

MINUTES OF THE SPECIAL MEETING OF THE RAMAPO TOWN BOARD HELD ON
SEPTEMBER 30, 2024

The Town Board of the Town of Ramapo convened in on Monday, September 30, 2024 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	Absent	
Alyssa Slater	First Assistant Town Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

PRESENTATION OF TENTATIVE BUDGET:

TOWN CLERK SHARON OSHEROVITZ presented the Supervisor and Town Board the Town of Ramapo Tentative Budget for Fiscal Year Ending December 31, 2025.

Public Participation:

No one wished to address the Town Board this evening.

Close Open Period For Public Participation

RESOLUTION NO. 2024-344

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening September 30, 2024, be hereby **closed at 7:05 P.M.**

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

Acceptance of Minutes:

Regular Meeting of September 11, 2024

RESOLUTION NO. 2024-345

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:

SEPTEMBER 11, 2024 - REGULAR

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

Town Attorney:

Settlement of Tax Certiorari: Habitat for Humanity of Rockland, Inc.

RESOLUTION NO. 2024-346

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

HABITAT FOR HUMANITY OF ROCKLAND, INC.

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2024/25	30.61-1-9	\$46,600	\$46,600* 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
ABSENT:	Weissmandl

Settlement of Tax Certiorari: Michael Goldstein

RESOLUTION NO. 2024-347

WHEREAS, the Town Attorney’s Office and the Office of the Assessor have recommended that the following certiorari matter be settled:

MICHAEL GOLDSTEIN

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2018/19	56.12-3-26.1	\$108,500.00	\$98,175.00, and

WHEREAS, CMS Realty Advisors' Corporation, the Town's outside consultant, concurs with the above recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town Attorney be hereby authorized to settle the above matter, and

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, 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: Goldstein Group Equity, LLC

RESOLUTION NO. 2024-348

WHEREAS, the Town Attorney’s Office and the Office of the Assessor have recommended that the following certiorari matter be settled:

GOLDSTEIN GROUP EQUITY, LLC

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2018/19	41.19-2-62	\$80,500.00	\$71,400.00, and

WHEREAS, CMS Realty Advisors' Corporation, the Town's outside consultant, concurs with the above recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town Attorney be hereby authorized to settle the above matter, and

BE IT FURTHER RESOLVED that settlement is subject to approval by the East Ramapo Central School District, 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

Acceptance of Easement - 116 College Road

RESOLUTION NO. 2024-349

WHEREAS, the Town of Ramapo Planning Board has granted Site Development Plan approval for 116 College Road, and

WHEREAS, said approvals required the developer to provide a Stormwater Maintenance and Access Easement 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

Purchasing:

Rescission of Proposal: Repair of Pickle Ball Courts at Weldler Park

RESOLUTION NO. 2024-350

WHEREAS, Michelle Antosca, Director of Parks and Recreation, is in receipt of a proposal from Sport Tech Acrylics for repair of Pickle Ball Courts at Weldler Park, and

WHEREAS, after review of the above proposal, Michelle Antosca has determined the need to rescind the Resolution adopted on February 28, 2024, and

WHEREAS, said proposal cannot meet the terms required, and

WHEREAS, Michelle Antosca has recommended the rescission of Resolution No. 2024--109, and that new proposals be accepted, and

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

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo, that the Town Board hereby *RESCINDS RESOLUTION NO. 2024-109*, and

BE IT FURTHER RESOLVED that the Board hereby authorizes Mona Montal to receive new proposals.

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

Acceptance of Proposal: Repair of Pickle Ball Courts at Weldler Park

RESOLUTION NO. 2024-351

WHEREAS, Michelle Antosca, Director of Parks & Recreation, is in receipt of a proposal from Landtek Group, Inc., 105 Sweeneydale Avenue, Bay Shore, New York 11706, for the conversion and full color coating of six (6) pickleball courts located at Manny Weldler Park at a fee of \$38,030.00, and

WHEREAS, Michelle Antosca has reviewed the above proposal and recommends its acceptance, and

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

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *LANDTEK GROUP, INC.*, for the conversion and full color coating of six (6) pickleball courts located at Manny Weldler Park at a fee of \$38,030.00, and

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

SOURCE OF FUNDS: 7110A.34460

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

Acceptance of Proposal - Life Insurance

RESOLUTION NO. 2024-352

WHEREAS, the Town’s current life insurance coverage with The Hartford Life Insurance Company expires on January 31, 2025, and

WHEREAS, the Town is in receipt of a proposal from The Hartford for life insurance coverage to renew the policy with no changes to the current rates:

.274/1000 Life Rate
.036/1000 AD&D Rate, and

WHEREAS, said rates will be in effect for a two-year period, and

WHEREAS, Director of Purchasing, Mona Montal, has reviewed the above proposal and recommends its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Town does hereby accept the proposal of ***THE HARTFORD*** to provide life insurance coverage to all eligible Town employees for the period of February 1, 2025 through January 31, 2027, subject to the terms set forth above.

Source of Funds: Various.389045

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

Acceptance of Bid: Furnishing and Cleaning of Work Uniforms

RESOLUTION NO. 2024-353

WHEREAS, the Purchasing Department of the Town of Ramapo solicited bids for the Furnishing and Cleaning of Work Uniforms, and

WHEREAS, bids were received by the Town Clerk's Office and opened on September 6th, 2024, in accordance with the provisions of the law, and

WHEREAS, Mona Montal, Director of Purchasing, recommends acceptance of the sole bid from American Wear, Inc., 261 North 18th Street, East Orange, New Jersey 07017,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the responsible bid submitted by ***AMERICAN WEAR INC.*** be hereby approved and accepted.

SOURCE OF FUNDS: Various

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

Acceptance of Bid: Purchase of Auto and Truck Parts and Service

RESOLUTION NO. 2024-354

WHEREAS, the Purchasing Department of the Town of Ramapo has solicited bids for the Purchase of Auto and Truck Parts and Service, and

WHEREAS, bids were received by the Town Clerk of the Town of Ramapo and opened on September 10, 2024, in accordance with the provision of the law, and

WHEREAS, Michael Sadowski, Deputy Director, Department of Public Works, in a memorandum dated September 23rd, 2024, has made the following recommendations to accept the bid proposals from the following vendors: , **CAMPBELL FREIGHTLINER OF ORANGE COUNTY, LLC**, PO Box 2249, Newburgh, New York 12550, **ADVANCE STORES COMPANY INC. D/B/A ADVANCE AUTO PARTS**, 4200 Six Forks Road, Raleigh, North Carolina 27022, , **RG GROUP**, 305 Island Road, Mahwah, New Jersey 07430, **AT NORTHERN NEW JERSEY**, 525 West Linden Avenue, Linden NJ 07036, **ELLIOT AUTO SUPPLY CO. D/B/A FACTORY MOTOR PARTS**, 95 New Clarkstown Road, Nanuet, NY 10954, **FLEET PRIDE TRUCK & TRAILER PARTS**, 508 Temple Hill Road, New Windsor, NY 12553,**GABRIELLI TRUCK & SALES LTD.**. 3200 Horseblock Road, Medford, NY 11763, **HUDSON COUNTY MOTORS**, 280 Seacaucus Road, Seacaucus, NJ 07094, **PARTS AUTHORITY LLC**, 3 Dakota Drive, Suite 110, New Hyde Park, NY 11042 and **UNITED FORD**, 330 Country Avenue, Seacaucus, NJ 07094

WHEREAS, Mona Montal, Director of Purchasing, concurs with the above recommendation,
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the lowest responsible bids as set forth above.

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

Rejection of Bid: Tank Removal Childrens Park

RESOLUTION NO. 2024-355

WHEREAS, the Purchasing Department solicited bids for Children's Park Tank Removal, and
WHEREAS, bids were received by the Town Clerk and opened on June 21, 2024 and
WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends the bid be rejected and re-bid at a later date, and
WHEREAS, Mona Montal, Director of Purchasing, concurs with said recommendation
NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the bid for Children's Park Tank Removal be **rejected**.

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

CMS Realty Advisors' Corporation - Real Property Valuation For Tax Appeals

RESOLUTION NO. 2024-356

WHEREAS, the Town Assessor’s Office has requested that the Town retain assistance to prepare documentation to support the Town property assessment position in which a parcel’s assessment is being challenged by a property owner or its legal representative, and
WHEREAS, the Town is in receipt of a proposal, dated September 27, 2024, from CMS Realty Advisors’ Corporation, 4 Sylvan Way, Suffern, New York 10901, to provide real property valuation for tax appeals for the Town of Ramapo Assessor’s office at the following rates:

- **CONSULTANT: \$125.00/HOUR**
- **CLERICAL DUTIES: \$50.00/HOUR**

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of **CMS REALTY ADVISORS’ CORPORATION** to provide assistance to the Assessor’s Office staff on real property valuation, limited to tax appeals only, retroactive to September 1, 2024, and ending December 31, 2024, at the rates set forth above, with a **maximum total cost not to exceed \$20,000**, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with CMS Realty Advisors’ Corporation in a form approved by the Town Attorney’s Office which may be terminated by either party upon thirty (30) days written notice.

SOURCE OF FUNDS: 1355A.3452 (Consultant)

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

Extension of Agreement - Troon New York, LLC

RESOLUTION NO. 2024-357

WHEREAS, the Town Board, by Resolution No. 2023-286 entered into an Assumption Agreement with Troon New York, LLC, 15044 N Scottsdale Road, Suite 300, Scottsdale, Arizona 85254, for the management and operation of the Spook Rock Golf Course, and

WHEREAS, both parties wish to extend the term of the Agreement for the second of two (2) renewal periods pursuant to Article 3 of the Agreement for a period commencing on January 1, 2025 through December 31, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby consents to extend the Agreement with **TROON NEW YORK, LLC** for an additional two-year period, commencing January 1, 2025 through December 31, 2026, subject to the terms negotiated by the Director of Purchasing, and subject to an executed agreement with the Supervisor, 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

New Business:

Waiver of Rules of Order: 24Hr. Rule

RESOLUTION NO. 2024-358

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
ABSENT:	Weissmandl

Appointment of Police Chaplain: Rabbi Yehuda Zorger

RESOLUTION NO. 2024-359

WHEREAS, the Police Department is faced with many situations where a Chaplain would be essential to provide pastoral services to both citizens as well as police officers, and

WHEREAS, the Town Board wishes to retain Chaplains to provide the above pastoral services,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that *RABBI YEHUDA ZORGER* is hereby appointed as Police Chaplain to provide the above pastoral services thru December 31, 2024, at no fee.

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

Town Clerk:

Scheduling of Budget Workshops - 2025 Budget

RESOLUTION NO. 2024-360

WHEREAS, the Ramapo Town Board would like to schedule the following Town Board Budget Workshops:

<u>SCHEDULED</u>			
<u>Budget Workshop</u>	Tuesday	October 8, 2024	6:00 P.M.
<u>Budget Workshop</u>	Wednesday	October 9, 2023	6:00 P.M.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the dates and times of the *TOWN BOARD BUDGET WORKSHOPS* be scheduled as stated above.

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

Adjournment:

Adjournment

RESOLUTION NO. 2024-361

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, September 30, 2024, be hereby adjourned at 7:18 P.M.

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