliminary Stormwater Pollution Prevention Plan (SWPPP), Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023, revised May 19, 2023;
- 2) Millers Pond Development Traffic Impact Study, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 12, 2023, revised May 31, 2023;
- 3) Millers Pond PUD Sanitary Sewer Flow Study, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated May 19, 2023;
- 4) Proposed Millers Pond Development Water Budget Analysis, Alpha Geological Services, DPC, dated May 26, 2023

WHEREAS, on June 7, 2023 the Petitioner again presented the Project and additional information to the CRDC and obtained additional comments on the Petition and related materials from the CRDC, Town of Ramapo consultants, and comments from all interested and involved agencies; and

WHEREAS, on June 14, 2023, the Petitioner presented the Project and all submitted application materials to the Town Board and obtained additional comments from the Town Board, Town of Ramapo consultants, and interested and involved agencies; and

WHEREAS, on or about June 27, 2023, the Petitioner submitted additional information to the Town in response to comments obtained, which included the following additional information:

- 1) Memorandum dated 6/27/23 to Ramapo CDRC from Kimley-Horn, Millers Pond PUD Responses to Comments from Ramapo CDRC meeting 6/7/23;
- 2) Revised Millers Pond Environmental Assessment Form Supplement (Part 3): dated January 2023, revised June 2023.
- 3) Revised MP-PUD Local Law; and
- 4) Preliminary PUD Plan for Millers Pond, prepared by Kimley-Horn, Revision date 6/16/23.

WHEREAS, on June 14, 2023, the Town Board declared itself the lead agency coordinating SEQRA review pursuant to SEQRA and its implementing regulations for the Project's environmental review; and

WHEREAS, on or about August 16, 2023, the Petitioner submitted final information to the Town in response to comments obtained, which included the following additional information:

- 1) Revised Millers Pond Environmental Assessment Form Supplement (Part 3): dated January 2023, revised August, 2023.
- 2) Revised MP-PUD Local Law; and
- 3) Preliminary PUD Plan for Millers Pond, prepared by Kimley-Horn, Revision date 8/14/23.

WHEREAS, the Town Board, Planning staff and its professional consultants have undertaken considerable review and extensive analysis of the Project's environmental impacts and the NRDP GEIS; and

WHEREAS, pursuant to the SEQRA regulations, 6 NYCRR 617.10(d)(2), the Town Board, being the lead agency for the NRDP GEIS and the Project’s SEQRA review, may supplement or amend the NRDP Findings Statement to include the specific details of the Project to consider whether the Project was adequately addressed in the NRDP GEIS and that all Project specific information and Project commitments submitted to the Town Board (as noted above) and as set forth in the attached Amended and Supplemental Findings Statement demonstrates that the Project will not result in any site specific or regional significant adverse environmental impacts that have not or will not be mitigated.

NOW THEREFORE, BE IT RESOLVED and **PLEASE TAKE NOTICE**, that the Town Board, after consideration of all Town consultant comments, Town agency comments, involved and interest agency comments, and application materials submitted by the Petitioner, as well as all matters in the record of these proceedings, on a **ROLL CALL VOTE**, pursuant to § 617.10(d)(2) of the SEQRA Regulations adopts and approves the attached SEQRA Millers Pond PUD Amended and Supplemental Findings Statement in accordance with § 617.11 and 617.10 of the SEQRA Regulations and finds that the Project was adequately addressed in the NRDP GEIS and that all Project specific information submitted to the Town Board (as noted above) will not result in any significant environmental impacts that have not or will not be mitigated and a supplemental environmental impact statement is not required.

BE IT FURTHER RESOLVED, that the Town Board authorizes the Town of Ramapo Town Clerk to file, publish and distribute this Millers Pond PUD Findings Statement in accordance with the requirements of §617.12 of the SEQRA Regulations, and to take all other actions required by law or necessary to discharge the Town Board’s responsibilities regarding this action.

This Notice is issued pursuant to §617.12 of the SEQR Regulations (6 NYCRR Part 617.12). This Resolution will be sent to all interested and involved agencies reasonably identified at this time.

Name of Action:Millers Pond PUD.

Description of Action:Rezoning and PUD Plan approval and establishment of an Open Development Area for a proposed mixed-use multi-family development, titled Millers Pond PUD, composed of 637 residential units (of mixed types) and approximately 67,000 square feet of non-residential, mixed-use commercial space.

Type of SEQRA Action:Type I.

Site Location:110 Pomona Road, Pomona, NY; Tax Parcels: 33.13-2-6, 33.09-2-31, and 33.09-2-37

Reasons Supporting This Determination:

The Town Board, as lead agency for the Millers Pond PUD project and proposed MP-PUD, adopted the attached Millers Pond Amended and Supplemental Findings Statement and finds that the Project was adequately addressed in the NRDP GEIS and that all Project specific information and Project commitments submitted to the Town Board (as noted above) will not result in any site specific or regional significant adverse environmental impacts that have not or will not be mitigated. See <https://www.ramapo.org/page/millers-pond-seqra-documents-165.html> <<https://protect-us.mimecast.com/s/fXO0CM8oOLS2qLQ1FwWEje>>.

Contact Person:

Michael B. Specht, Town Supervisor
Town of Ramapo Town Hall
237 Route 59
Suffern, New York 10901
(845) 357-5100
spechtm@ramapo-ny.gov

This Notice shall be filed in accordance with the SEQRA Regulations and sent to the agencies and entities on the attached list.
Dated: August 23, 2023

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

Miller's Pond - PUD Referral to Ramapo Planning Board, RC Planning Dept., and Setting a Public Hearing

RESOLUTION NO. 2023-354

WHEREAS, on July 13, 2022, by resolution #2022-283, the Town of Ramapo Town Board ("Town Board") adopted the SEQRA Findings Statement for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan ("NRDP") and Comprehensive Plan Update of Town-Wide Existing Conditions and Code Amendments for Northeast Ramapo (the "NRDP Findings Statement"); and

WHEREAS, the NRDP Findings Statement was the result of the Town Board's environmental review pursuant to the State Environmental Quality Review Act ("SEQRA") of updates to its Comprehensive Plan for the NRDP and related local laws, which included an extensive environmental review pursuant to the NRDP Final Generic Environmental Impact Statement ("NRDP GEIS") accepted by the Town Board on February 23, 2022; and

WHEREAS, the NRDP GEIS and NRDP Findings Statement specifically considered the potential environmental impacts that would result from future development in certain "Opportunity Areas" within Northeast Ramapo, which specifically included the former Minisceongo Golf Course property; and

WHEREAS, the NRDP is set within the framework of the GEIS and the NRDP Findings Statement. The NRDP GEIS sets forth future steps to achieve the vision for Northeast Ramapo. The NRDP complements, strengthens, modernizes, and supports the current 2004 Comprehensive Plan, as amended. While the goals of the 2004 Comprehensive Plan are still relevant Town-wide, more contemporary and area-specific strategies are outlined for Northeast Ramapo in the NRDP GEIS to assist in achieving the desired vision and goals; and

WHEREAS, consistent with the updated Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan Update of Town-Wide Existing Conditions and Code Amendments for Northeast Ramapo, the Town Board adopted Local Law 5 of 2022 (codified as Town of Ramapo Zoning Code § 376-24), which established Planned Unit Development regulations in the Town of Ramapo (the "PUD Regulations"); and

WHEREAS, on or about January 13, 2023, pursuant to Zoning Code § 376-24, the Town Board received a petition (the "Petition") from Mount Ivy LLC and Lindifrim (Pomona) LP ("Petitioner") for the rezoning of specific parcels of land for a proposed mixed-use multi-family development, titled Millers Pond Planned Unit Development, composed of 637 residential units (of mixed types) and approximately 103,000 square feet of non-residential, mixed-use commercial space (the "Project"); and

WHEREAS, the Project Site consists of 143.6 acres located within the Town of Ramapo which encompasses tax parcels 33.13-2-6, 33.09-2-31 and 33.09-2-37 (the "Project Site"), and to construct the proposed Project, petitioner requests the rezoning of those three (3) tax parcels from the RR-80 zoning district to a Planned Unit Development zoning district ("PUD") and requests PUD Plan approval pursuant to Zoning Code § 376-24, which is a Type I action under the SEQRA regulations; and

WHEREAS, the Petition included, but not limited to, (1) the proposed Millers Pond PUD Local Law ("MP-PUD Local Law"), (2) all necessary application forms, (3) Millers Pond Environmental Assessment Form Parts 1 & 2 and Supplement (Part 3), prepared by Kimley-Horn Engineering & Landscape Architecture of NY, P.C., dated January 2023, which included various environmental reports and studies, (4) Preliminary PUD Plans for Millers Pond, prepared by Kimley-Horn Engineering & Landscape Architecture of NY, P.C., dated January 20, 2023; and

WHEREAS, the Project Site is the former Minisceongo Golf Course property; and

WHEREAS, development of the Project Site has been identified in the NRDP GEIS as Opportunity Area D and deemed suitable for the proposed Millers Pond PUD, which is designed to further the development goals of the NRDP; and

WHEREAS, the MP-PUD Local Law provides for the MP-PUD District to be an Open Development Area in accordance with New York Town Law § 280-a allowing for building permits to be granted for structures that do not have frontage on a Town, County or State roadway so long as such structures are shown on the approved final MP-PUD Plan/site development plan. The MP-PUD District contemplates that there will be numerous structures that comprise the facilities on common parcels of land to be controlled by the homeowners or condominium associations; and

WHEREAS, in addition to the Town Board's consideration of the requested rezoning and PUD Plan approval of the Project site, there are numerous other approvals required from other SEQRA involved agencies, necessitating a lead agency to coordinate review of the Type I Action; and

WHEREAS, the Town Board declared its intent to act as lead agency for the Project's environmental review by Resolution 2023-126 and issued notices to SEQRA involved and interested agencies on March 27, 2023. In response to the SEQR Lead Agency notices, none of the involved agencies objected to the Town Board's intent to be the SEQR lead agency and conduct the required SEQR review for the Project; and

WHEREAS, on February 15, 2023, the Petitioner presented the Project to the Town of Ramapo Community Design Review Committee ("CRDC") and obtained comments on the Petition and related materials from the CRDC, Town of Ramapo consultants, and comments from all interested and involved agencies; and

WHEREAS, on March 8, 2023, the Petitioner again presented the Project and additional information to the CRDC and obtained additional comments on the Petition and related materials from the CRDC, Town of Ramapo consultants, and interested and involved agencies; and

WHEREAS, on or about May 9, 2023, the Petitioner submitted additional information to the Town in response to comments obtained, which included the following additional information:

- 1) Millers Pond PUD Responses to Comments from Ramapo CDRC Meeting 2/15/2023, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated May 9, 2023;
- 2) Preliminary PUD Site Plan, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023;
- 3) Pedestrian Facilities Plan, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023;
- 4) A Local Law Amending Chapter 376 Of The Town Ramapo Town Code To Create The Millers Pond Planned Unit Development (MP-PUD) And Amend The Town Of Ramapo Zoning Map To Locate The MP-PUD, Draft dated May 9, 2023;
- 5) Traffic Attachment (NYMTC Data and Accident Tables), Kimley-Horn Engineering and Landscape Architecture of NY, P.C.;
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- 7) Millers Pond Planned Unit Development (PUD) Code Analysis of Fire Access Roads, RAN Fire Protection Engineering, dated May 5, 2023.

WHEREAS, on or about May 31, 2023, the Petitioner submitted additional information to the Town in response to comments obtained, which included the following additional information:

- 1) Millers Pond PUD Preliminary Stormwater Pollution Prevention Plan (SWPPP), Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023, revised May 19, 2023;
- 2) Millers Pond Development Traffic Impact Study, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 12, 2023, revised May 31, 2023;
- 3) Millers Pond PUD Sanitary Sewer Flow Study, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated May 19, 2023;
- 4) Proposed Millers Pond Development Water Budget Analysis, Alpha Geological Services, DPC, dated May 26, 2023

WHEREAS, on June 7, 2023, the Petitioner again presented the Project and additional information to the CRDC and obtained additional comments on the Petition and related materials from the CRDC, Town of Ramapo consultants, and comments from all interested and involved agencies; and

WHEREAS, on June 14, 2023, the Petitioner presented the Project, and all submitted application materials to the Town Board and obtained additional comments from the Town Board, Town of Ramapo consultants, and interested and involved agencies; and

WHEREAS, on or about June 27, 2023, the Petitioner submitted additional information to the Town in response to comments obtained, which included the following additional information:

- 1) Memorandum dated 6/27/23 to Ramapo CDRC from Kimley-Horn, Millers Pond PUD Responses to Comments from Ramapo CDRC meeting 6/7/23;
- 2) Revised Millers Pond Environmental Assessment Form Supplement (Part 3): dated January 2023, revised June 2023.
- 3) Revised MP-PUD Local Law; and
- 4) Preliminary PUD Plan for Millers Pond, prepared by Kimley-Horn, Revision date 6/16/23.

WHEREAS, on June 14, 2023, the Town Board declared itself the lead agency coordinating SEQRA review pursuant to SEQRA and its implementing regulations for the Project's environmental review; and

WHEREAS, on or about August 16, 2023, the Petitioner submitted final information to the Town in response to comments obtained, which included the following additional information:

- 1) Revised Millers Pond Environmental Assessment Form Supplement (Part 3): dated January 2023, revised August, 2023.
- 2) Revised MP-PUD Local Law; and
- 3) Preliminary PUD Plan for Millers Pond, prepared by Kimley-Horn, Revision date 8/14/23.

WHEREAS, the Town Board, Planning staff and its professional consultants have undertaken considerable review and extensive analysis of the Project's environmental impacts and the NRDP GEIS; and

WHEREAS, pursuant to the SEQRA regulations, 6 NYCRR 617.10(d)(2), the Town Board, being the lead agency for the NRDP GEIS and the Project's SEQRA review, may supplement or amend the NRDP Findings Statement to include the specific details of the Project to consider whether the Project was adequately addressed in the NRDP GEIS and that all Project specific information and Project commitments submitted to the Town Board (as noted above) and as set forth in the attached Amended and Supplemental Findings Statement demonstrates that the Project will not result in any site specific or regional significant adverse environmental impacts that have not or will not be mitigated; and

WHEREAS, the Ramapo Town Board as SEQRA Lead Agency has determined that no Supplemental EIS is needed to further assess the site specific or regional environmental impacts of the Millers Pond Planned Unit Development and has adopted its Supplemental SEQRA Findings Statement setting forth its reasoned judgment in arriving at such decision; and

WHEREAS, pursuant to Town Zoning Code § 376-24 (B)(3), following the Town Board's SEQRA determination, it may refer the Zoning Petition and requested Zoning Map amendment to the Ramapo Planning Board and the Rockland County Planning Department and Commissioner for their respective recommendations under applicable law, and may schedule a public hearing on the Petition.

NOW THEREFORE, BE IT RESOLVED and **PLEASE TAKE NOTICE**, that the Ramapo Town Board on a **ROLL CALL VOTE** declares the Millers Pond Planned Unit Development Petition and application complete; and

BE IT FURTHER RESOLVED, that the Town Board hereby directs the Town Clerk to refer said Petition and supporting documents to both the Ramapo Planning Board for its review and recommendations with respect to the Petition and the provision for an Open Development Area and further refer said Petition and documents to the Rockland County Planning Department and Commissioner for General Municipal Law §239-l and §239-m recommendations; and

BE IT FURTHER RESOLVED, that the Town Board hereby schedules a public hearing before the Town Board on September 13, 2023 at 7:00 P.M. at Ramapo Town Hall, 237 Rt 59, Suffern, N.Y. 10901 to consider the Zoning Petition and Zoning Map amendment of Mount Ivy, LLC and Lindifrim (Pomona) LP and a written public comment period thereon extending to 4:00 P.M., September 22, 2023 for receipt of written comments by the Town Clerk; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to publish and circulate Notice of said Public Hearing in accordance with Zoning Code §376-172.

Dated: August 23, 2023

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

Amendment of Resolution No. 2023-354: Millers Pond- PUD Referral to Ramapo Planning Board, RC Planning Dept., and Setting Public Hearing

RESOLUTION NO. 2023-355

WHEREAS, the Town Board by Resolution No, 2023-354 declared the Millers Pond Planned Unit Development Petition and application complete, referred said petition and supporting documents to both the Ramapo Planning Board and the Rockland County Planning Department, and scheduled a public hearing on September 13, 2023 at 7:00 P.M. to consider the Zoning Petition and Zoning Map amendment, and

WHEREAS, there is another public hearing scheduled for September 13, 2023 at 7:00 P.M. hence the Town Board wishes to change the time of the Millers Pond PUD public hearing to 7:01 P.M.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that RESOLUTION NO. 2023-354 BE HEREBY AMENDED to read as follows:

“WHEREAS, on July 13, 2022, by resolution #2022-283, the Town of Ramapo Town Board (“Town Board”) adopted the SEQRA Findings Statement for the Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan (“NRDP”) and Comprehensive Plan Update of Town-Wide Existing Conditions and Code Amendments for Northeast Ramapo (the “NRDP Findings Statement”); and

WHEREAS, the NRDP Findings Statement was the result of the Town Board’s environmental review pursuant to the State Environmental Quality Review Act (“SEQRA”) of updates to its Comprehensive Plan for the NRDP and related local laws, which included an extensive environmental review pursuant to the NRDP Final Generic Environmental Impact Statement (“NRDP GEIS”) accepted by the Town Board on February 23, 2022; and

WHEREAS, the NRDP GEIS and NRDP Findings Statement specifically considered the potential environmental impacts that would result from future development in certain “Opportunity Areas” within Northeast Ramapo, which specifically included the former Minisceongo Golf Course property; and

WHEREAS, the NRDP is set within the framework of the GEIS and the NRDP Findings Statement. The NRDP GEIS sets forth future steps to achieve the vision for Northeast Ramapo. The NRDP complements, strengthens, modernizes, and supports the current 2004 Comprehensive Plan, as amended. While the goals of the 2004 Comprehensive Plan are still relevant Town-wide, more contemporary and area-specific strategies are outlined for Northeast Ramapo in the NRDP GEIS to assist in achieving the desired vision and goals; and

WHEREAS, consistent with the updated Town of Ramapo Comprehensive Plan Amendment for the Northeast Ramapo Development Plan and Comprehensive Plan Update of Town-Wide Existing Conditions and Code Amendments for Northeast Ramapo, the Town Board adopted Local Law 5 of 2022 (codified as Town of Ramapo Zoning Code § 376-24), which established Planned Unit Development regulations in the Town of Ramapo (the “PUD Regulations”); and

WHEREAS, on or about January 13, 2023, pursuant to Zoning Code § 376-24, the Town Board received a petition (the “Petition”) from Mount Ivy LLC and Lindifrim (Pomona) LP (“Petitioner”) for the rezoning of specific parcels of land for a proposed mixed-use muti-family development, titled Millers Pond Planned Unit Development, composed of 637 residential units (of mixed types) and approximately 103,000 square feet of non-residential, mixed-use commercial space (the “Project”); and

WHEREAS, the Project Site consists of 143.6 acres located within the Town of Ramapo which encompasses tax parcels 33.13-2-6, 33.09-2-31 and 33.09-2-37 (the “Project Site”), and to construct the proposed Project, petitioner requests the rezoning of those three (3) tax parcels from the RR-80 zoning district to a Planned Unit Development zoning district (“PUD”) and requests PUD Plan approval pursuant to Zoning Code § 376-24, which is a Type I action under the SEQRA regulations; and

WHEREAS, the Petition included, but not limited to, (1) the proposed Millers Pond PUD Local Law (“MP-PUD Local Law”), (2) all necessary application forms, (3) Millers Pond Environmental Assessment Form Parts 1 & 2 and Supplement (Part 3), prepared by Kimley-Horn Engineering & Landscape Architecture of NY, P.C., dated January 2023, which included various environmental reports and studies, (4) Preliminary PUD Plans for Millers Pond, prepared by Kimley-Horn Engineering & Landscape Architecture of NY, P.C., dated January 20, 2023; and

WHEREAS, the Project Site is the former Minisceongo Golf Course property; and

WHEREAS, development of the Project Site has been identified in the NRDP GEIS as Opportunity Area D and deemed suitable for the proposed Millers Pond PUD, which is designed to further the development goals of the NRDP; and

WHEREAS, the MP-PUD Local Law provides for the MP-PUD District to be an Open Development Area in accordance with New York Town Law § 280-a allowing for building permits to be granted for structures that do not have frontage on a Town, County or State roadway so long as such structures are shown on the approved final MP-PUD Plan/site development plan. The MP-PUD District contemplates that there will be numerous structures that comprise the facilities on common parcels of land to be controlled by the homeowners or condominium associations; and

WHEREAS, in addition to the Town Board’s consideration of the requested rezoning and PUD Plan approval of the Project site, there are numerous other approvals required from other SEQRA involved agencies, necessitating a lead agency to coordinate review of the Type I Action; and

WHEREAS, the Town Board declared its intent to act as lead agency for the Project’s environmental review by Resolution 2023-126 and issued notices to SEQRA involved and interested agencies on March 27, 2023. In response to the SEQR Lead Agency notices, none of the involved agencies objected to the Town Board’s intent to be the SEQR lead agency and conduct the required SEQR review for the Project; and

WHEREAS, on February 15, 2023, the Petitioner presented the Project to the Town of Ramapo Community Design Review Committee (“CRDC”) and obtained comments on the Petition and related materials from the CRDC, Town of Ramapo consultants, and comments from all interested and involved agencies; and

WHEREAS, on March 8, 2023, the Petitioner again presented the Project and additional information to the CRDC and obtained additional comments on the Petition and related materials from the CRDC, Town of Ramapo consultants, and interested and involved agencies; and

WHEREAS, on or about May 9, 2023, the Petitioner submitted additional information to the Town in response to comments obtained, which included the following additional information:

- 1) Millers Pond PUD Responses to Comments from Ramapo CDRC Meeting 2/15/2023, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated May 9, 2023;
- 2) Preliminary PUD Site Plan, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023;
- 3) Pedestrian Facilities Plan, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023;
- 4) A Local Law Amending Chapter 376 Of The Town Ramapo Town Code To Create The Millers Pond Planned Unit Development (MP-PUD) And Amend The Town Of Ramapo Zoning Map To Locate The MP-PUD, Draft dated May 9, 2023;
- 5) Traffic Attachment (NYMTC Data and Accident Tables), Kimley-Horn Engineering and Landscape Architecture of NY, P.C.;
- 6) Electric Utility Load Letter, KEA Engineers, dated March 30, 2023; and
- 7) Millers Pond Planned Unit Development (PUD) Code Analysis of Fire Access Roads, RAN Fire Protection Engineering, dated May 5, 2023.

WHEREAS, on or about May 31, 2023, the Petitioner submitted additional information to the Town in response to comments obtained, which included the following additional information:

- 1) Millers Pond PUD Preliminary Stormwater Pollution Prevention Plan (SWPPP), Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023, revised May 19, 2023;
- 2) Millers Pond Development Traffic Impact Study, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 12, 2023, revised May 31, 2023;
- 3) Millers Pond PUD Sanitary Sewer Flow Study, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated May 19, 2023;
- 4) Proposed Millers Pond Development Water Budget Analysis, Alpha Geological Services, DPC, dated May 26, 2023

WHEREAS, on June 7, 2023, the Petitioner again presented the Project and additional information to the CRDC and obtained additional comments on the Petition and related materials from the CRDC, Town of Ramapo consultants, and comments from all interested and involved agencies; and

WHEREAS, on June 14, 2023, the Petitioner presented the Project, and all submitted application materials to the Town Board and obtained additional comments from the Town Board, Town of Ramapo consultants, and interested and involved agencies; and

WHEREAS, on or about June 27, 2023, the Petitioner submitted additional information to the Town in response to comments obtained, which included the following additional information:

- 1) Memorandum dated 6/27/23 to Ramapo CDRC from Kimley-Horn, Millers Pond PUD Responses to Comments from Ramapo CDRC meeting 6/7/23;
- 2) Revised Millers Pond Environmental Assessment Form Supplement (Part 3): dated January 2023, revised June 2023.
- 3) Revised MP-PUD Local Law; and
- 4) Preliminary PUD Plan for Millers Pond, prepared by Kimley-Horn, Revision date 6/16/23.

WHEREAS, on June 14, 2023, the Town Board declared itself the lead agency coordinating SEQRA review pursuant to SEQRA and its implementing regulations for the Project's environmental review; and

WHEREAS, on or about August 16, 2023, the Petitioner submitted final information to the Town in response to comments obtained, which included the following additional information:

- 1) Revised Millers Pond Environmental Assessment Form Supplement (Part 3): dated January 2023, revised August, 2023.
- 2) Revised MP-PUD Local Law; and
- 3) Preliminary PUD Plan for Millers Pond, prepared by Kimley-Horn, Revision date 8/14/23.

WHEREAS, the Town Board, Planning staff and its professional consultants have undertaken considerable review and extensive analysis of the Project's environmental impacts and the NRDP GEIS; and

WHEREAS, pursuant to the SEQRA regulations, 6 NYCRR 617.10(d)(2), the Town Board, being the lead agency for the NRDP GEIS and the Project's SEQRA review, may supplement or amend the NRDP Findings Statement to include the specific details of the Project to consider whether the Project was adequately addressed in the NRDP GEIS and that all Project specific information and Project commitments submitted to the Town Board (as noted above) and as set forth in the attached Amended and Supplemental Findings Statement demonstrates that the Project will not result in any site specific or regional significant adverse environmental impacts that have not or will not be mitigated; and

WHEREAS, the Ramapo Town Board as SEQRA Lead Agency has determined that no Supplemental EIS is needed to further assess the site specific or regional environmental impacts of the Millers Pond Planned Unit Development and has adopted its Supplemental SEQRA Findings Statement setting forth its reasoned judgment in arriving at such decision; and

WHEREAS, pursuant to Town Zoning Code § 376-24 (B)(3), following the Town Board's SEQRA determination, it may refer the Zoning Petition and requested Zoning Map amendment to the Ramapo Planning Board and the Rockland County Planning Department and Commissioner for their respective recommendations under applicable law, and may schedule a public hearing on the Petition.

NOW THEREFORE, BE IT RESOLVED and **PLEASE TAKE NOTICE**, that the Ramapo Town Board on a **ROLL CALL VOTE** declares the Millers Pond Planned Unit Development Petition and application complete; and

BE IT FURTHER RESOLVED, that the Town Board hereby directs the Town Clerk to refer said Petition and supporting documents to both the Ramapo Planning Board for its review and recommendations with respect to the Petition and the provision for an Open Development Area and further refer said Petition and documents to the Rockland County Planning Department and Commissioner for General Municipal Law §239-l and §239-m recommendations; and

BE IT FURTHER RESOLVED, that the Town Board hereby schedules a public hearing before the Town Board on September 13, 2023 at **7:01 P.M.** at Ramapo Town Hall, 237 Rt 59, Suffern, N.Y. 10901 to consider the Zoning Petition and Zoning Map amendment of Mount Ivy, LLC and Lindifrim (Pomona) LP and a written public comment period thereon extending to 4:00 P.M., September 22, 2023 for receipt of written comments by the Town Clerk; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to publish and circulate Notice of said Public Hearing in accordance with Zoning Code §376-172.

Dated: August 23, 2023”

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

Acceptance of Easement: 607 Route 306

RESOLUTION NO. 2023-356

WHEREAS, the Town Planning Board granted site plan approval to Congregation Pe’er Bais Yaakov for a project located at 607 Route 306, and

WHEREAS, said approval required the granting of a Stormwater Maintenance and Access Easement, and

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

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

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

Acceptance of Easement: 221 Viola Road

RESOLUTION NO. 2023-357

WHEREAS, the Town of Ramapo Planning Board granted site plan approval to Congregation Beth Mikroh, Inc. for a project located at 221 Viola Road,

WHEREAS, said approval required the granting of a Stormwater Access and Maintenance Easement to the Town, and

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

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

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

Acceptance of Dedication: 68 Carlton Road

RESOLUTION NO. 2023-358

WHEREAS, the Town of Ramapo Planning Board granted site plan approval to Congregation Tfilah L'Dovid for the property located at 68 Carlton Road,

WHEREAS, said approval required the granting of a gratuitous dedication to the Town, and

WHEREAS, the Department of Public Works and the Town Attorney’s Office have reviewed the dedication and recommend its acceptance,

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

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

Settlement of Tax Certiorari: Congregation Beth David

RESOLUTION NO. 2023-359

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

CONGREGATION BETH DAVID

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2023/24	56.06-1-3	\$85,100.00	\$85,100.00* and

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

Settlement of Tax Certiorari: Congregation Zichron Elchonon, Inc.

RESOLUTION NO. 2023-360

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

CONGREGATION ZICHRON ELCHONON, INC.

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2019/20	57.09-1-93	\$85,100.00	\$85,100.00
2020/21	57.09-1-93	\$85,100.00	\$85,100.00* and

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

Naming of Street - Bluefield Extension

RESOLUTION NO. 2023-361

WHEREAS, the Planning Board has approved a housing project entitled “Bluefield Extension,” and

WHEREAS, Bluefield Extension, LLC has requested that the road serving said housing project be named “Lazer Court,”

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the road serving Bluefield Extension be named ***“LAZER COURT.”***

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

Purchasing:

Approval of Change Order #1: Elaine Place Sidewalk Project

RESOLUTION NO. 2023-362

WHEREAS, the Town Board, by Resolution No. 2023-183, entered into an agreement with A-Tech Concrete, Inc., 11 Taylor Road, Edison, New Jersey, for the Elaine Place Sidewalk Project for the installation of concrete curbs and sidewalks , for a total bid price of \$715,135.00, and

WHEREAS Edward Moran, Engineer II for the Town of Ramapo, is in receipt of Change Order #1 from A-Tech Concrete, Inc., which covers all necessary miscellaneous work and unit price overages along Elaine Place and Howard Drive between the project limits that was encountered during construction, but unforeseen within the plans and project specifications as follows:

Change Order #1: Elaine Place & Howard Drive Overages & Miscellaneous Work

Item	Amount	Unit Price	Total Price
Trash Enclosure	Lump Sum	\$2,629.36	\$2,629.36
Electrical Conduit Repair	Lump Sum	\$3,772.04	\$3,772.04
Pavement Replacement	1,382 SF	\$25.00	\$34,550.00
Retaining Walls	853.25 SF	\$150.00	\$127,987.50

Total			\$168,938.90

and

WHEREAS, Edward Moran conducted daily inspections of the project, and recommends acceptance of the change order in the amount of \$168,938.90, as the above listed work was necessary to complete the project to provide a safer roadway system for vehicles and pedestrians, and

WHEREAS, Michael Sadowski, Deputy Director of Public Works, and Mona Montal, Director of Purchasing, concur with the above recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that **Change Order No. 1 as listed** is hereby approved in the amount of \$168,938.90, and the contract amount for the above services with respect to the ***ELAINE PLACE SIDEWALK PROJECT*** is hereby increased from \$715,135.00 to \$884,073.90.

SOURCE OF FUNDS: 5110DB.3439
Capital Bonding

RESULT:	ADOPTED [3 TO 2]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman
NAYS:	Wanounou, Weissmandl

Acceptance of Bid: Street Sweeping Services

RESOLUTION NO. 2023-363

CORRECTED RESOLUTION

WHEREAS, the Purchasing Department has solicited bids for Street Sweeping Services, which were opened August 16th, 2023, and

WHEREAS, Frederic Brinn, Superintendent of Highways, recommends the acceptance of the bid from **LI Sweeping, LLC, 90 Waterbury Street, Brooklyn, New York 11206**, for Street Sweeping Services, and

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the above bid of ***LI Sweeping, LLC*** with respect to Street Sweeping Services at the terms set forth in the agreement, and

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

SOURCE OF FUNDS: 5140DA.3400

RESULT:	ADOPTED [3 TO 2]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael B. Specht, Supervisor
AYES:	Specht, Charles, Rossman
NAYS:	Wanounou, Weissmandl

Personnel:

Accept Resignation - Courier

RESOLUTION NO. 2023-364

WHEREAS, Tamara Epstein, has submitted a letter of resignation from her position as a Courier in the Town of Ramapo, effective September 5, 2023,
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the resignation, as submitted by TAMARA EPSTEIN, is hereby accepted.

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

Appoint Permanent Police Radio Dispatcher (CAD) (Spanish Speaking)

RESOLUTION NO. 2023-365

WHEREAS, Syndy Cano has been provisional Police Radio Dispatcher (CAD) (Spanish Speaking), within the Town of Ramapo Police Department, and
WHEREAS, Syndy Cano's name is on Civil Service List #23032,
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint SYNDY CANO as probationary permanent Police Radio Dispatcher (CAD) (Spanish Speaking) effective August 7, 2023. Salary is to remain the same.

SOURCE OF FUNDS: 3125AB.3100

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

Boards and Commissions:

Appoint Community Development Program Citizens Advisory Committee Members

RESOLUTION NO. 2023-366

WHEREAS, the Town Board by Resolution No. 2022-481 appointed members to the Community Development Program Citizens Advisory Committee (CAC) - Rockland County Consortium, effective January 1, 2023 through December 31, 2024, and
WHEREAS, the Town Board wishes to reconfigure said membership
NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following persons be hereby appointed to serve as MEMBERS on the COMMUNITY DEVELOPMENT PROGRAM CITIZENS ADVISORY COMMITTEE (CAC) - ROCKLAND COUNTY CONSORTIUM effective August 23, 2023, said term to expire December 31, 2024:

ARON BINETH
HERSHE GREENZWEIG
JOSEPH MARGARETTEN
SHIMON SINGER

and

BE IT FURTHER RESOLVED that the following persons be hereby appointed to serve as *ADVISORS* on the *COMMUNITY DEVELOPMENT PROGRAM CITIZENS ADVISORY COMMITTEE (CAC) - ROCKLAND COUNTY CONSORTIUM* effective August 23, 2023, said term to expire December 31, 2024:

MONA MONTAL
LORETTA FURLONG
EDWARD MORAN

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

General Matters:

Authorization to Accept \$100.00 Donation: American-Russian Aid Association - Otrada, Inc.

RESOLUTION NO. 2023-367

WHEREAS, Chief Martin Reilly requests authorization to accept a donation in the amount of \$100.00 from the American - Russian Aid Association - Otrada, Inc., and
WHEREAS, the Chief requests the 2023 Town Budget be amended as follows:

- Increase Revenue: AB.22705 (Gifts & Donations) - \$100.00
- Increase Expenditures: 3120AB.3423 (Alarms) - \$100.00

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes Chief Reilly to accept the donation from the *AMERICAN - RUSSIAN AID ASSOCIATION - OTRADA, INC.*, in the amount of \$100.00, and

BE IT FURTHER RESOLVED the Finance Department is hereby authorized to **amend the 2023 Town Budget** as stated above to reflect receipt of said donation.

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

Authorization for Sgt. Michael Anton to Attend Post Critical Incident Seminar

RESOLUTION NO. 2023-368

WHEREAS, Chief Martin Reilly has requested authorization for Sgt. Michael Anton to attend the New York Law Enforcement Assistance Program (NYLEAP) Post Critical Incident Seminar (PCIS) to be held in Binghamton, New York, September 25, 2023, through September 27, 2023 with travel date as September 24, 2023, and

WHEREAS, attendance at said Seminar is free, and lodging is provided, an allowance of up to, but not exceeding \$200.00, to cover any costs such as fuel, parking, tolls, ect. is requested, which has been budgeted for in 2023

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that authorization is hereby granted for *SGT. MICHAEL ANTON* to attend the *NYLEAP Post Critical Incident Seminar* to be held in Binghamton, New York, September 25, 2023, through September 27, 2023 with travel date as September 24, 2023, **at a cost not to exceed \$200.00**, and

BE IT FURTHER RESOLVED that said expenses incurred by the above are to be considered a proper municipal charge under Town Law, Section 116(12) and General Municipal Law, Section 77b.

SOURCE OF FUNDS: 3120AB.3465-Schools, Travel, Seminars

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

Authorization for 3 Officers to attend FBI National Academy Associates NY Chapter Training

RESOLUTION NO. 2023-369

WHEREAS, Police Chief Martin Reilly has requested authorization for one (1) Captain and two (2) Lieutenants and to attend the FBI National Academy Associates (FBINAA) NY Chapter Training to be held in Saratoga, New York, September 17th through September 20th, 2023, and **WHEREAS**, arrangements for attendance at said Training call for hotel accommodations of \$1,305.00, conference fees of \$1,050.00, per diem meal reimbursement not to exceed \$620.00, authorized incidentals including fuel/tolls of \$373.00,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that authorization be hereby granted for ***CAPT. HYMAN, ADMINISTRATIVE LT. JOYCE AND LT. GIARDINA*** to attend the FBI National Academy Associates (FBINAA) NY Chapter Training to be held in Saratoga, New York, September 17th through September 20th, 2023, at a cost not to exceed \$3,400.00, which has been budgeted for in 2023, and

BE IT FURTHER RESOLVED that said expenses incurred by the above are to be considered a proper municipal charge under Town Law, Section 116(12) and General Municipal Law, Section 77b.

SOURCE OF FUNDS: 3120AB.3465 Schools, Seminars and Travel

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

Executive Session:

Move Into Executive Session: Litigation

RESOLUTION NO. 2023-370

RESOLVED by the Town Board of the Town of Ramapo, that the Town Board hereby move into Executive Session at 8:00 P.M. to discuss pending litigation.

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

Move Out of Executive Session

RESOLUTION NO. 2023-371

RESOLVED by the Town Board of the Town of Ramapo, that the Town Board hereby move out of Executive Session at 8:15 P.M.

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

Adjournment:

Adjournment

RESOLUTION NO. 2023-372

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, August 23, 2023, be hereby **adjourned at 8:15 P.M.**

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