

MINUTES OF THE REGULAR MEETING OF THE RAMAPO TOWN BOARD HELD ON
NOVEMBER 09, 2022

The Town Board of the Town of Ramapo convened in on Wednesday, November 09, 2022 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	

Public Participation:

No one wished to address the Town Board this evening.

Close Open Period for Public Participation

RESOLUTION NO. 2022-429

RESOLVED by the Town Board of the Town of Ramapo that the Open Peripod for Public Participation held this evening, November 9, 2022, 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

Public Hearing:

No one wished to address the Board this evening at the Public Hearing on the
PRELIMINARY BUDGET FOR THE TOWN OF RAMAPO FOR THE YEAR 2023

Close Public Hearing: Preliminary Budget for Year 2023

RESOLUTION NO. 2022-430

RESOLVED by the Town Board of the Town of Ramapo, that the Public Hearing held this evening, November 9, 2022, to solicit public comments on the **PRELIMINARY BUDGET FOR THE TOWN OF RAMAPO FOR THE YEAR 2023**, be hereby closed at 7:07 P.M.

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

Introductory Local Law and Providing for Public Notice and Hearing: First Time Homebuyers

RESOLUTION NO. 2022-431

BE IT RESOLVED that an Introductory Local Law, titled “**FIRST-TIME HOMEBUYERS PROPERTY TAX EXEMPTION**,” be and it hereby is introduced by Supervisor Specht, before the Town Board of the Town of Ramapo in the County of Rockland and State of New York, and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law be laid upon the desk of each member of the Board, and

BE IT FURTHER RESOLVED that the Board hold a public hearing on said proposed local law at the Town Hall, 237 Route 59, Suffern, NY 10901, at 7:00P.M. on January 11, 2023, and

BE IT FURTHER RESOLVED that the Clerk post and publish or cause to be published a public notice in the official newspaper of the Town of Ramapo of said public hearing at least five (5) days prior thereto.

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

Acceptance of Minutes:

Regular Meeting of October 26, 2022

RESOLUTION NO. 2022-432

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 26, 2022 - REGULAR

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

Town Attorney:

Adoption of SEQRA Lead Agency Findings Statement on Watchtower Audio/Video Production Center and Proposed Amendments to 2004 Comprehensive Plan, Town Zoning Law and Town Zoning Map

RESOLUTION NO. 2022-433

WHEREAS, Watchtower Bible and Tract Society of New York, Inc., (the "Project Sponsor") proposes to build a new Audio/Video Production Center at 155 Sterling Mine Road, in the Town of Ramapo, New York (the “Project Site”);

WHEREAS, the Project Sponsor petitioned the Town Board to amend the 2004 Comprehensive Plan of the Town of Ramapo ("Comprehensive Plan"), amend the Town Zoning Law to create a new mixed-use (MU-3) zoning district and amend ancillary provisions of the Zoning Law, including the Use and Bulk Tables, and to amend the Town Zoning Map to rezone its property from the existing RSH Zoning District into the proposed MU-3 Zoning District in order to allow such development (the "SEQRA Action");

WHEREAS, the Project Sponsor acknowledged that the proposed development had the potential for one or more significant adverse impacts on the environment that would require preparation of a Draft Environmental Impact Statement ("DEIS") and submitted a draft scoping document with its rezoning petition;

WHEREAS, the Town Board determined that it would consider the petition, and then conducted its SEQRA review of the proposed action by taking the following steps:

1. On July 8, 2020, made a preliminary determination that the action was a Type I SEQRA action and circulated a Notice of Intent to be SEQRA Lead Agency to all identified involved and interested agencies, together with the draft scoping outline;

2. On August 5, 2020, received a revised draft scope for the DEIS from the Project Sponsor, which was thereafter posted to a dedicated page on the Town's website;

3. On August 12, 2020, assumed Lead Agency status by Resolution No. 2020-322, adopted on that date, and then issued a Positive Declaration for the proposed action, requiring the preparation of a DEIS;

4. The Town Board thereafter provided an extensive opportunity for public comment on the draft scope, including inviting comment by posting and circulating to all involved and interested agencies, and interested members of the public, a Notice adopted on September 10, 2020 that the Town Board had scheduled an informational meeting on September 23, 2020 to hear a presentation by the Project Sponsor on the Project and proposed scope, which invited comment on the scope, and extending the written comment period to October 14, 2020;

5. On December 9, 2020, the Town Board, after considering the public comments it received and the recommendation of the Town's professional consultants, adopted Resolution No. 2020-466 issuing the Final Scoping Outline for the Watchtower DEIS;

6. On April 28, 2021, the Town Board adopted Resolution No. 2021-190, accepting the Project Sponsor's DEIS as complete and authorizing the Supervisor to file and circulate the DEIS once the revised conforming building height alternative was reviewed by the Town's consulting planners and determined to be adequate to allow environmental review of that alternative; and

7. The Town Board determined that public hearings on the DEIS, and the Comprehensive Plan and zoning amendments, should be set for May 26, 2021.

8. The Town Board then directed that: the DEIS be circulated with a Notice of Completion and Public Hearing to involve and interested agencies, referred to the Rockland County Planning Department, and posted to the Town's website; that notice of the hearings be published and posted; that those documents be made available for public review at the Office of the Town Clerk and the Town Building Department; and that notice of the hearing on the Comprehensive Plan and zoning amendments required by GML 239-nn be sent to municipal clerks of adjoining municipalities.

9. On May 26, 2021, the Town Board held duly noticed public hearings on the DEIS and the proposed Comprehensive Plan and zoning amendments.

10. After allowing opportunity for all interested members of the public to be heard, and receiving written comment, the Board closed those public hearings on that date, after announcing that written comments would be accepted, and extending that time until July 7, 2021.

11. On October 22, 2021, the Town Board received a preliminary draft of a Final Environmental Impact Statement ("FEIS") prepared by the Project Sponsor for review and consideration by the Town Board and its professional consultants, and posted it to the Town's dedicated web page for the Proposed Action;

12. On December 8, 2021, the Project Sponsor submitted proposed revisions to the original Comprehensive Plan and zoning amendments that responded to comments and concerns expressed by Town Board members, interested members of the public, and involved/interested agencies and organizations, which were also posted to the Town's dedicated web page;

13. The Town Board determined that it would consider the proposed amendments, which revised the proposed zoning amendments to include a special permit process and other modifications to the proposed zoning amendments, and set a public hearing on the revised Comprehensive Plan and zoning amendments for January 26, 2021.

14. The Town Board then directed that: the revised Comprehensive Plan and zoning amendments be sent to involved and interested agencies, referred to the Rockland County Planning Department, and posted to the Town's website; that notice of the hearings be published and posted; that those documents be made available for public review at the Office of the Town Clerk and the Town Building Department; and that notice of the hearing required by GML 239-nn be sent to municipal clerks of adjoining municipalities.

15. On January 24, 2022, the Town Clerk received the Rockland County Planning Department's GML 239 review letter, with several recommended modifications, primarily to the proposed local law establishing the MU-3 zoning district regulations.

16. On January 25, 2022, the Project Sponsor submitted a revised preliminary draft Final Environmental Impact Statement (FEIS) for review by the Town Board and its professional consultants, which included the revised Comprehensive Plan and zoning amendments as an appendix, and addressed them in the appropriate chapters of the FEIS, which was posted to the Town's dedicated web page as a draft document;

17. On January 26, 2022, the Town Board opened its duly noticed public hearing on the revised Comprehensive Plan and zoning amendments; which hearing was thereafter continued to the following dates certain: February 23, 2022; March 21, 2022; April 27, 2022; June 8, 2022; and July 27, 2022.

18. In the course of that continued hearing, the Project Sponsor further revised the proposed Comprehensive Plan and zoning amendments to address the RCPD GML comments on zoning amendments, which included concerns about the potential visual impact of allowing additional building height on public viewsheds, development coverage, net lot area and other zoning provisions, by proposed a special permit process that would address those concerns.

19. On March 22, 2022, the Project Sponsor again appeared before the Town Planning Board and presented the revised proposed zoning amendments, and the Planning Board thereafter provided a positive recommendation without comment to the Town Board.

20. On March 23, 2022, the Town Board, on considering those revisions and the recommendations of the Town's professional planning consultants, accepted the Final Environmental Impact Statement ("FEIS") by Town Board Resolution 2022-171, subject to any necessary modification to address the revised zoning before it was filed and circulated.

21. After the Project Sponsor proposed to amend the proposed zoning to further clarify the procedure and standards for allowing additional building height, and other aspects of the zoning that the County GML letter had recommended be modified, the Town Board caused the proposed Comprehensive Plan and zoning revisions, as revised though June 26, 2022, to be referred to the RCPD for GML 239 review.

22. The Town also directed that: notice be given that those further revised Comprehensive Plan and zoning amendments would be considered at the continued public hearing on July 27, 2022, and the notice should be sent, with the Comprehensive Plan and zoning amendments as revised through June 26, 2022, to all involved and interested agencies, and others who had requested notice; that they be posted to the Town's website, with that notice, and made available for public review at the Office of the Town Clerk and the Town Building Department; and that GML 239-nn notice of the continued hearing be sent to municipal clerks of adjoining municipalities.

23. The Town Board then directed that: notice be given that the revised Comprehensive Plan and zoning amendments would be considered at the continued public hearing on July 27, 2022, and the notice be sent, with the revised Comprehensive Plan and zoning amendments to all involved and interested agencies, and others who had requested notice; that they be posted to the Town's website, with that notice, and made available for public review at the Office of the Town Clerk and the Town Building Department; and that GML-nn notice of the continued hearing be sent to municipal clerks of adjoining municipalities.

24. On July 14, 2022, the Project Sponsor made a presentation to the Rockland County Planning Department staff to explain how it had addressed the concerns that the Department identified in its January 25, 2022, review letter, particularly with respect to the visual impact of additional building height on public viewsheds and surrounding properties, and the modified procedures and standards incorporated into the proposed Town Board special permit process.

25. On July 27, 2022, the Town Board opened its continued public hearing on the revised Comprehensive Plan and zoning amendments. After receiving RCPD's GML 239 review letter dated July 27, 2022, which acknowledged that the revised zoning incorporated specific procedures and evaluation criteria whereby any proposal for additional building height would be evaluated had addressed its previous concern, and that the modified zoning had addressed many of its prior comments, and after allowing opportunity for all interested members of the public to be heard, and receiving written public comment, the Board closed the hearing, after announcing that written comment would be accepted until August 3, 2022.

26. On August 10, 2022, the Project Sponsor appeared at a special meeting of the Town Board to request guidance on certain open issues that needed to be addressed before the FEIS could be filed, and to discuss the preparation of findings.

27. On August 19, 2022, the Project Sponsor thereafter reviewed and responded to the July 27, 2022, GML 239 recommendations by letter from Emanuel Law, P.C., the Project Sponsor's land use counsel, of that date, which commented on various provisions, and affirmatively represented that it would not request any GML overrides.

28. On September 16, 2002, the revised FEIS was filed in accordance with the SEQRA regulations and circulated to all involved and interested agencies.

29. On October 21, 2022, the Town Board received a draft Findings Statement that had been prepared by its professional consultants, which set forth proposed findings and conclusions with respect to the environmental impacts of the Proposed Action for the Board's consideration, including the proposed Comprehensive Plan and zoning amendments.

30. At its October 26, 2022, meeting, the Town Board considered the draft Findings Statement and had opportunity to hear the report of its professional consultants and special counsel as to the readiness of the draft Findings Statement for adoption.

WHEREAS, the members of the Town Board have had adequate opportunity to review the proposed Findings Statement, which considers the relevant environmental impacts presented in the EIS, proposed mitigation measures to address those impacts, weighs and balances such impacts with social, economic, and other essential considerations, and provides the basis on which the Town Board may, as Lead Agency, certify that the requirements of SEQRA have been met; and

WHEREAS, the proposed Findings Statement sets forth the Town Board’s reasoned elaboration as to its findings on environmental impacts, required mitigation measures and conditions that either have been or should be incorporated in the action, and its consideration of alternatives to the action proposed by the Project Sponsor, based on the facts and analysis contained in the environmental record before the Town Board; and

WHEREAS, the Town Board finds that the action on the annexed Findings Statement will comply with the requirements of 6 NYCRR 617.11(a), in that more than ten calendar days have passed since the filing of the FEIS;

NOW, THEREFORE, BE IT RESOLVED on a **ROLL CALL VOTE** by the Town Board of the Town of Ramapo that it hereby adopts the Findings Statement prepared by the Town’s professional planning and engineering consultants, annexed hereto as Exhibit “A”, as its official Lad Agency Findings Statement, pursuant to 6 NYCRR 617.11(c); and.

BE IT FURTHER RESOLVED that the Town Clerk is directed to cause the Findings Statement to be filed and circulated in accordance with 6 NYCRR 617.12 to all involved and interested agencies, by email or mail as such agencies wish; provided to the Sloatsburg Public Library and to any individual or organization who has requested it by email, and said Notice shall be provided to the Environmental Notice Bulletin, and posted on the Town’s website.

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

Amending the Comprehensive Plan of the Town of Ramapo

RESOLUTION NO. 2022-434

WHEREAS, the Town Board of the Town of Ramapo received a petition from Watchtower Bible and Tract Society of New York, Inc. (applicant/owner, hereafter “Watchtower”) requesting amendment of the Town’s Comprehensive Plan, the Town Zoning Law, and the Town Zoning Map applicable to premises located at 155 Sterling Mine Road;

WHEREAS, the aforesaid premises are owned by Watchtower and comprise +/- 242 acres of land located on the south side of Sterling Mine Road. Property, identified on the Town Tax Map as Tax Lots 38.10-1-10 through 60; 38.13-1-2 through 55; 38.14-1-1 through 76; 38.14-2-1 through 44; 38.14-3-1 through 46; 38.17-1-3 through 11; and 38.18-1-1 through 14; and to the adjacent centerline of Sterling Mine Road (hereafter the “Zoning Parcel”); and

WHEREAS, the Zoning Parcel is currently zoned RSH, a zoning designation requested by the former owner during the 2004 Comprehensive Plan process in order facilitate development of that land as an age-restricted housing development known as the Lorterdan project; and

WHEREAS, although that project received all necessary land use approvals and a subdivision plan was filed, the proposed development ultimately proved infeasible, and no improvements were constructed; and

WHEREAS, Watchtower subsequently acquired the land; and

WHEREAS, Watchtower has established its world headquarters near the Project site and determined that it requires a consolidated audio/visual center in order to support its religious activities;

WHEREAS, Watchtower now proposes to build a new facility on the property, to be known as the World Headquarters of Jehovah’s Witnesses Audio/Video Production Center (“A/V Production Center” or the “Proposed Project”);

WHEREAS, Watchtower has represented that the proposed development will be planned and designed to allow the creation and production of audio and video/film recordings in an integrated working, living, and worship facility for members of the religious order known as the Worldwide Order of Special Full Time Servants of Jehovah’s Witnesses (the “Order”) and assisting religious volunteers;

WHEREAS, the proposed use is not currently permitted in any zoning district of the Town, necessitating the petition for the Comprehensive Plan and zoning amendments, and the creation of a new zoning district that would replace the existing RSH zoning now on the Watchtower property;

. **WHEREAS**, Watchtower requested that those elements of 2004 Comprehensive Plan specific to the RSH zoning required by the Loredana development be deleted, replaced by elements consistent with the proposed live/work facility;

WHEREAS, Watchtower has further requested that the Town Zoning Law then be amended to create a new mixed-use zoning district, to be designated as the MU-3 Zoning District, and that the Zoning Map then be amended to place the Zoning Parcel into the new MU-3 District;

WHEREAS, the Town Board determined that it would consider the petition;

WHEREAS, in conducting its review of the Proposed Comprehensive Plan Amendments pursuant to Town Law 272-a concurrently with its environmental review of the Proposed Action pursuant to the State Environmental Quality Review Act (SEQRA), the Town Board conducted several public hearings, allowing ample opportunity for citizen participation in the preparation of the Proposed Comprehensive Plan Amendments, pursuant to Town Law Section 272-a(6);

WHEREAS, the procedural details of that review are fully set forth in Town Board Resolution No. 2022-433, but for purposes of this Resolution, certain actions relevant to the Town Board's review of the Comprehensive Plan amendments are described below;

1. On April 28, 2021, the Town Board accepted the Project Sponsor's Draft Environmental Impact Statement, which included the proposed Comprehensive Plan and zoning amendments in an appendix of the DEIS and discussed them in the appropriate narrative sections of the DEIS.

2. The Town Board determined that public hearings on the DEIS, and the Comprehensive Plan and zoning amendments, be set for May 26, 2021.

3. The Town Board then directed that: the DEIS be circulated with a Notice of Completion and Public Hearing to involve and interested agencies, referred to the Rockland County Planning Department, and posted to the Town's website; that notice of the hearings be published and posted; that those documents be made available for public review at the Office of the Town Clerk and the Town Building Department; and that notice of the hearing on the Comprehensive Plan and zoning amendments required by GML 239-nn be sent to municipal clerks of adjoining municipalities.

4. On May 26, 2021, the Town Board held duly noticed public hearings on the DEIS and the proposed Comprehensive Plan and zoning amendments.

5. After allowing opportunity for all interested members of the public to be heard, and receiving written comment, the Board announced that written comments would be accepted, and extended that time by written notice until July 7, 2021.

6. The Project Sponsor submitted proposed revisions to the original Comprehensive Plan and zoning amendments in December 2021 that responded to comments and concerns expressed by Town Board members, the Town's professional consultants, involved and interested agencies and organizations, and interested members of the public.

7. The Town Board determined that it would consider the proposed amendments, which revised the proposed zoning amendments to include a special permit process and other modifications to the proposed zoning amendments.

8. On December 8, 2021, the Town Board determined that a public hearing on the revised the Comprehensive Plan and zoning amendments be set for January 26, 2021.

9. The Town Board then directed that: the revised Comprehensive Plan and zoning amendments be sent to involve and interested agencies, referred to the Rockland County Planning Department, and posted to the Town's website; that notice of the hearings be published and posted; that those documents be made available for public review at the Office of the Town Clerk and the Town Building Department; and that notice of the hearing required by GML 239-nn be sent to municipal clerks of adjoining municipalities.

10. On January 24, 2022 the Town Clerk received the Rockland County Planning Department's GML 239 review letter, with several recommended modifications, primarily to the proposed local law establishing the MU-3 zoning district regulations.

11. On January 25, 2022, the Project Sponsor submitted a revised preliminary draft Final Environmental Impact Statement (FEIS) for review by the Town Board and its professional consultants, which included the revised Comprehensive Plan and zoning amendments as an appendix, and addressed them in the appropriate chapters of the FEIS;

12. On January 26, 2022, the Town Board opened its duly noticed public hearing on the revised Comprehensive Plan and zoning amendments; the public hearing was thereafter continued to the following dates certain: February 23, 2022; March 21, 2022; April 27, 2022; May 11, 2022; and July 27, 2022.

13. In the course of that continued hearing, the Project Sponsor further revised the proposed Comprehensive Plan and zoning amendments to address the RCPD GML comments on zoning amendments, which included concerns about the potential visual impact of allowing additional building height on public viewsheds, development coverage, net lot area and other zoning provisions, by proposed a special permit process that would address those concerns.

14. On March 22, 2022, the Project Sponsor again appeared before the Town Planning Board and presented the revised proposed zoning amendments, and the Planning Board thereafter provided a positive recommendation without comment to the Town Board.

15. On March 23, 2022, the Town Board, on considering those revisions, accepted the Final Environmental Impact Statement ("FEIS") by Town Board Resolution 2022-171, subject to any necessary modification to address the revised zoning before it was filed and circulated.

16. After the Project Sponsor proposed to amend the proposed zoning to further clarify the procedure and standards for allowing additional building height, and other aspects of the zoning that the County GML letter had recommended be modified, the Town Board caused the proposed Comprehensive Plan and zoning revisions to be referred to the RCPD for GML 239 review.

17. The Town Board then directed that: notice be given that the revised Comprehensive Plan and zoning amendments would be considered at the continued public hearing on July 27, 2022, and the notice be sent, with the revised Comprehensive Plan and zoning amendments to all involved and interested agencies, and others who had requested notice; that they be posted to the Town's website, with that notice, and made available for public review at the Office of the Town Clerk and the Town Building Department; and that GML-nn notice of the continued hearing be sent to municipal clerks of adjoining municipalities.

18. On July 14, 2022, the Project Sponsor made a presentation to the Rockland County Planning Department staff to explain how it had addressed the concerns that the Department identified in its January 25, 2022, review letter, particularly with respect to the visual impact of additional building height on public viewsheds and surrounding properties, and the modified procedures and standards incorporated into the proposed Town Board special permit process.

19. On July 27, 2022, the Town Board opened its continued public hearing on the revised Comprehensive Plan and zoning amendments. After receiving RCPD's GML 239 review letter dated July 27, 2022, which acknowledged that the revised zoning incorporated specific procedures and evaluation criteria whereby any proposal for additional building height would be evaluated address its previous concern, and that the modified zoning had addressed many of its prior comments, and after allowing opportunity for all interested members of the public to be heard, and receiving written public comment, the Board closed the hearing, after announcing that written comment would be accepted until August 3, 2022.

20. The Project Sponsor responded to the July 27, 2022 GML 239 recommendation by letter from Emanuel Law, P.C., the Project Sponsor's land use counsel, dated August 19, 2022, which commented on various provisions, but did not request any overrides.

21. On September 16, 2002, the revised FEIS was filed in accordance with the SEQRA regulations and circulated to all involved and interested agencies.

22. On October 21, 2022, the Town Board received a draft Findings Statement that had been prepared by its professional consultants, which discussed proposed findings with respect to the Comprehensive Plan and zoning amendments.

23. At its October 26, 2022, meeting, the Town Board's professional consultants provided an overview of the draft Findings Statement for the members of the Town Board.

24. At its November 9, 2022, meeting, the Town Board, by Resolution No. 2022-433, adopted the proposed Findings Statement as its own Lead Agency SEQRA Findings Statement, setting forth its findings and conclusions with respect to the environmental impacts of the Proposed Action, including the proposed Comprehensive Plan and zoning amendments.

WHEREAS, as shown above and in the Board's SEQRA Findings Statement, which is incorporated in this Resolution as if set forth herein, there has been an extensive public review process, which included an initial review of the DEIS Scope, the hearings on the DEIS and on the Comprehensive Plan and zoning amendments, and then another extended hearing on the Comprehensive Plan and zoning amendments, satisfying the requirement of Town Law 272-a that two public hearings be held on a proposed Comprehensive Plan amendment; and

WHEREAS, the Town Board received many comments on the Comprehensive Plan review process which advocated for a comprehensive planning process that extended beyond the Watchtower process; and

WHEREAS, the Town Board carefully considered those comments, but ultimately determined as more fully set forth in its SEQRA Findings Statement, which are incorporated by reference as if stated here in full, that it would be most appropriate to continue treating the property as a discrete planning unit, as had been done during the 2004 Comprehensive Plan process due to its unique size, single ownership and the opportunity it presents for the property to be planned and designed in a manner that allow the property to be used while protecting neighboring property and community character from impacts of the proposed action, and also preserving substantial areas of open space that will protect environmentally sensitive areas to the extent practicable; and

WHEREAS, upon now considering the revised Comprehensive Plan amendments, the Town Board recognizes the Proposed Action will, as explained in Section D.1 of the Town Board's Findings Statement, not only be consistent with, but in some cases exceed, the Comprehensive Plan recommendations that supported the Lorterdan zoning: that 50% of the site be maintained as open space; that open space areas be contiguous where possible; that development coverage not exceed 25% of the site; that environmentally sensitive areas be protected by inclusion in open space areas where possible; and that sustainability measures be encouraged in any proposed development on the site; and

WHEREAS, the proposed amendments to the 2004 Comprehensive Plan are appropriate, as they largely excise provisions of the Plan that described and/or addressed a specific project proposed by the former owner for the same property, and then add the Project Sponsor's proposed mixed-use development to the appropriate section of the Plan and to its Land Use Plan; and

WHEREAS, in doing so, the Town Board has not disregarded the needs of the Town as a whole, but has given consideration to the nature of the Project Sponsor, who is the current property owner and has explained the reasons why the proposed development is necessary to support its religious activities, and the nature of the proposed development, and has done so throughout its review of the proposed Comprehensive Plan and zoning amendments, including thorough and deliberate consideration of the alternatives identified in the EIS; and

WHEREAS, the Town Board has also considered that the Project Sponsor has also modified its proposed zoning to address other important concerns raised during the review process, including providing for a conceptual development special permit to be issued by the Town Board, setting out its approval of a conceptual plan of development, in addition to a site development approval from the Town of Ramapo Planning Board; conducting clearing and grading activities in a manner that reduces the construction period and off-site construction traffic while ensuring adequate safeguards are in place during construct; reducing the FAR and development coverage that would be allowed, and requiring that any increase in building height demonstrate that it would be more protective of the environment by protecting at least 50% of the property as open space and demonstrating that such increase reduces development coverage and reduces the visual impact on off-site viewpoints from a conforming height development; and

WHEREAS, the Town Board has further considered that those modification are consistent with the general goals and objectives of the 2004 Comprehensive Plan; and

WHEREAS, the Town Board has appreciated the Project Sponsor's willingness to work with the Town to revise the proposed Comprehensive Plan and zoning amendments to address concerns raised in the course of review by the Town Board, the Town's planning and engineer consultants, Rockland County Planning, other involved and interested agencies, and members of the public and advocacy organizations;

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, on a **ROLL CALL VOTE**, that the petition of Watchtower Bible and Tract Society of New York, Inc., for the adoption of a resolution amending the 2004 Comprehensive Plan of the Town of Ramapo to delete existing text referring to the Lorterdan development on Pages B-18, C-17, and D-5, and amending the "Mixed-Use Development" section on Page D-14 to include the Watchtower property as an appropriate location for the establishment of a mixed-use zoning district that allows a well-designed mixture of commercial and residential use in a development that is planned and designed for such mixed-uses, as more fully set forth in the proposed amendment included in FEIS Appendix C, and amending the Land Use Plan in the Comprehensive Plan of the Town of Ramapo to show the anticipated rezoning of the Watchtower property into the MU-3 is granted.

BE IT FURTHER RESOLVED that the Town Clerk is directed to file this Resolution in her Office, to file the Comprehensive Plan amendments with the Rockland County Planning Department, and to take all other actions required by law to implement the action of the Town Board in adopting this resolution.

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

A Local Law Amending the Zoning Law of the Town Of Ramapo to Add a New MU-3 Zoning District; Amending the Use Table and Bulk Regulations; and Amending the Town Zoning Map to Rezone Certain Lands from the RSH Zoning District to the MU-3 Zoning District

RESOLUTION NO. 2022-435

WHEREAS, the Town Board of the Town of Ramapo received a petition from Watchtower Bible and Tract Society of New York, Inc. (applicant/owner, hereafter “Watchtower”) requesting amendment of the Town’s Comprehensive Plan, the Town Zoning Law, and the Town Zoning Map applicable to premises located at 155 Sterling Mine Road;

WHEREAS, the aforesaid premises are owned by Watchtower and comprise +/- 242 acres of land located on the south side of Sterling Mine Road. Property, identified on the Town Tax Map as Tax Lots 38.10-1-10 through 60; 38.13-1-2 through 55; 38.14-1-1 through 76; 38.14-2-1 through 44; 38.14-3-1 through 46; 38.17-1-3 through 11; and 38.18-1-1 through 14; (hereafter the “Zoning Parcel” or “Project Site”); and

WHEREAS, the Zoning Parcel also includes, in addition to said lands owned by Watchtower, that portion of the right of way of Sterling Mine Road which is adjacent to the said lands owned by Watchtower, to the centerline of said right of way; and

WHEREAS, the Zoning Parcel is currently zoned RSH, a zoning designation requested by the former owner during the 2004 Comprehensive Plan process in order facilitate development of that land as an age-restricted housing development known as the Lorterdan project; and

WHEREAS, although that project received all necessary land use approvals and a subdivision plan was filed, that proposed development ultimately proved infeasible and no improvements were constructed; and

WHEREAS, Watchtower subsequently acquired the land; and

WHEREAS, Watchtower has established its World Headquarters near the Project Site and determined that it requires a consolidated audio/video center to support its religious activities;

WHEREAS, Watchtower now proposes to build that facility on the Project Site, to be known as the World Headquarters of Jehovah’s Witnesses Audio/Video Production Center (“A/V Production Center” or the “Proposed Project”);

WHEREAS, Watchtower represented that the proposed facility will be planned and designed to allow the creation and production of audio and video/film recordings in an integrated working, living, and worship facility for members of the religious order known as the Worldwide Order of Special Full Time Servants of Jehovah’s Witnesses and assisting religious volunteers;

WHEREAS, the proposed use is not currently permitted in any zoning district of the Town, necessitating the petition for the Comprehensive Plan and zoning amendments, and the creation of a new zoning district that would replace the existing RSH zoning now on the Watchtower property;

WHEREAS, Watchtower therefore requested that a new zoning district be created, to be designated MU-3, and that the zoning of the Zoning Parcel be changed to that new MU-3 District, in order to allow Watchtower to build the Proposed Project at the site.

WHEREAS, the Town Board determined that it would consider the petition, and has, with the assistance of its professional planning and engineering consultants and special outside counsel for land use and zoning matters, engaged in an extensive review of the proposed Comprehensive Plan and zoning amendments before it; and

WHEREAS, the Town Board, acting in its capacity as SEQRA Lead Agency, required the preparation of an Environmental Impact Statement on the proposed Action, including the Comprehensive Plan and zoning amendments proposed by the Project Sponsor; and

WHEREAS, the proposed Comprehensive Plan and zoning amendments, were extensively revised during that review process to address concerns raised during the environmental review process, and at hearings on the proposed zoning amendments, by the Town Board, the Town's professional planning consultants, the Rockland County Planning Department, interested and involved agencies and organizations and the public; and

WHEREAS, the revised zoning now requires the Project Sponsor to apply for a Conceptual Development Special Permit from the Town of Ramapo Town Board and site development approval from the Town of Ramapo Planning Board; and

WHEREAS, the SEQRA process concluded with the Town Board's SEQRA Lead Agency Findings Statement on the Proposed Action, adopted by Resolution No. 2022-433, which includes a description of the procedural history followed by the Town Board, and its findings on the revised Comprehensive Plan and zoning amendments, which are incorporated in relevant part in the Resolution as if fully set forth here; and

WHEREAS, the Town Board thereafter adopted Res. No. 2022-434, amending the 2004 Comprehensive Plan as requested by the Project Sponsor, which Resolution further supplements the reasoned elaboration in the SEQRA Findings Statement, as well as the procedural history of the Town Board's consideration of the zoning amendments, and which is also incorporated in this Resolution as if fully set forth here; and

WHEREAS, the proposed Comprehensive Plan and zoning amendments, including the revised zoning amendments, were referred to the Rockland County Planning Department for GML 239 review; and

WHEREAS, the revised Local Law was introduced to the Town Board on January 26, 2022, prior to a duly noticed public hearing, and all substantive revisions were incorporated into the revised local law now before the Town Board for consideration prior to the close of that hearing;

WHEREAS, by letter, dated August 19, 2022, in response to the Rockland County Planning Department's July 27, 2022 GML 239 review letter, Watchtower submitted its comments on the Department's letter, and agreed to certain recommended revisions of the local law in that letter, affirmatively representing that no overrides would be necessary; and

WHEREAS, by Resolution No. 2022-433, in adopting its SEQRA Lead Agency Findings Statement, this Board carefully considered the potential development of the subject lands in a manner evaluated in the environmental review record before the board, as an integrated live/work use that is planned and designed in the manner allowed by proposed MU-3 zoning, and found that the conceptual development considered in the EIS would conserve open space and protect environmentally sensitive areas and community character to the maximum extent feasible while avoiding, minimizing or mitigation environmental impacts of development on neighboring property where possible; and

WHEREAS, the Town Board considered the most recent GML review letter, dated July 27, 2022, and the recommendations therein, including the recommendation that the Town Board consider the potential for the proposed zoning to applied to other properties in the Town, and

WHEREAS, as more fully set forth in its Findings Statement, which is incorporated in this Resolution as if fully set forth herein, the Town Board has considered whether this zoning action could set an undesirable precedent that would encourage the aggregation of land to qualify for rezoning into the MU-3 Zoning District, and has determined that there are numerous reasons why such a precedent would not be established, and incorporates its conclusions as if they were fully set forth here;

WHEREAS, by Resolution No. 2022-434, this Board amended the 2004 Town of Ramapo Comprehensive Plan, further recognizing that development of the subject lands consistent with the proposed MU-3 zoning would, consistent with the purposes of the Town Zoning Law, conserve open space and protect environmentally sensitive areas and community character to the maximum extent feasible, while allowing the Project Sponsor to plan and construct the development necessary to accomplish its religious purposes while incorporating sustainability and sound land planning principles, and that the revised zoning allows the Town Board to utilize the special permit procedure to ensure that development of the Project Site will be consistent with its SEQRA Finding Statement; and

WHEREAS, the Town Board therefore now finds that the proposed zoning would be in the best interests of the Town;

NOW THEREFORE, BE IT RESOLVED that the petition of Watchtower Bible and Tract Society of New York, Inc., to amend the Zoning Code of the Town of Ramapo to add a new mixed-use zoning district, designated as “MU-3”, with ancillary modifications to the Zoning Code, including the proposed MU-3 District regulations and amendments to the Use Table and Bulk Table, all as set forth in the revised local law attached as Exhibit 1 hereto, is hereby granted, and

BE IT FURTHER RESOLVED, that this Town Board hereby finds that the rezoning of the subject lands from the RSH Zoning District to the MU-3 Zoning District is consistent with the Comprehensive Plan of the Town of Ramapo, as amended; and

BE IT FURTHER RESOLVED, that the petition of Watchtower Bible and Tract Society of New York, Inc., for an amendment of the Zoning Map of the Town of Ramapo to change the designation of the Zoning Parcel from the RSH Zoning District to the MU-3 Zoning District is hereby granted, and the Zoning Map is hereby amended to rezone from the RSH Zoning District to the MU-3 Zoning District the premises set forth in Exhibit A and shown on the map set forth in Exhibit B of the revised local law attached as Exhibit 1; and

BE IT FURTHER RESOLVED by the Town Board of the Town of Ramapo on a **ROLL CALL VOTE**, that the proposed local law entitled **A LOCAL LAW AMENDING THE ZONING LAW OF THE TOWN OF RAMAPO TO ADD A NEW MU-3 ZONING DISTRICT AND AMENDING THE USE TABLE AND BULK REGULATIONS, AND AMENDING THE TOWN ZONING MAP TO REZONE CERTAIN LANDS FROM THE RSH ZONING DISTRICT TO THE MU-3 ZONING DISTRICT**, and which was the subject of duly noticed public hearings held and closed on May 26, 2021, and opened on January 26, 2022 and thereafter continued until it was closed on July 27, 2022, be hereby adopted, and shall be known as Local Law No.7 of 2022; and

BE IT FURTHER RESOLVED that the Town Clerk is directed to file this Resolution in her Office, and to cause the adopted Local Law to be filed with the Secretary of State, and to take such other actions as may be required to implement this law.

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

Acknowledging Application for Conceptual Development Special Permit Application, and
Setting Public Hearing

RESOLUTION NO. 2022-436

WHEREAS, Watchtower Bible and Tract Society of New York, Inc., (the "Project Sponsor") proposes to build a new Audio/Video Production Center at 155 Sterling Mine Road, in the Town of Ramapo, New York (the "Project Site"); and

WHEREAS, the Town Board assumed SEQRA Lead Agency status for the proposed SEQRA Action, and following an extensive environmental review of that Action, which included the Project Sponsor’s petition to amend the 2004 Comprehensive Plan of the Town of Ramapo ("Comprehensive Plan") and rezone its property from the existing RSH Zoning District to a new MU-3 Zoning District to allow such development, adopted its SEQRA Lead Agency Findings Statement by Resolution No. 2022-433 which considered the environmental impacts of the proposed Action disclosed in the Environmental Impact Statement, proposed mitigation measures, and alternatives to the proposed Action; and

WHEREAS, the Town Board thereafter adopted Resolution No.2022-434 amending the 2004 Comprehensive Plan of the Town of Ramapo ("Comprehensive Plan"); and

WHEREAS, the Town Board thereafter by Resolution No. 2022-435 adopted Local Law 7 of 2022, which amended the Town Zoning Law to create a new mixed-use (MU-3) Zoning District; established regulations for such district, including provision for a Conceptual Development Special Permit, to be issued by the Town Board; amended the Use Table to include the MU-3 District and its allowed uses; amended the Bulk Table to establish bulk regulations for the MU-3 District; and amended the Town Zoning Map to reclassify the Project Site as a MU-3 District; and

WHEREAS, the Project Sponsor, acting at its own risk, submitted a special permit application and supporting documents, including its conceptual development plan, to the Town Clerk on October 18, 2022 for a Conceptual Development Special Permit; and

WHEREAS, Article XVI, Town Board Special Permits and Standards, of the Town Code, provides that all special permit applications be referred to the Community Design Review Committee (CDRC) for preliminary review prior to Town Board consideration; and

WHEREAS, CDRC has considered the Project Sponsor’s application package and finds it complete and adequate to allow the Town Board to commence its review of the Conceptual Development Special Permit and the Conceptual Development Plan; and

WHEREAS, the Town Board wishes to afford ample opportunity for public review of the CDSP Application, while remaining mindful that the environmental review of the proposed development and the Comprehensive Plan and zoning amendments has already allowed the public, including interested and involved agencies and the public substantial opportunities throughout the process to bring issues and concerns to the Board’s attention; and

WHEREAS, the Town Board also wishes to refer the CDSP application and all supporting documents to the Rockland County Planning Department for GML 239 review;

NOW, THEREFORE, BE IT RESOLVED on a **ROLL CALL VOTE** by the Town Board of the Town of Ramapo that the Board hold a public hearing at the Town Hall, Suffern, New York, on December 14, 2022. at 7:00 P.M. (Prevailing Time), or as soon thereafter as the matter may be heard, on the application of [Watchtower] for approval of a Conceptual Development Special Permit and Conceptual Development Plan (CDP), including a request for approval of a proposed Additional Building Height Plan, and authorization to conduct tree clearing activities within the limits of disturbance shown on the CDP, and

NOW, THEREFORE, BE IT RESOLVED the Town Clerk is directed to:

- (1) publish or cause to be published a public notice of said public hearing in the official newspaper(s) of the Town of Ramapo at least five (5) days prior thereto;
- (2) give such notice of the hearing on the proposed local law as is required by the General Municipal Law, the Town Law and the Town Code; and
- (3) refer the proposed local law to the Rockland County Planning Department for GML-239 review, together with all required documentation of the proposed local law.

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

Settlement of Claim: Town v. Letrica Leverett-Williams

RESOLUTION NO. 2022-437

WHEREAS, on October 27, 2021, a vehicle owned by Letrica Everett-Williams and driven by Leah Williams struck a Town of Ramapo Police vehicle, causing damage in the amount of \$4,011.10, and,

WHEREAS, the Town is in receipt of a check from Nationwide Insurance in the amount of \$4,011.10 for the cost of repair of the above Police vehicle, and

WHEREAS, the Town Attorney’s Office has recommended that the Town accept the payment from Nationwide Insurance in full settlement of the above claim,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts payment of \$4,011.10 from *NATIONWIDE INSURANCE* in full settlement of the above claim, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to sign all Release documents in a form recommended by the Town Attorney’s Office.

Account: A22680 (Insurance Recovery)

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

Settlement of Tax Certiorari: Morris Grunfeld

RESOLUTION NO. 2022-438

MORRIS GRUNFELD

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

<u>Tax Year</u>	<u>Section/Lot</u>	<u>Original Assessment</u>	<u>Corrected Assessment</u>
2018/19	54.28-1-20	\$36,700	\$30,107
2019/20	54.28-1-20	\$36,700	\$30,815
2020/21	54.28-1-20.	\$36,700	\$31,910
2021/22	54.28-1-20.	\$36,700	\$33,565
2022/23	54.28-1-20	\$36,700	\$31,716
2018/19	54.44-1-14	\$28,400	\$20,825
2019/20	54.44-1-14	\$28,400	\$21,315
2020/21	54.44-1-14.	\$28,400	\$22,072
2021/22	54.44-1-14.	\$28,400	\$23,216
2022/23	54.44-1-14.	\$28,400	\$21,910
2018/19	47.14-2-35	\$43,400	\$25,350
2019/20	47.14-2-35	\$43,400	\$26,100
2020/21	47.14-2-35.	\$43,400	\$28,142
2021/22	47.14-2-35.	\$43,400	\$29,600
2022/23	47.14-2-35	\$43,400	\$27,935
2020/21	68.10-1-8	\$75,400	\$67,000, 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 East Ramapo Central School District, for their respective districts, and

BE IT FURTHER RESOLVED that refunds can only be made when the Petitioner is current on all tax liability.

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

Authorization to Commence Ejectment Proceedings: Equestrian Center Tenants

RESOLUTION NO. 2022-439

WHEREAS, by Resolution No. 2020-445, the Town of Ramapo was authorized to enter into license agreements with MFB Equestrian, LLC for the use of the facilities at the Ramapo Equestrian Center, and

WHEREAS, MFB Equestrian, LLC has not satisfied the terms of the license agreement with the Town, and

WHEREAS, MFB Equestrian, LLC continues use and occupancy of the Ramapo Equestrian Center, and

WHEREAS, the Town gave MFB Equestrian LLC ample opportunity to cure the defaults, including, but not limited to, providing the Town with a sufficient insurance certificate, and

WHEREAS, the Town Attorney’s Office recommends that the Town Board authorize the Town Attorney’s Office to commence an ejectment proceeding to remove MFB Equestrian LLC and all other unauthorized tenants from the property on or after November 11, 2022,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo, that it hereby commences an ejectment proceeding to remove MFB Equestrian LLC and all other unauthorized tenants from the property on or after November 10, 2022.

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

Personnel:

Establish One (1) Deputy Building Inspector PT Position

RESOLUTION NO. 2022-440

WHEREAS, the classification of One (1) Deputy Building Inspector PT position in the Building Department within the Town of Ramapo has been recommended by Ian Smith, Building Inspector II, and

WHEREAS, the Rockland County Personnel Office has classified the One (1) Deputy Building Inspector PT position,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of one (1) part-time position of **Deputy Building Inspector** in the Building Department.

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

Establish Six (6) Crossing Guard Positions

RESOLUTION NO. 2022-441

WHEREAS, the classification of Six (6) Crossing Guard positions in the Police Department within the Town of Ramapo has been recommended by Police Chief, Martin Reilly, and

WHEREAS, the Rockland County Personnel Office has classified the Six (6) positions of Crossing Guard,

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Ramapo that the Board authorizes the establishment of six (6) part-time positions of Crossing Guard in the Police Department.

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

Acceptance of Proposal: Audit of Deferred Compensation Plan - 2022, 2023, and 2024.

RESOLUTION NO. 2022-442

WHEREAS, the Town is in receipt of a proposal from Bonadio & Co., LLP, 6 Wembley Court, Albany, New York 17205, dated September 21, 2022, to audit the statements of the net assets available for benefits of the Town’s Deferred Compensation Plan and the related statements of changes in net assets available for the years ending December 31, 2022, December 31, 2023, and December 31, 2024 at the following fees:

- 2022 - \$13,700
- 2023 - \$14,900
- 2024 - \$16,100, and

WHEREAS, the Town’s Deferred Compensation Plan Administrator, 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 retain **BONADIO & CO., LLP** to audit the Town’s Deferred Compensation Plan for the years 2022, 2023, and 2024 at the fee set forth above, and

BE IT FURTHER RESOLVED that Mona Montal, the Plan Administrator, is hereby authorized to execute a letter agreement with Bonadio & Co., LLP in a form approved by the Town Attorney’s Office.

SOURCE OF FUNDS: 1320A.3400

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

Extension of Agreement: Ameriflex 2023

RESOLUTION NO. 2022-443

WHEREAS, the Town Board, by Resolution No. 2020-409, approved an agreement with Ameriflex, 700 East Gate Drive, Suite 510, Mount Laurel, New Jersey 08054, to provide a Health Flexible Spending Account and a Dependent Care Flexible Spending Account to Town employees at a fee of \$5.10 per participant per month, and

WHEREAS, said agreement expires on December 31, 2022, and

WHEREAS, the Town and Ameriflex wish to extend the agreement subject to the following:

- a) Health Spending Account: minimum contribution of \$700.00 and maximum contribution \$3,050;
- b) Dependent Care Flexible Spending Account: minimum contribution of \$700 and maximum contribution of \$5,000;
- c) Fee: \$5.10 per participant per month,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby agrees to extend its agreement with *AMERIFLEX* for the period commencing January 1, 2023 and expiring December 31, 2023, with respect to a Health Flexible Spending Account and Dependent Care Flexible Spending Account subject to the terms set forth above, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Ameriflex 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

Purchasing:

Acceptance of Proposal: Elevated Computing - Ramapo Police Department 2022-2023

RESOLUTION NO. 2022-444

WHEREAS, Harry Grossman, Director of Automated Services, has received a proposal from Elevated Computing, 2537 Route 52, Building 3, Suite 1, Hopewell Junction, New York 12533, to provide the Town of Ramapo with a Network Engineer/Systems Administrator resource for eighty hours of remote support for the Ramapo Police Department each month between the hours of 9 A.M. and 5 P.M., including 32 hours of onsite support at a fee of \$7,040.00 per month for fifteen (15) months, and

WHEREAS, Harry Grossman has recommended that the above proposal be accepted,

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby accepts the proposal of *ELEVATED COMPUTING* to provide the Ramapo Police Department with a Network Engineer/Systems Administrator resource for eighty hours of remote support each month between the hours of 9 A.M. and 5 P.M., including 32 hours of onsite support at a fee of \$7,040.00 per month for fifteen (15) months, and

BE IT FURTHER RESOLVED that the Supervisor is hereby authorized to execute an agreement with Elevated Computing in a form approved by the Town Attorney’s Office; said agreement may be terminated upon thirty (30) days’ prior written notice.

SOURCE OF FUNDS: 1680A.3452 (Consultant)

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

General Matters:

Authorization to Purchase Department Issued Firearm: Retiring Police Officer

RESOLUTION NO. 2022-445

WHEREAS, a Police Officer has requested to purchase his department issued firearm, a Sig Sauer P-320, Serial # 58C371293, upon his retirement, and

WHEREAS, said firearm can be sold to a licensed firearms dealer who in turn can transfer the firearms to the retiring Police Officer upon his retirement, and

WHEREAS, the retiring officer has the necessary pistol permit, and the Police Department has no objection to the above sale and transfer, and

WHEREAS, said sale and transfer will be facilitated by Ramapo Police Department Firearms Officer Sgt. Robert Bassett through a licensed firearms dealer

NOW, THEREFORE, BE IT RESOLVED by the Town Board of the Town of Ramapo that it hereby declares the above firearm previously issued to the Police Officer as surplus, and

BE IT FURTHER RESOLVED Ramapo Police Department Firearms Officer Sgt. Robert Bassett is hereby authorized to facilitate said sale and transfer through a licensed firearms dealer upon the Officer’s retirement.

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

Supervisor's Comments

Supervisor Michael B. Specht spoke on Kristallnacht, also called Night of Broken Glass or November Pogroms both designations for the violent acts against Jews that were committed primarily in the night of 9-10 November 1938 throughout the German Reich, a prelude to the genocide of the Jewish population.

The Supervisor also spoke on the history and significance of Veterans Day which started as a day to reflect upon the heroism of those who died in our country's service and was originally called Armistice Day. It fell on November 11th because that is the anniversary of the signing of the Armistice that ended World War I. However, in 1954, the holiday was changed to "Veterans Day" in order to account for all veterans in all wars. Americans celebrate and honor our veterans for their patriotism, love of country and willingness to serve and sacrifice for the common good.

The Supervisor announced the Town together with Suffern Rotary will hold a Veterans Day ceremony November 11, 2022 at 9:00 A.M. on the front lawn of Ramapo Town Hall, or if it rains in the Council room.

Adjournment:

Adjournment

RESOLUTION NO. 2022-446

RESOLVED by the Town Board of the Town of Ramapo that the Regular Meeting of the Ramapo Town Board held this evening, November 9, 2022, be hereby **adjourned at 7:54 *IN HONOR*** of all Veterans who served our country in war or peace and in gratitude for their sacrifices, and ***IN MEMORY*** of the 6 million Jews killed between 1939-1945.

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