

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
OCTOBER 25, 2023

The Town Board of the Town of Ramapo convened in on Wednesday, October 25, 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	
Amy Mele	Assistant Town Attorney	Present	
Sharon M. Osherovitz	Town Clerk	Present	

Moment of Silence

A ***MOMENT OF SILENCE*** was held this evening in memory of the 1,400 people who lost their lives on October 7, 2023, when Hamas launched an unprecedented multi-faceted and sustained assault on Israel on the 50th Anniversary of the Yom Kippur War, and in hope for the safe return of hostages.

Public Participation:

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

Deborah Munitz- 5 Rose Hill Road, Montebello, NY - requested larger meeting be held on zoom

Close Open Period for Public Participation

RESOLUTION NO. 2023-413

RESOLVED by the Town Board of the Town of Ramapo that the Open Period for Public Participation held this evening, October 25, 2023, be hereby **closed at 7:12 P.M.**

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

Public Hearing: Continuation: Millers Pond PUD and Local Law Amendment

The Town Board continued a Public Hearing this evening, October 25, 2023, on the Preliminary PUD Plan for the proposed Millers Pond Planned Unit Development (MP-PUD) and the associated proposed Millers Pond PUD Local Law.

Ben Gailey, land use attorney for the Town of Ramapo, stated after the public hearing held on September 13, 2023, the Town Planning Board submitted their report dated October 17, 2023, recommending that the Town Board approve the MP-PUD, the associated local law and proposed Open Development Area (ODA). **Supervisor Specht** noted the Rockland County GML review was received Monday, October 23, 2023, and asked Mr. Gailey to comment. Mr. Gailey advised the County Planning review recommended numerous modifications including the Town Board's assurance that all the Involved and Interested Agencies approvals have been obtained and that the Board look at other certain provisions for the draft local law.

Daniel Ruzow, attorney for the applicant, advised he looks forward to hear public comments this evening and looks forward to developing responses to them. Mr. Ruzow told the Board the Rockland County GML was reviewed and will work with the council to address and nail down details to the local law.

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

Nana Koch - 45-47 South Mountain Rd., New City, NY - announced Board never responds to public comments, neither does the developer; need updated traffic study; discussed school system, bussing and traffic issues; questioned available affordable housing; spoke on water supply, aquifer, waste disposal; questioned raising taxes to cover expenses; requested the Board "talk to us" and address issues, requested the Board not vote on project until all comments are heard, submitted written comments.

Leo Dunn-Fox - 5 Dogwood Place, Pomona, NY - bought his house thinking the area won't be overdeveloped; too much traffic; infrastructure not equipped to meet new demands

Kyra Saulnier - 6 Dogwood Place, Pomona, NY - looking for nature, not over built density; concerned for effect on wells, new development might damage streams; too much traffic and the need for new traffic study

Richard LoCicero - 16 Dogwood Place, Pomona, NY - stated he moved from New Jersey to live in rustic area and now might have to move again

Christian Frye - 6 Dogwood Place, Pomona, NY - expressed concern for emergency services vehicles not able to get in

Kevly Loma - 31 Dogwood Place, Pomona, NY - will stay and fight; stated this project is absurd; Board needs to do its' job in protecting existing residents

Deborah Munitz - 5 Rose Hill Road, Montebello, NY - recognized there are increased needs, PUD is a good idea; this development will have environmental impacts and alternatives should be considered; asked for consideration of her needs and needs of people wanting to sell their homes and "downsize" advising these homes are not affordable- average cost \$900,000-; No where for younger adults starting out, there are no studios for singles or smaller family rental; commented on vision of the NE Ramapo Plan for "place making"; seeking optimized solutions; ; representing ROSA, submitted written comments on its' behalf.

Close of Public Hearing and Extension of Written Comment Period: Millers Pond

RESOLUTION NO. 2023-414

WHEREAS, by Resolution No. 2023-355, adopted on August 23, 2023, the Town Board scheduled a public hearing on the Preliminary PUD Plan for the proposed Millers Pond Planned Unit Development (MP-PUD) and the associated proposed Millers Pond PUD Local Law for September 13, 2023, at 7:01 P.M., including a written public comment period until September 22, 2023, and

WHEREAS, the Rockland County Department of Planning requested an extension of time to submit its report and recommendations, which request was granted by the Town Supervisor, and

WHEREAS, the Town Board held the public hearing and by Resolution No. 2023-375 resolved to adjourn the public hearing and written comment period to October 25, 2023, and

WHEREAS, the Department of Planning submitted its report and recommendations to the Town Board on October 23, 2023. In addition, the Town Planning Board, on October 17, 2023, adopted a resolution recommending that the Town Board approve the MP-PUD, the associated Local Law and proposed Open Development Area (ODA), and

WHEREAS, the Board wishes to extend the written comment period to November 3, 2023, in order to provide an ample opportunity for the public to submit comments on the County Department of Planning’s report and recommendations, the Town Planning Board’s recommendations, and any aspect of the Preliminary MP-PUD Plan and associated Local Law.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the public hearing held this evening on the proposed MP-PUD and associated Local Law is hereby **CLOSED at 7:40 P.M.**, and

BE IT FURTHER RESOLVED, the written comment period is hereby extended to November 3, 2023, written comments must be submitted to Sharon Osherovitz, Town Clerk, at [<mailto:Osherovitzs@ramapo.org>](mailto:Osherovitzs@ramapo.org) or hand delivered to the Town Clerk’s Office, Town Hall, 237 Route 59, Suffern, NY 10901 no later than 4:00 P.M.

Dated: October 25, 2023

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

Setting Public Hearing:

Set Public Hearing: Preliminary Budget 2024

RESOLUTION NO. 2023-415

WHEREAS, Town Law requires a public hearing be held on the Town’s Preliminary Budget for the year 2024,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that a Public Hearing be held on November 8, 2023 at 7:00 P.M., at Ramapo Town Hall, to solicit public comment on the **PRELIMINARY BUDGET FOR THE TOWN OF RAMAPO FOR THE YEAR 2024.**

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

Set Public Hearing: Fire Protection Services - Park Crest Fire Protection District for Year 2024

RESOLUTION NO. 2023-416

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Park Crest Fire Protection District expires December 31, 2023, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2024 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following **PUBLIC HEARING** be held on November 8, 2023 as follows:

7:05 P.M. Provision of Fire Protection Services: **PARK CREST FIRE PROTECTION DISTRICT** (for the year 2024)

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

Set Public Hearing: Fire Protection Services - Johnsontown Road Fire Protection District for Year 2024

RESOLUTION NO. 2023-417

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Johnsontown Road Fire Protection District expires December 31, 2023, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2024 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following *PUBLIC HEARING* be held on November 8, 2023 as follows:

7:06 P.M. Provision of Fire Protection Services: *JOHNSONTOWN ROAD FIRE PROTECTION DISTRICT* (for the year 2024)

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

Set Public Hearing: Fire Protection Services - Ramapo Fire Protection District No. 1 for Year 2024

RESOLUTION NO. 2023-418

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Ramapo Fire Protection District No. 1 expires December 31, 2023, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2024 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following *PUBLIC HEARING* be held on November 8, 2023 as follows:

7:07 P.M. Provision of Fire Protection Services: *RAMAPO FIRE PROTECTION DISTRICT NO. 1* (for the year 2024)

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

Set Public Hearing: Fire Protection Services: Ramapo Fire Protection District No. 2 for Year 2024

RESOLUTION NO. 2023-419

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Ramapo Fire Protection District No. 2 expires December 31, 2023, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2024 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following *PUBLIC HEARING* be held at Ramapo Town Hall on November 8, 2023 as follows:

7:08 P.M. Provision of Fire Protection Services: *RAMAPO FIRE PROTECTION DISTRICT NO. 2* (for the year 2024)

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

Set Public Hearing: Fire Protection Services - Ramapo Fire Protection District No. 3 for Year 2024

RESOLUTION NO. 2023-420

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Ramapo Fire Protection District No. 3 expires December 31, 2023, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2024 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following *PUBLIC HEARING* be held at Ramapo Town Hall on November 8, 2023 as follows:

7:09 P.M. Provision of Fire Protection Services: *RAMAPO FIRE PROTECTION DISTRICT NO. 3* (for the year 2024)

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

Set Public Hearing: Fire Protection Services- Ramapo Fire Protection District No. 4 for Year 2024

RESOLUTION NO. 2023-421

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Ramapo Fire Protection District No. 4 expires December 31, 2023, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2024 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following *PUBLIC HEARING* be held on November 8, 2023 as follows:

7:10 P.M. Provision of Fire Protection Services: *RAMAPO FIRE PROTECTION DISTRICT NO. 4* (for the year 2024)

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

Set Public Hearing: Fire Protection Services - Ramapo Fire Protection District No. 5 for Year 2024

RESOLUTION NO. 2023-422

WHEREAS, the Agreement with respect to the furnishing of fire protection services for Ramapo Fire Protection District No. 5 expires December 31, 2023, and

WHEREAS, the Town of Ramapo wishes to enter into a new agreement for the year 2024 with respect to the above Fire Protection District,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the following *PUBLIC HEARING* be held on November 8, 2023:

7:11 P.M. Provision of Fire Protection Services: ***RAMAPO FIRE PROTECTION DISTRICT NO. 5*** (for the year 2024)

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

Acceptance of Minutes:

Regular Meeting of September 27, 2023

RESOLUTION NO. 2023-423

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 27, 2023 - REGULAR

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

Special Meeting of October 5, 2023

RESOLUTION NO. 2023-424

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:
OCTOBER 5, 2023 - SPECIAL

RESULT:	WITHDRAWN
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Town Attorney:

Ratification of Extension of Public Comment Period DEIS/SEIS Scoping Outline:
Harriman Meadows

RESOLUTION NO. 2023-425

WHEREAS, by Resolution No. 2023- 396 adopted on September 20, 2023, the Town Board issued a SEQR Positive Declaration for the proposed Harriman Meadows residential project and established a comment period on the project’s Draft Scoping Outline until 4:00 P.M. on October 27, 2023, and

WHEREAS, some of the project materials had not been posted to the Town’s website at the beginning of said comment period, therefore, the Town Supervisor consented to extend the comment period to 4:00 P.M. on November 13, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby ratifies the extension of the comment period on the Harriman Meadows Draft Scoping Outline to 4:00 PM on November 13, 2023.

Dated: October 25, 2023

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

Settlement of Tax Certiorari: Commerce Bank, NA

RESOLUTION NO. 2023-426

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

COMMERCE BANK, NA

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2023/24	55.10-2-3.1	\$141,000	\$130,000, and

WHEREAS, Scott Shedler, the Town Assessor, 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 Suffern 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, Weissmandl

Meeting is Turned Over to Deputy Supervisor Charles

Supervisor Specht announced he is recusing himself from the next agenda item, VI.C. *Settlement of Tax Certiorari: Rose Ocko Foundation, Inc.* as a conflict. He advised as a lawyer, prior to his position as Supervisor, he represented a principle of the not-for-profit. Supervisor Specht turned the meeting over to Deputy Supervisor Charles and stepped down from the bench.

Settlement of Tax Certiorari: Rose Ocko Foundation, Inc.

RESOLUTION NO. 2023-427

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

ROSE OCKO FOUNDATION INC.

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2017/18	89/49/07-1-7	\$11,500.00	\$11,500.00
	89/49/07-1-8	\$11,800.00	\$11,800.00
	89/49.07-1-9	\$10,200.00	\$10,200.00
	89/49.07-1-10	\$10,900.00	\$10,900.00
	89/49.07-1-12	\$8,000.00	\$8,000.00
	89/49.07-1-13	\$9,400.00	\$9,400.00
	89/49.07-1-14	\$10,600.00	\$10,600.00
	89/49.07-1-15	\$10,300.00	\$10,300.00
	89/49.07-1-16	\$10,800.00	\$10,800.00
	89/49.07-1-17	\$12,300.00	\$12,300.00
	89/49.07-1-18	\$11,800.00	\$11,800.00
	89/49.07-1-19	\$11,500.00	\$11,500.00
	89/49.07-1-20	\$10,600.00	\$10,600.00
	89/49.07-1-21	\$9,400.00	\$9,400.00
	89/49.07-1-22	\$10,300.00	\$10,300.00*, and
2018/19	89/49/07-1-7	\$11,500.00	\$11,500.00
	89/49/07-1-8	\$11,800.00	\$11,800.00

	89/49.07-1-9	\$10,200.00	\$10,200.00
	89/49.07-1-10	\$10,900.00	\$10,900.00
	89/49.07-1-12	\$8,000.00	\$8,000.00
	89/49.07-1-13	\$9,400.00	\$9,400.00
	89/49.07-1-14	\$10,600.00	\$10,600.00
	89/49.07-1-15	\$10,300.00	\$10,300.00
	89/49.07-1-16	\$10,800.00	\$10,800.00
	89/49.07-1-17	\$12,300.00	\$12,300.00
	89/49.07-1-18	\$11,800.00	\$11,800.00
	89/49.07-1-19	\$11,500.00	\$11,500.00
	89/49.07-1-20	\$10,600.00	\$10,600.00
	89/49.07-1-21	\$9,400.00	\$9,400.00
	89/49.07-1-22	\$10,300.00	\$10,300.00*, and
2021/22	89/49/07-1-7	\$11,500.00	\$11,500.00
	89/49/07-1-8	\$11,800.00	\$11,800.00
	89/49.07-1-9	\$10,200.00	\$10,200.00
	89/49.07-1-10	\$10,900.00	\$10,900.00
	89/49.07-1-12	\$8,000.00	\$8,000.00
	89/49.07-1-13	\$9,400.00	\$9,400.00
	89/49.07-1-14	\$10,600.00	\$10,600.00
	89/49.07-1-15	\$10,300.00	\$10,300.00
	89/49.07-1-16	\$10,800.00	\$10,800.00
	89/49.07-1-17	\$12,300.00	\$12,300.00
	89/49.07-1-18	\$11,800.00	\$11,800.00
	89/49.07-1-19	\$11,500.00	\$11,500.00
	89/49.07-1-20	\$10,600.00	\$10,600.00
	89/49.07-1-21	\$9,400.00	\$9,400.00
	89/49.07-1-22	\$10,300.00	\$10,300.00*, and
2022/23	89/49/07-1-7	\$11,500.00	\$11,500.00
	89/49/07-1-8	\$11,800.00	\$11,800.00
	89/49.07-1-9	\$10,200.00	\$10,200.00
	89/49.07-1-10	\$10,900.00	\$10,900.00
	89/49.07-1-12	\$8,000.00	\$8,000.00
	89/49.07-1-13	\$9,400.00	\$9,400.00
	89/49.07-1-14	\$10,600.00	\$10,600.00
	89/49.07-1-15	\$10,300.00	\$10,300.00
	89/49.07-1-16	\$10,800.00	\$10,800.00
	89/49.07-1-17	\$12,300.00	\$12,300.00
	89/49.07-1-18	\$11,800.00	\$11,800.00
	89/49.07-1-19	\$11,500.00	\$11,500.00
	89/49.07-1-20	\$10,600.00	\$10,600.00
	89/49.07-1-21	\$9,400.00	\$9,400.00
	89/49.07-1-22	\$10,300.00	\$10,300.00*, 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.

*Properties shall be 100% exempt

RESULT:	ADOPTED [4 TO 0]
MOVER:	Yehuda Weissmandl, Councilman
SECONDER:	David Wanounou, Councilman
AYES:	Charles, Rossman, Wanounou, Weissmandl
RECUSED:	Specht

Meeting is Turned Back Over to Spuervisor Specht

Deputy Supervisor Charles turned the meeting back over to Supervisor Specht.

Settlement of Tax Certiorari: Rabbi Yakov Yosef Trust

RESOLUTION NO. 2023-428

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

RABBI YAKOV YOSEF TRUST

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2014/15	50.07-2-20.12-2	\$60,600	\$48,630,
2018/19	50.07-2-20.12-2	\$60,600	\$47,500
2019/20	50.07-2-20.12-2	\$60,600	\$47,500
2020/21	50.07-2-20.12-2	\$60,600	\$47,500
2021/22	50.07-2-20.12-2	\$60,600	\$47,500
2022/23	50.07-2-20.12-2	\$60,600	\$47,500
2023/24	50.07-2-20.12-2	\$60,600	\$47,500, and

WHEREAS, Scott Shedler, the Town Assessor, 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, Weissmandl

Settlement of Tax Certiorari: Sephardic Heritage Center Charitable Trust

RESOLUTION NO. 2023-429

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

SEPHARDIC HERITAGE CENTER CHARITABLE TRUST

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2023/24	62.7-2-39	\$123,000.00	\$123,000.00 * 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

Acceptance of Easements: Congregation Mercaz Hatorah of Belle Harbor

RESOLUTION NO. 2023-430

WHEREAS, the Town of Ramapo Planning Board has granted certain approval(s) for “Congregation Mercaz Hatorah of Belle Harbor,” and

WHEREAS, said approvals required the granting of the following easements to the Town:

- Drainage Easement
- Stormwater Control Facility Maintenance Agreement
- Shade Tree Maintenance and Access Easement
- Termination of (Unneeded) Sewer Easement, and

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

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

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

Acceptance of Easements: 21 Orchard Street

RESOLUTION NO. 2023-431

WHEREAS, the Town of Ramapo Planning Board has granted subdivision approval for 21 Orchard Street, and

WHEREAS, said approvals required the granting of a five foot wide shade tree easement, and

WHEREAS, MJ Engineering and the Town Attorney’s Office have reviewed the 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, Weissmandl

Acceptance of Easement: 4 Dolson Road

RESOLUTION NO. 2023-432

WHEREAS, the Town of Ramapo Planning Board has granted subdivision approval for a project located at 4 Dolson Road, and

WHEREAS, said approvals required the granting of a five foot wide shade tree 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:	Michael Rossman, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Personnel:

Appoint Payroll Clerk-Typist - Finance Department

RESOLUTION NO. 2023-433

WHEREAS, there is a vacancy in the position of Payroll Clerk-Typist within the Town of Ramapo Finance Department, and

WHEREAS, Director of Finance, John Lynch, has made the following recommendation,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby appoint GABRIELLE KOHLER, as probationary PAYROLL CLERK-TYPIST, from Civil Service List #23113, effective October 30, 2023, at the annual salary of \$58,472, in accordance with the current CSEA contract.

SOURCE OF FUNDS: 1310A.3100

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

Purchasing:

Extension of Agreement: Beckerle Lumber Supply, Inc. -Purchase of Building Materials and Supplies

RESOLUTION NO. 2023-434

WHEREAS, the Town of Ramapo, by Resolution No. 2022-487, approved an agreement with Beckerle Lumber Supply, Inc., for the Purchase of Building Materials and Supplies , and

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that it hereby extends the above agreement with BECKERLE LUMBER SUPPLY, INC., for the Purchase of Building Materials and Supplies, for an additional one (1) year period, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Beckerle Lumber Supply, Inc. in a form approved by the Town Attorney’s office.

SOURCE OF FUNDS: Various Operating

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

Extension of Agreement: West Point Tours, Inc.- Buses For Various Trips Coach or Equivalent

RESOLUTION NO. 2023-435

WHEREAS, the Town of Ramapo, by Resolution No. 2023-111, approved an agreement with West Point Tours, Inc., 1047-1049 Route 94, Po Box 125, Vails Gate, NY 12584 , for Buses for Various Trips Coach or Equivalent, and

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

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends that the above agreement be extended, 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 extends the above agreement with **WEST POINT TOURS, INC.**, for Buses for Various Trips Coach or Equivalent, for an additional one (1) year period, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with West Point Tours, Inc. in a form approved by the Town Attorney’s office.

SOURCE OF FUNDS: Various Operating

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

Extension of Agreement: Yaboo Fence Co., Inc. -Various Fencing Work Within the Town of Ramapo

RESOLUTION NO. 2023-436

WHEREAS, the Town of Ramapo, by Resolution No. 2022-361, approved an agreement with Yaboo Fence Co. Inc., 95 West Nyack Way West Nyack, NY 10994, for Various Fencing Work Within the Town of Ramapo, and

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

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends that the above agreement be extended, 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 extends the above agreement with **YABOO FENCO CO. INC.**, for Various Fencing Work Within the Town of Ramapo, for an additional one (1) year period, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Yaboo Fence Co., Inc. in a form approved by the Town Attorney’s office.

SOURCE OF FUNDS: Various Operating

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

Extension of Agreement: Davis Technologies Group, Inc. -Fire and Sprinkler Maintenance at the JTS Community Center, JTS Grandstand, JTS Bubble and Cultural Arts Center

RESOLUTION NO. 2023-437

WHEREAS, the Town of Ramapo, by Resolution No. 2023-182, approved an agreement with Davis Technologies Group, LLC, 67 North Main Street, New City, NY 10956, for Fire and Sprinkler Maintenance, at the JTS Community Center, JTS Grandstands, JTS Bubble and Cultural Arts Center, and

WHEREAS, the agreement with Davis Technologies Group, LLC provided for an extension of said agreement for an additional one (1) year period, and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, recommends that the above agreement be extended, 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 agreement between the Town and **DAVIS TECHNOLOGIES GROUP, LLC** for Fire and Sprinkler Maintenance, at the JTS Community Center, JTS Grandstands, JTS Bubble and Cultural Arts Center, be extended for an additional one (1) year period, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Davis Technologies Group, LLC, in a form approved by the Town Attorney’s office.

SOURCE OF FUNDS: 7150A.3400 & 7190A.3400

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

Extension of Agreement: ThyssenKrup Elevator Corporation- Maintenance of Elevators For 2023 – 2024 Clover Stadium

RESOLUTION NO. 2023-438

WHEREAS, the Town Board, by Resolution No. 2021-96, approved an agreement with ThyssenKrup Elevator Corporation, 500 Executive Boulevard, Elmsford, New York 10513, and by Resolution No. 2022-223 extended the agreement with ThyssenKrup Elevator Corporation, for maintenance of elevators at the Palisades Credit Union Bank Park, now renamed Clover (Park) Stadium, at a fee of \$6,423.60 per year, for the year 2022 and

WHEREAS, Michelle Antosca, Director of Parks and Recreation, has recommended that the contract be extended for the years 2023-2024 at the same terms, and

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 extends the above agreement with **THYSSENKRUP ELEVATOR CORPORATION** (also known as TK Elevator) for maintenance of elevators at Clover Stadium for the years 2023-2024 at the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with ThyssenKrup Elevator Corporation in a form approved by the Town Attorney’s office.

SOURCE OF FUNDS: 7155A.3400

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

Acceptance of Proposal: Greenwald Doherty - Legal Counsel Subscription Service

RESOLUTION NO. 2023-439

WHEREAS, the Town of Ramapo requires the services of a law firm for employment related legal matters, and

WHEREAS, the Personnel Department is in receipt of a proposal from Greenwald Doherty LLP, who specialize in employment law, and offer a monthly subscription service, and

WHEREAS, Chief of Staff 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 it hereby accepts the proposal of **GREENWALD DOHERTY LLP** for the Enhanced Level Monthly Subscription for a fee of \$4,000 per month. The subscription includes 5 hours of legal counsel on employment matters, live training, suite of customized legal documents, employment law updates and additional legal services at a discounted rate.

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Greenwald Doherty LLP 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

Acceptance of Proposal: Third Party Administrator for Alcohol and Drug Testing 2024

RESOLUTION NO. 2023-440

WHEREAS, the Town requires the services of a contractor to provide alcohol and drug testing services, and

WHEREAS, Mona Montal, Chief of Staff, is in receipt of a proposal from Partners in Safety to administer the federally mandated DOT program and provide alcohol and drug testing services for the calendar year 2024 for the following fee:

\$45.00 Per DOT mandated employee

Additional fees, as needed, for pre-employment, post-accident, reasonable suspicion, and follow-up tests during normal business hours at a lab or office of Partners in Safety:

- \$49.00 per DOT Drug Test at lab or offices of Partners in Safety
- \$97.00 per DOT Drug Test at approved walk-in medical facility
- \$40.00 per DOT Alcohol Test at offices of Partners in Safety
- \$67.00 per DOT Alcohol Test at approved walk-in medical facility
- \$79.00 per Return to Duty/Follow-up drug test at offices of Partners in Safety
- \$117.00 per Return to Duty/Follow-up drug test at approved walk-in medical facility
- \$275.00 per DOT Split Specimen Retest
- \$185.00 per hour for 24 hour/day Emergency Services (2 hour minimum)
- \$74.00 pre-employment DOT physical at offices of Partners in Safety

WHEREAS, Mona Montal has reviewed the proposal and recommends its acceptance,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that the Board does hereby accept the proposal of **PARTNERS IN SAFETY** to provide alcohol and drug testing services subject to the fees set forth above for the period of January 1, 2024 to December 31, 2024.

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

SOURCE OF FUNDS: 1989A.3466 (Drug and Alcohol Testing)

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

Acceptance of Proposal: Renewal of Cyber Risk Policy

RESOLUTION NO. 2023-441

WHEREAS, the Town is in receipt of a proposal dated September 29, 2023, from Lebaum Company, Inc. to renew cyber insurance coverage for the period of November 1, 2023, to November 1, 2024,

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *LEBAUM COMPANY, INC.* of 17 Monsey Boulevard, Monsey, New York, for cyber insurance coverage for the above stated period for the following coverage:

Travelers:

\$25,000.00 Retention Premium \$34,285.00

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute all documents approved by the Town Attorney’s Office as necessary to accept the above proposal for insurance coverage.

SOURCE OF FUNDS: 1910A.341710

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

Acceptance of Proposal: College Road Walkway- Cioffi Services

RESOLUTION NO. 2023-442

WHEREAS, Fred Brinn, Superintendent of Highways, is in receipt of a proposal from Cioffi Services, 201 Route 9W, Congers, New York, 10920, for professional services for the installation of an asphalt walkway along College Road from Bina Lane to the Rockland Community College parking lot at a fee of \$25,000.00, and

WHEREAS, the Superintendent has reviewed the above proposal and recommends its acceptance, to provide a safe walkway along College Road, 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 *CIOFFI SERVICES* for professional services for the installation of an asphalt walkway along College Road from Bina Lane to the Rockland Community College parking lot in the amount of \$25,000.00, and

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

SOURCE OF FUNDS: 51976H36.34460

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

Approval of Change Order No. 2: Ralph Blvd Drainage Collapse Project

RESOLUTION NO. 2023-443

WHEREAS, the Town Board by Resolution No. 2022-276 entered into an agreement with Cioffi Services, 201 N Route 9W Congers NY 10920 for the Ralph Boulevard Drainage Collapse Project, to replace approximately 350 linear feet of collapsed drainage pipe on Ralph Blvd that was caused by a collapse of the ground resulting in a very large sink hole, in the amount of \$157,700.00 and

WHEREAS, the Town Board by Resolution No. 2022-452 approved Change Order No.1 for additional labor and materials for the restoration of the collapsed drain in the amount of \$59,100.00 and,

WHEREAS, additional work not covered under the original agreement was required on Ralph Blvd, in the amount of \$45,850.00, and

WHEREAS, Fred Brinn, Superintendent of Highways, requests the approval of Change Order No.2 for the additional work on Ralph Blvd, and

WHEREAS, the project was filed as part of the Town’s claim for reimbursement with FEMA as a result of the storm known as Hurricane Ida on September 1st - 2nd, 2021,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that Change Order No. 2 is hereby approved for the additional work required on Ralph Blvd not covered under the original agreement by CIOFFI SERVICES, in the amount of \$45,850.00, and the aggregate contract amount for the Ralph Boulevard Drainage Project is hereby increased to \$262,650.00

SOURCE OF FUNDS: 5197H21.34460

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

General Matters:

Authorization for Two (2) members of Administration Staff to attend NY Law Enforcement Assistance Program

RESOLUTION NO. 2023-444

WHEREAS, Chief Martin Reilly has requested authorization for two (2) members of Department administration to attend the New York Law Enforcement Assistance Program (NYLEAP) Post Critical Incident Seminar (PCIS) to be held in Clifton Park, New York, November 6, 2023, through November 8, 2023, and

WHEREAS, attendance at said Seminar requires no registration fee, hotel charges for three nights \$1,200, incidental and related charges \$250, and per diem meals approximately \$200. 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 TWO (2) MEMBERS OF DEPARTMENT ADMINISTRATION to attend the New York Law Enforcement Assistance Program (NYLEAP) Post Critical Incident Seminar (PCIS) to be held in Clifton Park, New York, November 6, 2023, through November 8, 2023, at a cost not to exceed \$1,650.00, 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(;) 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 Two (2) Officers to Attend STOP-DWI Conf

RESOLUTION NO. 2023-445

WHEREAS, Police Chief Martin Reilly has requested authorization for two members of the Police Department to attend the New York State Department of Criminal Justice Services STOP DWI Conference to be held in Utica, New York, October 19th - October 20th , 2023, and

WHEREAS, attendance at the Conference call for registration fees of \$400.00, hotel accommodations charges of \$338,00, fuel and tolls \$150.00 and per diem meal reimbursement of \$295.00

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that permission be hereby granted for ***PO M. SIMPSON and PO BARBAR*** to attend the New York State Department of Criminal Justice Services STOP DWI Conference to be held in Utica, New York, October 19th - October 20th, 2023, **at a cost not to exceed \$1,500.00**, 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:	Michael Rossman, Councilman
SECONDER:	Brendel Charles, Councilwoman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl

Adjournment:

Adjournment

RESOLUTION NO. 2023-446

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, October 25, 2023, be hereby **adjourned at 8:05 P.M.**

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