

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
AUGUST 27, 2025

The Town Board of the Town of Ramapo convened in on Wednesday, August 27, 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:

Moment of Silence:

A ***MOMENT OF SILENCE*** was held this evening for the victims in the Annunciation Catholic School mass shooting. Two children- -an 8- year-old and a 10-year-old - - were killed and 17 people were injured when the shooter opened fire through the windows of the Minneapolis school’s church on Wednesday morning

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	
Jeffrey Posner	Town Clerk	Present	

Public Participation:

No one wished to address the Town Board this evening.

Close Open Period for Public Participation

RESOLUTION NO. 2025-360

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, August 27, 2025 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: Comprehensive Plan Status

JACLYN HAKES of MJ ENGINEERING, the Town’s consultants, presented an overview of the Comprehensive Plan process. A Comprehensive Plan is a guide for the future of a community which is broad in nature and addresses community-wide topics. In updating a Comprehensive Plan, a municipality must evaluate the current state, identify the desired future state, determine a general action plan and describe how to implement.

The Northeast Ramapo Comprehensive Plan Amendment/GEIS was adopted by the Town Board in July 2022. The Town wishes to update the 2004 Town-wide Comprehensive Plan for the remaining unincorporated areas: Monsey, Hillcrest, and Western Ramapo.

Ms. Hakes talked about the following topics:

- Comprehensive Plan Update Process:
 - Existing Conditions Report- update
 - Public Engagement
 - Draft Vision & Goals
 - Draft Recommendations
 - Draft Comprehensive Plan/GEIS
 - SEQR Requirements
- Public Engagement process to date and some of the emerging themes from the public:
 - Project webpage - ongoing
 - Public Open House February 2025
 - Community Survey - February to June 2025
 - Meeting-in-a-box- ongoing (available in English, Spanish, Creole and Yiddish)
 - Pop-up Table @ Ramapo Safety Extravaganza- April 16, 2025
 - Stakeholder Meetings - ongoing
 - Themes from public input: Traffic, transportation and walkability; housing and development; infrastructure impact; parks, recreation, and open space
- Next Steps:
 - Initiate SEQR process
 - Prepare Draft vision and goals
 - Continue public engagement
 - Prepare Draft Scoping Document

Acceptance of Minutes;

Regular Meeting of July 9, 2025

RESOLUTION NO. 2025-361

RESOLVED by the Town Board of the Town of Ramapo that the following Minutes of the Ramapo Town Board be hereby accepted, adopted, and recorded in the Minute Book:
JULY 9, 2025 - REGULAR

RESULT:	ADOPTED [3 TO 0]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Yehuda Weissmandl, Councilman
AYES:	Specht, Charles, Weissmandl
ABSTAIN:	Rossman, Wanounou

Regular Meeting of August 13, 2025

RESOLUTION NO. 2025-362

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 13, 2025 - REGULAR

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

Town Attorney

Settlement of Potential Disciplinary Charges

RESOLUTION NO. 2025-363

WHEREAS, a Dispatcher was the subject of an investigation into potential disciplinary charges, and

WHEREAS, the Town Attorney’s Office and Sgt. Andres Sanchez, Communications Sergeant, have recommended that the potential disciplinary charges be settled pursuant to an agreement between the Town and the Civil Service Employees Association, a copy of which is on file in the Town Clerk’s Office,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to settle potential disciplinary charges against said employee pursuant to the agreement set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute the above agreement in a form approved by the Town Attorney’s Office.

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

Authorization to Execute Franchise Audit Agreements: Troy and Banks

RESOLUTION NO. 2025-364

WHEREAS, the Town is party to franchise agreement with Verizon and Cablevision which permit those companies to offer cable and broadband services to residents of the Town, and

WHEREAS, the Town has service contracts with various telecommunication companies for landline, mobile and internet services, and

WHEREAS, Troy and Banks is the leading forensic auditing firm in New York specializing in obtaining additional franchise fee payments and obtaining refunds for overpaid telecom costs, and

WHEREAS, Director of Purchasing Mona Montal recommends retaining Troy and Banks on a success fee only basis of 40% of franchise fees collected and 25% of telecom refunds received

NOW THEREFORE BE IT RESOLVED by the Town Board of the Town of Ramapo that the Supervisor is hereby authorized to execute franchise audit agreements with **TROY AND BANKS** 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, Weissmandl

Personnel:

Appoint Permanent Assistant Superintendent of Public Works

RESOLUTION NO. 2025-365

WHEREAS, Micheal Lepori has been provisional Assistant Superintendent of Public Works, within the Town of Ramapo Department of Public Works, and

WHEREAS, Michael Lepori's name appears on Civil Service List #60000910,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint **MICHAEL LEPORI** as permanent ASSISTANT SUPERINTENDENT OF PUBLIC WORKS, effective August 28, 2025. Salary is to remain the same.

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

Purchasing:

Acceptance of Proposal: Colliers Engineering - Topographic Survey -Neil Road

RESOLUTION NO. 2025-366

WHEREAS, the Town solicited proposals for the preparation of a topographic survey along the east and west sides of Neil Road from its intersection with Fanley Avenue to the dead-end cul-de-sac, to be used to complete the design and preparation of plans and written specifications for the construction of concrete curb and sidewalk along both side of Neil Road, approximately 1,000 linear feet of roadway, and

WHEREAS, proposals were due by 11:00 A.M. on August 13, 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 4th Floor, Albany, NY 12211, dated August 13, 2025, to perform all survey work on both sides of Neil Road, plot all data and provide ten (10) printed sets and the digital file of the completed survey, for the base price amount of \$11,500.00, 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 **COLLIERS ENGINEERING** for the preparation of a topographic survey along both sides of Neil Road from its intersection with Fanley Avenue to the dead-end cul-de-sac, for the base price amount of \$11,500.00, 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, Weissmandl

Acceptance of Proposal: Anthony R. Celentano - Neil Road Curb & Sidewalk Design

RESOLUTION NO. 2025-367

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 east and west sides of Neil Road from its intersection with Fanley Avenue to the dead end at the cul-de-sac, approximately 1,000 linear feet of roadway along Neil Road, and

WHEREAS, proposals were due by 11:00 A.M. on August 13, 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 August 7, 2025, in the amount of \$15,000.00, 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 Neil Road 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:	Yehuda Weissmandl, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Finance:

Amendment to 2025 Budget: Garden of Hope - County ARPA Money

RESOLUTION NO. 2025-368

WHEREAS, the Town is in receipt of County ARPA funds for Garden of Hope in the amount of \$90,893.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that John Lynch, Director of Finance, is hereby authorized to AMEND the 2025 TOWN BUDGET as follows:

- Increase Revenue: A.24393C (ARPA County money) by \$90,893.00
- Increase Expenditure: 7110A.3446 (Property Repair & Maintenance) by \$6,022.00
- Increase Expenditure: 7110A. 3482 (Special Supplies) by \$\$84,871.00,

to reflect receipt of the above funds for 2025.

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

Amendment to 2025 Budget: Besen Park - County ARPA Money

RESOLUTION NO. 2025-369

WHEREAS, the Town is in receipt of County ARPA funds for Besen Park in the amount of \$200,000.00, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that John Lynch, Director of Finance, is hereby authorized to *AMEND the 2025 TOWN BUDGET* as follows:

- Increase Revenue: A.24393C (ARPA County Money) by \$200,000.00
- Increase Expenditure: 7110A.3260 (Other Equipment) by \$200,000.00

to reflect receipt of the above funds for 2025.

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

Amendment to 2025 Budget- Insurance Recoveries

RESOLUTION NO. 2025-370

WHEREAS, the Town is in receipt of \$2,593 from insurance recovery, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes John Lynch, Director of Finance, to *amend the 2025 TOWN BUDGET* as follows:

- Increase Revenue AB.22680 (Insurance Recovery) by \$2,593
- Increase Expenditure 3120AB.3462 (Motor Vehicle Repair) - \$2,593

to reflect receipt of the above funds.

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

Amendment to 2025 Budget- Governor's Traffic Safety Committee Grant

RESOLUTION NO. 2025-371

WHEREAS, the Town is in receipt of \$20,147 from a Governor's Traffic Safety Committee Grant, and

WHEREAS, receipt of said funds is not reflected in the 2025 Town Budget,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes John Lynch, Director of Finance, to *amend the 2025 TOWN BUDGET* as follows:

- Increase Revenue- \$20,147-AB.24394 (Traffic Safety Grant)
- Increase Expenditure- \$20,147-3120AB.3144 (Traffic Safety)

to reflect receipt of the above funds.

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

New Business:

Waiver of Rules of Order: 24Hr. Rule

RESOLUTION NO. 2025-372

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

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

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

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

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

Approval of Recommendation - Urgent Traffic Upgrade

RESOLUTION NO. 2025-373

WHEREAS, the Town is in receipt of a recommendation from MJ Engineering, Architecture, Landscape Architecture and Surveying PC ("MJ Engineering"), with respect to the ongoing challenges of buses navigating Decatur Avenue, Herrick Avenue, 1st Street and North Cole Avenue, and

WHEREAS, MJ Engineering recommends the implementation of additional restrictive parking along 1st Street as well as within a few one hundred feet of any intersection with 1st Street to provide sufficient room for buses and one way traffic may be implemented along with modifications to traffic patterns for portions of North Cole Avenue, and

WHEREAS, MJ Engineering believes the work should be done in phases to monitor performance with the initial implementation to be as follows:

-No Parking signs along both sides of Herrick Avenue within 100-feet of the intersection with 1st Street.

-No Parking signs along both sides of Decatur Avenue within 100-feet of the intersection with 1st Street.

-No Parking signs along both sides of North Cole Avenue within 100-feet of the intersection with 1st Street and along the east side of North Cole Avenue from 1st Street to the Village of Spring Valley municipal border.

-No Parking signs along 1st street both sides within 100-feet of the intersections with Decatur Avenue, Herrick Avenue and North Cole Avenue.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby authorizes the Highway Superintendent to install certain signage as set forth in MJ Engineering's recommendation and that such be implemented prior to the start of the 2025/2026 school year.

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

Supervisor's Comments:

SUPERVISOR SPECHT proudly announced that Forbes Magazine recently published an article recognizing Ramapo as the safest town in the United States with a population over 100,000, based on an independent study. This marks the first time Ramapo has received this prestigious distinction.

The ranking considered not only the frequency of serious crimes but also their severity. Taking all factors into account, the study concluded that Ramapo is the safest municipality in the nation within its population category.

Supervisor Specht expressed sincere gratitude to the dedicated staff of the Town of Ramapo, the Ramapo Police Department, first responders, volunteer organizations--- including Chaverim, local ambulance corps, and fire departments ---and, most importantly, to our law-abiding, peaceful, and civic-minded residents, whose commitment to community safety made this recognition possible.

Upcoming Meetings & Events:

- Next Town Board Meeting: Tuesday, September 10
- Annual 9/11 Memorial Ceremony: Wednesday, September 11 at 5:30 P.M., at the entrance to Town Hall.

During the ceremony, the Supervisor will speak about an upcoming Eagle Scout project aimed at upgrading and enhancing the 9/11 Memorial. Although not ready for this year’s observance, the improvements are expected to be completed and unveiled for next year’s ceremony.

Holiday Closure:

Town Hall will be **closed on Monday, September 2**, in observance of **Labor Day**.

Wishing everyone a safe and happy Labor Day!

Adjournment

Adjournment

RESOLUTION NO. 2025-374

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, August 27, 2025, be hereby **adjourned at 7:31 P.M.**

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